

**12906 FIGARO DRIVE  
HOUSTON TX 77024**



**@houseonfigaro**

## EXTERIOR

Paint	2019	Complete Exterior paint with upgraded Sherwin Williams Duration paint <i>A Better Painting Service, Inc. – 281-596-0099</i>
Windows	2014, 2018, 2019	Commercial grade double-paned Ram architectural aluminum windows and Western sliding door installed. Originally recommended by our architect (2014 addition) and then extended to the entire house. Extremely energy efficient and provide a higher level of protection from break-ins. <a href="http://www.ramwindows.com/windows/aluminum-windows">http://www.ramwindows.com/windows/aluminum-windows</a> )
Hurricane Protection	2019	Installed AstroGuard hurricane fabric system. Category 5 rated fabric and Florida Building Code Approved. <a href="https://www.texashurricanefabric.com/tablet/index.html">https://www.texashurricanefabric.com/tablet/index.html</a>
Electrical Generator	2018	Reliant-installed 14 kW Kohler Generator tied to natural gas lines with Smart Transfer Switch guaranteeing power to the home during power outages. Generator starts in 6 seconds and power returns to home in under 10 seconds during an outage and provides incredible peace of mind. Annual maintenance on the system being performed. <a href="https://www.reliant.com/en/residential/electricity/backup-power/home-generators/backup-generator-options.jsp">https://www.reliant.com/en/residential/electricity/backup-power/home-generators/backup-generator-options.jsp</a>
Air Conditioning	2008	Inspected annually and performing properly. System last inspected in August 2019. <i>Mike Arnold, Mountain Air – 713-652-1771</i>
Garage Doors	2016	Original aluminum doors replaced with full light glass garage doors
Roof	2011, 2019	Replaced roof and added radiant barrier – Owens Corning Oakridge shingles. Inspected in 2019 with repairs to flashing on vents and poles. Critter Quitter installed on vents.
Drainage	2015	Extensive drainage system surrounding perimeter of entire home. <i>Rick Raske – Estate Green Plans – 281-541-3859</i>
Sump Pump	2017	Zoeller 70 gpm sump pump with dedicated 2” line to the street. Automatic pump that functioned effectively throughout all of Hurricane Harvey until the reservoir release occurred <i>after</i> the storm had passed. <i>Jim Rockwell - Allied Sprinkler &amp; Repair – 281-463-6663</i>
Irrigation	Pre-2001	System inspected regularly. 8 zone system covering front, back and sides of house. All zones inspected in August 2019. Irrigation system maintained by the company that installed the sump pump system – <i>Jim Rockwell - Allied Sprinkler &amp; Repair – 281-463-6663</i>
Pest Control	2019	Inspection in 2019. House treated for subterranean termites by <i>Bomar Pest Control – 713-952-7577</i>

## INTERIOR

Plumbing	2017, 2018	Replaced original galvanized plumbing with PEX Plumbing and brought plumbing up to COH code. Plumbing in addition installed in 2014 using copper plumbing. <i>Stuart Muirhead - Ironman Plumbing – 832-215-2258</i>
Electrical	2017, 2018	All electrical wiring / receptacles upgraded and inspected and brought up to COH code – <i>Thomas Kingsbury – Manning Electrical – 713-822-8750</i>
Kitchen	2012, 2018	Initial remodel with electrical appliances converted to natural gas in 2012. Lower cabinets, carrara marble counters and appliances upgraded in 2018. Garbage disposal replaced in 2019. <i>Brent Mikeska – Champion Contractors – 832-891-1010</i>
Home addition	2014	Architect-designed addition designed by nationally-recognized architect, Brett Zamore. Included added living space, loft and full bath. Designed with a focus on energy efficiency and higher quality building materials. Addition cooled/heated by separate remote-controlled energy-efficient Mitsubishi Mini Split. HCAD square footage is inaccurate as it does not factor the square footage of the loft which adds roughly 80-100 square feet. Architect drawings available. <i>John Russell Construction – 713-816-7918</i> <a href="http://www.brettzamoredesign.com/2015/06/17/brichford-residence/">http://www.brettzamoredesign.com/2015/06/17/brichford-residence/</a> <a href="http://www.brettzamoredesign.com/press-media/">http://www.brettzamoredesign.com/press-media/</a>
Flooring	2018	Original hardwood floors replaced with porcelain wood-look flooring with an emphasis on durability and resilience. Polished concrete flooring found throughout the house (bathrooms, kitchen, breakfast room, living room, addition) for lower maintenance and durability. <i>Brent Mikeska – Champion Contractors – 832-891-1010</i>
Alarm	2012	Upgraded original ADT system in 2012 to ProtectionOne with door sensors and window break sensors. Inspected September 2019. Equipment is owned, not leased.

# SCHOOLS

## Rummel Creek Elementary

- Schooldigger.com – 25<sup>th</sup> elementary school out of 4,421 in the state of Texas, Top in SBISD
- Niche – “A” Rating
- Greatschools.org – 10/10
- Children at Risk School Guide – 3<sup>rd</sup> ranked elementary school in Houston, top in district

## Memorial Middle School

- Schooldigger.com – 31st middle school out of 2,122 in the state of Texas, Second in SBISD next to Cornerstone Academy (also an option but available via lottery system)
- Niche – “A” Rating, #8 in Houston
- Greatschools.org – 10/10
- Designated a “Texas Honor Roll” School by Educational Results Partnership (ERP)

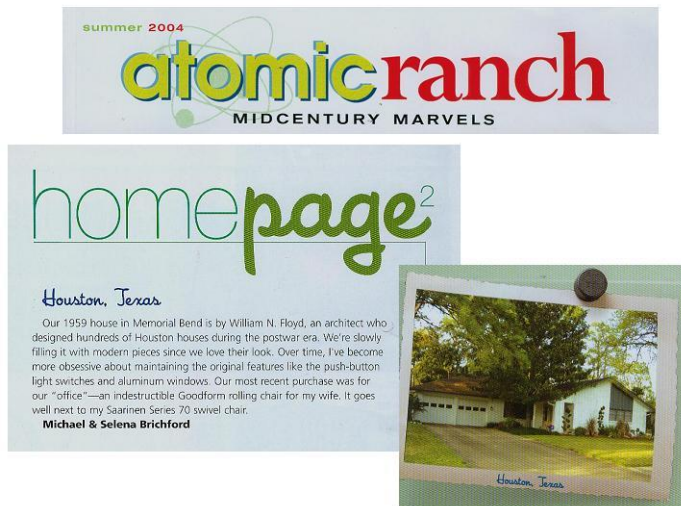
## Memorial High School

- Schooldigger.com – 240th high school out of 1,839 in the state of Texas, Top in SBISD
- Niche – “A+” Rating
  - Top Ranking in Spring Branch ISD
  - #5 best college prep public high school in the Houston area
  - #12 best STEM high school in the Houston area
- Greatschools.org – 8/10
- College Simply – 26<sup>th</sup> ranked high school in Texas with AP pass rate in the 95% percentile, significantly above the Texas state median of 42 percent.

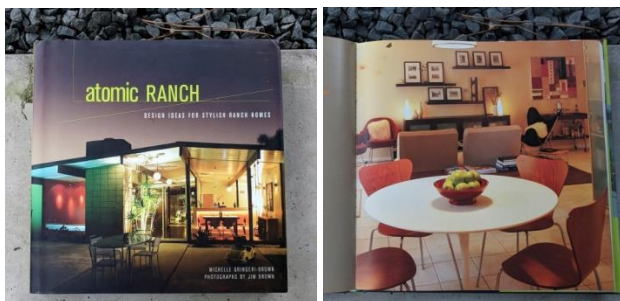
# HOUSE CITATIONS

The house and/or the architect, William Norman Floyd, who designed 12906 Figaro as well as many other homes in Memorial Bend, have been referenced in various articles on the neighborhood's architectural history:

- Brichford, Michael "Where the 50s Were Fabulous" – *Cite 57* – Spring, 2003 - [http://offcite.org/wp-content/uploads/sites/3/2010/03/WhereThe50sAreFab\\_Bricher\\_Cite57.pdf](http://offcite.org/wp-content/uploads/sites/3/2010/03/WhereThe50sAreFab_Bricher_Cite57.pdf)
- Pugh, Clifford "Will Houston find its true past in the '50s and '60s?" – *Houston Chronicle*, April 11, 2004 - <https://www.chron.com/life/article/Will-Houston-find-its-true-past-in-the-50s-and-1973328.php>
- Gringery-Brown, Michelle – Home Page 2 – *Atomic Ranch Magazine* – Summer 2004 -



- Brichford, Michael "Remembering William Floyd" – *Cite 64* – Summer, 2005 - [http://offcite.nl9aj6c.maxcdn-edge.com/wp-content/uploads/sites/3/2010/03/WilliamFloyd\\_Brichford\\_Cite64.pdf](http://offcite.nl9aj6c.maxcdn-edge.com/wp-content/uploads/sites/3/2010/03/WilliamFloyd_Brichford_Cite64.pdf)
- Gringery-Brown, Michelle – "Atomic Ranch – Design Ideas for Stylish Ranch Homes" – Gibbs Smith, August 2006



- Grossman, Wendy "The Mod Squad" – *Tribeca Magazine* No. 75 – October, 2007
- Mod, Anna "Building Modern Houston" – Arcadia Publishing – Charleston, SC – 2011 - [https://books.google.com/books?id=EOdvGwbGX\\_kC&pg=PA61&lpg=PA61&dq=%22william+norman+floyd%22&source=bl&ots=NsnmrYPO1S&sig=ACFu3U3GIAzoGBijVTA2Kj5rzXMHUZhBUA&hl=en&sa=X&ved=2ahUKewi2toyL0\\_3jAhUCVa0KHfWCSg4ChDoATABegQICRAB#v=onepage&q=%22william%20norman%20floyd%22&f=false](https://books.google.com/books?id=EOdvGwbGX_kC&pg=PA61&lpg=PA61&dq=%22william+norman+floyd%22&source=bl&ots=NsnmrYPO1S&sig=ACFu3U3GIAzoGBijVTA2Kj5rzXMHUZhBUA&hl=en&sa=X&ved=2ahUKewi2toyL0_3jAhUCVa0KHfWCSg4ChDoATABegQICRAB#v=onepage&q=%22william%20norman%20floyd%22&f=false)

## WHAT'S IN THE AREA?

**Terry Hershey Park** – 5 minute *walk*, 2 minute bike ride from the house to the eastern entrance of the park - <http://www.pct3.com/parks/terry-hershey-park>

**Edith L. Moore Nature Sanctuary** – 5 minute *walk*, 2 minute bike ride from the house to a dedicated neighborhood entrance into the +`18 acre sanctuary. <https://houstonaudubon.org/sanctuaries/edith-moore/edith-moore.html>

**Town & Country Village** – 3 minute drive to outdoor shopping center with Randall's, Walgreen's, Barnes & Noble, Starbucks, Gap, Athleta, Banana Republic, Learning Express and More. Eighteen (18) dining options including Escalante, Fleming's, Snooze, Zoe's, Café Express and more. <https://townandcountryvillage.com/>

**CityCentre** – 5 minute drive to mixed use development including Lifetime Fitness, Hotel Sorella, Studio Movie Grill, Bowl & Barrel, Urban Outfitters, Anthropologie and more. Twenty-six (26) dining options including Sal & Pimineta, Tasting Room, Bellagreen, Hopdoddy, Eddie V's, Capitol Grill, Seasons 52, Fellini, Cyclone Anaya's and more. <https://citycentrehouston.com/>

**Memorial Green** – 5 minute drive to new mixed use development including Dish Society, Vine Wine Room, Jonathan's The Rub and more. <https://memorial-green.com/>

**Lantern Lane Shopping Center** – 5 minute drive to shopping center with Total Wine, CVS, Starbucks, Union Kitchen and more. <http://properties.edens.com/properties/lanternlane>

**Memorial Bend Shopping Center** – 2 minute drive to Izakaya Wa – exceptional sushi and highly recommended <https://izakayawa.com/>, Tres Market <https://www.tresmarketfoods.com/>, Robert's Fine China <http://robertschina.com/> and more.

**Memorial Hermann Memorial City Medical Center** – “With more than 1,300 affiliated medical staff physicians representing 91 medical specialties, 1,700 employees and 444 licensed hospital beds, Memorial City has become an advanced, award-winning medical center offering high-level care previously found only in the Texas Medical Center. Repeatedly ranking in the top 5% of U.S. hospitals, Memorial Hermann Memorial City has won [accolade after accolade for](#) patient safety and exemplary clinical quality.”

**AWS** – 1.5 miles

**Marathon Oil** (future corporate HQ) – 1.5 miles

**BMC Software** – 2.1 miles

**Memorial Hermann Medical Center** – 2.4 miles

**Phillips 66** – 2.6 miles

**SABIC Americas** – 2.6 miles

**Air Liquide** – 3.0 miles

**Murphy Exploration** – 3.0 miles

**NOV** – 3.3 miles

**TechnipFMC** – 3.4 miles

**Shell (Woodcreek Complex)** - 4.5 miles

**ConocoPhillips** – 5 miles

**Worley** – 5.4 miles

**BP Energy** – 6.7 miles



## OUR HARVEY STORY

Given that Harvey impacted a very large part of the Memorial Area and our neighborhood, we thought it would be useful to provide some perspective on Harvey's impact specifically on our house.

Our house was originally built in 1959. We moved into the house in 2001 and, up until Harvey, our neighborhood had not experienced flooding. The story of our house is a bit different than others in Memorial Bend that experienced flooding.

To begin, we received 8" of water in our house. That's the equivalent of the short side of a regular sheet of paper. Unlike the vast majority of houses impacted by Harvey, some of which began flooding as early as the night of the 26<sup>th</sup>, *we did not have any water in our house from the actual storm*. On Tuesday, the 29<sup>th</sup>, the water came close but then began to recede. By mid-morning, the water was midway down the driveway and the house was dry. As you can see, as of 11:29 PM on Tuesday, the 29<sup>th</sup>, as captured by our security cameras, our house was still dry.

Aug 29, 2017 11:29:10 PM



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Our sump pump system worked and kept all of Harvey out, even with flooded streets, and our house was dry. Our neighbors on the left and right were dry, as well, as we are the highest point of Figaro with waters draining towards storm drains at the opposite ends of Figaro Drive (corner of Electra) and Isolde Drive (corner of Electra).

It was only *after* the large Army Corps of Engineers release occurred in the early hours of Wednesday morning, on the 30<sup>th</sup>, that our house eventually received water. By Friday, the water was out of the house and clean-up and remediation begun on Saturday. Having a more manageable amount of water that drained quickly and an active flood insurance policy gave us the ability to work and clean our house in a way that would minimize damage. Our house our two neighbors were essentially the last houses impacted by Harvey in Memorial Bend. We were the first on our street to begin clean-up and were back in at the end of February 2018, six months after Harvey.

Beyond the existing **Zoeller sump pump system** and **extensive drainage**, we've taken additional steps to protect the house. We've since installed an **AstroGuard fabric system** rated to Category 5 protection for the glass garage doors and front windows and a **Kohler 14 kW home generator** through Reliant to ensure automatic transfer and uninterrupted power during power outages. Our last neighborhood-wide outage was August 28, 2019. We were able to keep using A/C, lights and appliances while the neighborhood was waiting for power to be restored.