

7802 Windswept Lane
Houston, Texas 77063

2019 - Exterior masonry work performed by Mr. Brick of Houston to repair all structural and cosmetic brick cracks or issues resulting from foundation work.

April 2018 - Swimming Pool Salt Cell and control replaced

June 2018 – Utility room sink base, sink and faucet replaced. Cultured granite counter top fabrication along with sink installed by West University Marble Co.

Summer 2018 – Rear wood fence replaced

May 2017 - New Rheem 5 ton R410A 16 SEER AC (interior evaporator, fan and exterior compressor condenser) & natural gas furnace heating system installed by Sharpstown Air.

March 2016 - Total roof removal and replacement including vent systems replaced by Amstill Roofing

March 2015 - Foundation work performed by Du-West Foundation Repair. Full under slab tunneling was performed from east, south and west sides of house. A total of 13 interior piles and 2 external piles were installed. Plumbing repairs to the hall bath were made under slab to replace tub hair trap and replace portions of sewer line.

March 2015 - Root barriers installed in side and front yard to prevent future intrusion of tree roots under house slab and potentially causing problems.

April 2015 – East side of house sewer line replacement by Du-West Plumbing Services including under slab tunneling beneath utility room and connections to all drains. 3 additional foundation support pile were installed under the utility room as a precaution since the area was open for the sewer line replacement. Sewer line was replaced to point where it connected with city main at back of lot. West side of house had partial sewer line replacement in tunnel areas from foundation repair. A full length camera inspection and static test was performed on the remaining existing sewer line on the west side of house and no issues were found. Note, the sewer system for house consists of two separate lines (east side and west side) which are joined at rear of lot just before connecting to city main sewer.

April 2015 – Main storm water drain line from rear patio to street installed and new concrete slab outside of utility room installed by Du-West as part of sewer replacement work.

2005 – All Windows replaced with double pane, “Super Low E”, Argon filled by Wonderful Windows and Siding

2005 - All fascia boards (under gutters boards) replaced with Hardie Plank cement board by Wonderful Windows and Siding.

2005/2006 - The following additional exterior / interior work was performed to the house by various contractors.

1. Main electrical panel on back of garage along with all breakers was replaced.
2. Kitchen cabinets and wet bar was totally replaced using custom cabinets manufactured and installed by Kent-Moore Cabinets <https://www.kentmoorecabinets.com/>
3. Kitchen granite countertops with under mount stainless steel sink installed.

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4. Hall bath shower surround replaced with solid surface cultured marble fabricated and installed by West University Marble Co.
5. Master Bath shower rebuilt and replaced with solid surface cultured marble fabricated and installed by West University Marble Co.
6. Master vanity sink and dressing area counter replaced with solid surface cultured marble fabricated and installed by West University Marble Co.
7. New cabinets in hall bath, master bedroom dressing area and master bath.
8. 5" wide hand scraped wood floors installed in formal dining area, living room, hallway, two (2) bedrooms (including all attached closets) and hall bath sink area.
9. All interior walls and ceilings were repaired, re-textured and painted
10. New heavy duty attic access ladder installed in hall ceiling
11. Double pane window French style doors from den to back patio installed.
12. Double pane window / metal door from utility room to garage area and master walk-in closet to pool area installed.
13. Pocket doors in hall bath and utility room.
14. 15" of blown fiberglass insulation in attic
15. Attic space had plywood floor area added for easy access to AC system and water heater.
16. Elevated walkways (above the blown insulation) added to allow easy access to other parts of attic.
17. Cast Terrazzo floors in den, kitchen, breakfast area, utility room, hall bath and master bath/vanity area were diamond honed.
18. Front courtyard flagstone lined on top of 4" weathered granite gravel base
19. Seamless rain gutter system around complete perimeter of roof with leaf guard covers

Other amenities and features

Off street parking in front of garage facing Stoneybrook for 4 vehicles arranged side by side.

Large storage shed behind garage for outdoor tools.

Garage area enclosed with sliding glass door to provide workshop & storage. This area can easily be covered back to a garage if desired. Secondary storage area in garage has extensive shelving units and drawer units built in for storage. Partially cedar lined walls. One-ton window style air conditioning unit to cool garage area when being used as work shop.

Master bedroom walk-in closet has shelving units and a door for access to pool area.

Corner lot with side of house facing esplanade on Stoneybrook has park like feel when looking out of breakfast area / kitchen windows.

Revisions to document added April 1, 2019

23,000 gallon in-ground pool with a salt water chlorination system

2005 – Replaced all electrical plugs and wall switches in house. Installed GFCI outlets in kitchen, wet bar and bath/dressing areas where the potential existed for exposure to water sources.

Full yard in-ground sprinkler system with 9 programmable zones.