

3809 Fatta

Built 1988 by Bill Cook, Builder. Per tax roll history. Richard had the house built. Had a previously built construction office onsite.

Highest on-slab foundation in neighborhood. Look out kitchen window. Elevations go lower closer to the bayou.

Custom wood cabinetry as model home. No particleboard cabinets.

New Oven
New FWD
New Dishwasher (ultra quiet)
New Microwave
New Water Heater - 2017

Gas cooktop, water heater, furnace

Newer Hot Water Dispenser

Added white receptacles and switches. Receptacles are newer tamper resistant type to protect children.

Replaced most air flow grilles

Replaced/updated tile in master

Replaced vanities and cabinets in bathrooms

New hard wired and battery backup interconnected smoke and monoxide alarms. (Smokes in bedrooms and monoxide in hallway. Electrician added extra smoke alarm.)

Added exhaust fan in master bath and ran exhausts to exterior outside.

Added makeup desk in master bath when original poured resin garden tub was removed and upgraded to steel.

Replaced bath vanity, kitchen and sink faucets

Had plumber install better main water cut-off valve with single lever for the elderly

Added granite tops

Contractor replaced wood stained bedroom and bath doors to lighten up rooms.

New exterior storm door added at laundry room.

Copper water lines. (Not the common galvanized pipe of this age group which should have been replaced. Copper is antibacterial. PEX water lines are not antibacterial. PEX water lines also

3809 Fatta

leach chemicals into the water supply such as MTBE and are prone to damages from mice or rats.)

PVC drain lines. Not common cast iron of this age group which should be budgeted for replacement.

Copper wiring.

Manual type partial lawn watering - original.

Three zone hand valves (front of garage, right side home, left side master bath wall)

(One rear water head sticks, need to pull up on it)

*Estate planning on disconnecting unless buyer wants it left.

Separate building 2 car and deep garage. Epoxy coated floor to match the home. Garage attic floored with plywood.

All HVAC installed by local - RC Services (Robbie Clough)

(281) 534-6554. Services many in neighborhood per mother.

Annual service for heat and cool.

Cooling R410a refrigerant (Carrier); Not R-22 to be phased out Jan. 1, 2020.

Aluminum evaporator coil per Contractor/Carrier.

Gas heat (Carrier)

Added return air in master bedroom for efficiency

Relined main return air chase for clean and efficiency and replace original liner.