

# *Thank you for looking at our home!*

*We hope you fall in love with it just as we did.*

*415 East 16th, Houston, TX 77008*

*List of remodels, maintenance and upgrades*

## **2000**

- Complete remodel of the house walls, including new exterior breaker box, interior/exterior electrical and wiring. Two GFCI outdoor outlets, one front and one rear.
- Three water outlets with hose connections added, one front and two rear—make watering a breeze.
- Foundation leveled as near as practical by pier and beam expert James Pfister.
- Blown insulation added to the attic, which is well lit and partially decked for easy access to the regularly maintained HVAC.
- Sheetrock over existing shiplap and relocation of original doors for the bedroom, bath and laundry closet. Crown molding in the kitchen. Stainless steel sink and Formica countertops.
- New Whirlpool dishwasher
- Hampton Bay ceiling fans installed in LR and BR with matching custom light kits.
- Pedestal sink and marble shower in bath. Original stained glass window installed in shower.
- ADA Compliant assist rails at shower entrance and inside stall.

## **2001**

- Fenced in front yard with wrought iron and lockable gate, covered in unique vine which has never frozen and blooms with beautiful purple flowers in the spring, summer and fall. Natural, easy to maintain front and rear landscaping includes a beautiful, flowering Catalpa tree which shades the whole house from the summer's heat.
- In addition, the house sports a stunning pecan tree on the west side and there are several large shade trees along the rear property line wooden fence.
- House was tented for dry wood and subterranean termites. No signs of visible activity at that time but the house had been spot treated some years earlier. The property is inspected once a year for subterranean and wood destroying termites. Always clear; evidence of previous damage does not affect the structure of this fine example of an English Cottage.
- 30-year roof decked with 3/4 inch plywood and shingled.

## **2005**

- 10 glass panel solid wood french doors added between the kitchen and dining room with a custom top latch to close.

## **2006**

- Period correct rear access 10 glass panel solid wood door installed.

## **2007**

- All existing wood siding was removed and the frame of the house wrapped in Tyvek insulation then Hardie-planked and painted with a lifetime warranty. Great care was taken to remove and replace the original front porch and window trim.
- All windows replaced with double hung JELD-WEN window packs, double paned and energy efficient. These windows were carefully chosen to match the original design.

- New high-efficiency two-stage 3 ton digital \$15000 HVAC system with whole house filter and surge protector added.  
(Work Performed by Church Services)
- New wooden fence across 60 feet of the rear of the lot installed by neighbor.
- Fence erected on the east side of house using original front door for alley access.
- Outdoor A/C unit protected by 6 foot iron fence.
- New 40 gallon gas hot water tank and new water piping installed from tank to the rest of the home.  
Work Performed by Church Services
- New pull-down stairway for attic access installed.
- Deck reworked with sturdy pull-up trap door for convenient under house access.

## 2015

- New kitchen faucet with soap dispenser and built in sprayer function, in addition to steady flow.

## 2016

- New garbage disposal installed. Work Performed by Church Services
- New freestanding Whirlpool gas range and oven.
- New Whirlpool refrigerator with ice maker.
- New GE 1200 watt microwave mounted over the range. Includes touch control and exhaust vent through attic and roof.
- New night sensor security lighting installed on the east side of home to illuminate car in the driveway.
- New period correct front door installed.
- Wireless AT&T Digital Monitored Alarm System that covers front/rear entry doors.
- All LR and BR windows and one window in the DR that looks out to the back deck. Will need to be COH permitted by the new owner.
- Home is capable of being converted to a "Smart Home" controlled from your cell phone through Alexa.

## 2017

- New period correct bathroom light fixture installed

## 2019

- Original smoke detectors replaced to meet government safety standards.

### March 2019 | Work Performed by Church Services

- High speed fiber optic AT&T internet installed. It provides excellent lightning fast reliable WiFi reception throughout the home and outdoors.

### Mar 8, 2019 | Work Performed by Church Services

- Checked Bryant evaluation communicating system and found shorted second stage compressor circuit. Part and labor covered under 10 years (2024).

### Mar 14, 2019 | Work Performed by Church Services

- Installed warranty compressor complete with capacitor, contactor and 3/8 liquid line drier.
- Pulled deep vacuum to achieve 500 microns and added 10 lbs of 410a. Refrigerant

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