

Amenities List of Updates

509 Providence Dr, Friendswood, Texas 77546

Exterior

1999 – Foundation repair home and garage

2002 – New Roof and Tech Shield Plywood sheeting BRAUN Roofing – Hail Damage Ins. Claim

2009-11-13 – Foundation repair home (Dawson) 09-Added Piers, 11-Added Piers, 13 Adjusted

~2008 – Gas Line replaced from meter to all gas appliances, flex SS coated piping.

2011 – Windows - GENTEK New Vinyl, Double Hung, Low E, Tinted

2018 – Roof – (Bay Area Roofers) GAF Timberline, WPI-8 Certificate

2019 – Painted Home and Garage – Brick, Gables, Eaves (Sherwin Williams Duration Paint)

2019 – LED Security Lighting around House and Garage

2019 – 5 Ton 14 SEER Daiken Air Conditioner Compressor (Vanderford Air)

Interior (Post Harvey)

2017 – All Studs cleaned, sanded, scrubbed, applied Microban and encapsulated with IAQ 2500 and IAQ 6000

2017 – Air sampling performed by Certified Mold Assessment Consultant. “Property does not contain evidence of mold damage.” Documentation of test supplied

2017-18 – Electrical wiring to outlets below 28” replaced with new wiring, boxes, plugs and switches and exterior locations. The Electrical Breaker Panel replaced to latest building codes requirements. Smoke and Carbon Monoxide detectors for all bedrooms and hallways. Installed new LED lighting in all bedroom walk in closets, Kitchen, Bathrooms, Family room, Hall,.

2017 – Air Conditioner 5 Ton 14 SEER /Heater System, Filtration, replaced (Vanderford Air)

2018 – All Ductwork to whole house replaced with current code and insulated (Vanderford Air).

2017 – Wall Insulation Owens Corning Batts R-13 ECO-Touch Faced, all exterior walls, sound reduction for bathrooms, master bedroom and bedroom next to home entrance.

2017 – Sheetrock installed, tape and floated smooth finish.

2017-18 – All Door frames, interior solid core doors replaced, Front door new, back doors both Mahogany cleaned and re-used.

2018 – All wood trim, custom built on site closets, crown molding installed by finish carpenter.

2018 – Flooring US Floor Cortec Plus XL Vinyl Plank, Cork base, Rainier Oak 9”X72.5”

2018 – Hot Water Heater – Rheem 50 Gal. Natural Gas Performance Plus

2018 – Paint – Sherwin Williams Primers, ProMar 200 ProMar 400.

2018 – Wood Window Blinds

Kitchen 2018

Custom built onsite cabinetry, 32” SS Krauss 10” deep double under mount sink, Kenmore garbage disposal, Vicestone Mistereo counter top, Glass tile back splash, Mosaic over cooktop cement tile pattern outlined, Cooktop Kenmore Elite 4 burner black electric downdraft, Oven Kenmore black SS, Dishwasher Kitchenaid black SS, Under mount LED dimmable lighting, Recessed area for full size refrigerator, Can lighting LED dimmable in kitchen, Pantry walk in LED lighting.

Bathrooms 2018

Master – Oversized shower Flat Pebble floor, tiled floor to ceiling, Elongated Kohler toilet, Double under mount sinks, granite counter, glass random brick back splash, vanity, Custom built onsite cabinetry, LED lighting above sinks, vanity, shower, ceiling can lights.

Hall – Bathtub/Shower American Std Princeton Americast tub, tile tub to ceiling, Moen fixtures, Custom built onsite cabinetry granite counter, glass random brick back splash, under mount sink, Elongated Kohler toilet, LED lighting above sinks and bathtub.

Half Bath – Custom built onsite cabinetry, granite counter, glass random brick back splash, LED lighting above sink, Elongated Kohler toilet.