

**5525 City Park Road #6  
Austin, TX 78730**

**Improvements/Updates:**

- Replaced all Heat Pumps (2 replaced in 2021 & 3rd replaced 4/2025)
  - Emailed receipt to Erin: 4/25 Moody's Air Conditioning & Heat - \$10,500
  - Transferable warranty to new owners
- Garage Door Heavy Duty Springs & Shafts replaced.
  - North garage door replaced 2023
  - South garage door replaced 4/2025 - \$1,200
- Pool mechanical system replaced & upgraded 8/20/2022 - \$2,300
- New pool filters replaced 4/22/25
- Hot tub installed 12/2020 \$10,500
  - Emailed receipt to Erin: A-Tex Family Fun Center \$10,495
- Professional Landscape lighting 2024
- Replaced fridge ice maker motor 2023
- Landscaping upgrades \$7,000
- Patio Ceiling Fan/lights & electrical for TV installed 2021
- New SMART sensor WiFi enabled irrigation system 2022
- Ring Motion Sensor Camera Security Lights/motion lights/Ring Doorbell installed
  - 4 Motion Sensor Camera Security Lights
    - 1 Pool area, 2 on North side yard, 1 Corner of the garage
  - 1 Motion Security Light
    - Above the hot tub
  - Ring Door Sensors on all doors to the exterior & Ring Doorbell

**Exclusions:**

- Jeep Roof Lift on garage ceiling
- Small gun safe in guest bedroom (Chad attached it to the wall for security purposes & put a blanket around it)
- FYI - Laundry Room Washer & Dryer Pedestal is not attached. Chad built it.