

Saterbak Residence
2038 Park Grand Road
Houston, Texas
Upgrades/Improvements Since 2007 Move-In
5-9-19, Rev.1

- Home built by Dub Kelly, owner of Kustom Kastles, Inc., in 1987
- Interior
 - Entryway
 - Replace floor tile
 - Enlarged doorway to kitchen
 - Kitchen
 - Rebuilt kitchen that included the following changes:
 - All new kitchen layout with new cabinets and hardware and soft close,
 - Five SS appliances,
 - Granite countertop,
 - SS kitchen combo sink with disposal,
 - Twelve overhead cam lights,
 - Stone backsplash,
 - New over the sink panels window,
 - New breakfast room overhead light fixture,
 - Floor tile that matches entryway tile,
 - Under counter lighting and electrical outlets.
 - Dining Room
 - New chandelier
 - Family Room
 - New overhead fan
 - Nine new overhead cam lights
 - Fireplace
 - New floor tile
 - Rebuild major wooden sections of fireplace
 - Added hearth glass enclosure and wire screen
 - Added external cover at top of chimney
 - Study
 - New overhead fan and light fixture
 - New electrical wall outlets and circuits to the new outlets
 - New shelves in closet
 - One new overhead cam light
 - Reading Room
 - New overhead fan and light fixture
 - Hallway
 - Two new overhead cam lights
 - Hall Bathroom
 - Replace floor tile,
 - New "high" toilet,
 - Replace counter top, wash basin, faucets and backsplash, and
 - New 4-bulb vanity light fixture.
 - Master Bedroom
 - New overhead fan and light fixture

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- Master Bathroom and Closet Area
 - Bathroom area
 - Rebuilt full countertop area with two new sinks, backsplash and chair niche,
 - Replace floor tile,
 - New “high” toilet,
 - Two new 4 -bulb vanity light fixtures, and
 - New 3-bulb overhead light fixture.
 - Closet area
 - Added shelves and hanging bars in two of three closets
- Adjacent Down Stairs Storage Area
 - No improvements
- Over Garage Upstairs Room and Bath
 - No improvements
- Attic
 - Added ~6 inches of insulation to attic floor
 - Sprayed reflective paint on underside of roof framing to lower attic temperature
 - Replaced two vent exhaust fans with ~60ft of natural flow ridge vents
- Garage
 - Replaced overhead door drive system and added new remote door control from entryway
 - Replaced torsion springs and winding cones, cable drums, end bearing plates and cables.
- General Areas
 - Repainted living area twice since move-in: 2007 and 2015
 - Repainted 2nd floor area and air-conditioned work room areas: 2019
 - Painted wood and stucco portions of outside twice since move-in: 2007 and 2019
 - Replaced home security system with wireless internet connection
 - Added two additional motion detectors in living area
 - AC and heating systems
 - Main house unit
 - Replaced outside condenser/compressor - 2016
 - Replaced attic evaporator – 2016
 - Replaced attic evaporator outlet ducting system to provide better air flow distribution
 - Over Garage Upstairs Flex room and bathroom and downstairs storage area
 - Replaced attic evaporator – 2008
 - Electrical
 - New matching wall outlets and plug covers
 - Replaced existing underground primary direct buried electrical cable from Reliant Energy (RE) distribution box in easement with new underground cable in conduit from RE distribution box to house main power distribution panel
 - Window Interior Treatments
 - All windows in living area with new all-wood blinds

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- Treatment for other windows
 - Patio sliding door - new full width accordion blind
 - Kitchen over sink window – full length roller blind
- Replaced one skylight in Master Bathroom ceiling (2016)
- Exterior
 - Front Yard
 - Upgraded flowerbeds several times
 - Side Yard
 - Installed river rock in non-walkway sections
 - Backyard
 - Installed new elevated flowerbed with drystone wall
 - Added drystone walls around ground level flowerbeds,
 - Replaced wooden deck,
 - Upgraded under deck rainwater runoff drainage system with 5 drains that gravity flow to the front yard curb (total of 8 drains on this system),
 - Added travertine tile to covered outdoor patio,
 - Upgraded underground flowerbed sprinkler system,
 - Added river rocks as accents,
 - Replaced all plants in beds as needed.
 - Roof
 - Replace roof shingles with new GAF Timberline HD, D7158 Class H shingle roof (Weathered Wood color) with 30-year guarantee
 - Hurricane Certified
 - All new air hawks (6) and metal vents (8)
 - ~60ft of ridge vents replaced two exhaust vent fans
 - New shingles
 - Reflashed all (4) skylights
 - Covered Patio
 - Replaced two overhead outdoor fans and light fixture

Saterbak PGRd House Upgrades since 2007
Home Built by Kustom Kastles, Inc. by Dub Kelly, Owner, in 1987

5-9-19, Rev.1

No.	Description	Year	Cost, \$	Comments
1	Complete Kitchen Upgrade - Bay Area Kitchen	2007	31,300	
	new cabinets, drawers, pantry, countertops, lighting, floor, sink, disposal, faucet, etc. with new hardware and soft close	2007	NC	
2	Remodeling - Kitchen - Kevin Morrison	2007	20,000	
3	Remodeling - Bathrooms - Kevin Morrison	2007	7,700	
4	Remodeling - Fireplace - Kevin Morrison	2007	1,000	
5	Kitchen - new appliances	2007	3,800	oven, MW, cooktop, exhaust fan, disposal
6	Hunter-Douglas blinds	2007	1,200	
7	washer & dryer	2007	1,200	
8	Kitchen Aid refrigerator	2007	1,700	available for purchase
9	kitchen granite countertops	2007	1,500	
10	paint - complete interior and exterior	2007	7,800	
11	electrical upgrade -added multiple overhead cam lights in 3 rooms	2007	2,500	
12	four overhead fans	2007	1,000	
13	chimney fire screens - glass and chain	2007	1,000	
14	attic - paint radiant barrier - underside of roof	2008	1,100	
	attic - added batted insulation in multiple locations to attic floor	2008	600	
15	HVAC - replace small evaporator coil - attic	2008	1,500	
16	yard and flowerbed upgrade	2008	2,600	
17	replaced yard and flower beds sprinkler controller	2008	200	
18	overhead garage door driver and remote less sensor	2008	400	
19	upgrade security alarm system with wireless internet connection	2008	1,800	
20	replace underground primary power circuit from CenterPoint distribution box to house main junction box	2014	1,800	
21	paint - interior	2015	6,600	
22	replace skylight over master bathroom	2016	1,000	
23	HVAC - replace large condenser, evaporator and replaced distribution ducts	2016	10,300	
24	upgrade backyard - elevated flower bed, drystone flowerbed walls, new deck, travertine under covered patio	2017	17,600	
25	backyard fence replacement - Western red cedar #2 tight knot lumber	2018	2,200	
26	new dishwasher	2018	800	
27	minor roof repairs	2018	400	
28	restain backyard deck and other minor repairs	2018	1,000	
29	yard and flowerbed upgrades	2018	1,200	
30	replace roof and all external vents, air hawks, etc. Added ~60ft of ridge vents. Alliance Roofing of Friendswood, TX with letter of performance	2019	14,600	
31	replace two outdoor overhead ceiling fans in outdoor covered patio	2019	250	
32	paint inside of garage	2019	200	
33	paint 2nd floor bedroom and bath and adjoining downstairs entryway and storage	2019	1,730	
34	power wash outside siding, wood and stucco, patio, walkways, driveways, stone flowerbed borders	2019	850	
35	paint outside wood, gutters and stucco.	2019	1,580	
36	replaced the following garage door parts: 2 torsion springs and winding cones, 2 cable drums, 2 end bearing plates, and cables.	2019	350	
37	new dining room chandelier	2019	200	
32	Total		152,560	