

6302 Hickory Bough Court

House is located approximately ½ mile west of the East Fork of the San Jacinto River.

House is in the 500-year floodplain, however, flood insurance is not required by mortgage-holders.

We have always chosen to carry flood insurance coverage, and continue to do so. The current cost is \$484 annually.

The home received just 10 inches of water during Hurricane Harvey after the San Jacinto River Authority chose to release a massive amount of water that effectively overwhelmed the East Fork's ability to drain into Lake Houston.

As opposed to the water that entered homes in other parts of Kingwood, the East Fork water was river water not contaminated by the sludge and environmental issues that so severely damaged other houses.

Additionally, the floodwater receded very quickly. Water was in the house less than 24 hours.

We immediately began removing wet carpets, sheetrock, insulation and furnishings from the house. Fortunately, the air conditioners were still functional and we used them to greatly speed up dehumidification and the drying of the structure, as did the use of multiple fans.

We began immediately treating the structure with bleach and continued to do so through demolition and remediation.

We also brought in ServicePro Restoration to assist in recovery, remediation and mold prevention. They provided professional drying equipment including dehumidifiers and air movers to ensure thorough drying of the entire structure. Additionally, ServicePro applied anti-microbial agents to exposed wood wall framing and flooring.

No reconstruction activities were begun until testing by ServicePro technicians, monitoring the moisture content of the remaining structural materials with their precision instruments, verified the structure was at the established "dry standard".

Our Flood Insurance is provided via USAA and they responded immediately and connected us with a contractor approved by Contractor Connection, a national organization that fully vets contractors for proper licensing, insurance, financial stability and requires criminal background checks on contractors and their employees. We were fortunate to have All Weather Company coordinate the restoration of the house using the highest standards of workmanship and materials.

Refurbishment of the house was completed in March 2018 and all City of Houston building permits and associated inspections were completed by that time.

Despite several significant heavy rainfall events since Hurricane Harvey (including Good Friday, 2018, May 7, 2019 and Tropical Storm Imelda in September, 2019) the home has had no further flooding issues.

6302 Hickory Bough Court – Facts, Figures & Included Goodies

Built: 2002

Builder: David Darling Homes

3,649 square feet

4/5 bedrooms

Study (or 5th bedroom)

Formal Dining Room

4 full bathrooms

3-car garage (2 + 1)

In-law suite (bedroom/sitting room/full bath with walk-in shower)

Teen-friendly upstairs retreat (with full bath)

Large "Texas Basement"

5-zone climate control system

Radiant barrier in attic

Plantation shutters on all windows

Surround sound wired in family room, MBR and back patio

Whole-house Leviton surge protection (2013)

All smoke detectors (8) replaced (2019)

Separate irrigation meter for sprinklers installed (2014)

ShowerGuard frameless shower enclosure installed in Master Bath (2015)

Exterior painted (2015)

Exterior lighting controlled by 5 Leviton digital timers that automatically adjust for local sunup and sundown times, as well as Daylight Saving Time (2016)

Two 50-gallon water heaters replaced (2016)

Roof replaced (2017)

Downstairs refurbished 2017-18 (3-year Workmanship & Labor warranty)

Kent Moore cabinets throughout house with Jeffery Alexander hardware

5-ton A/C replaced (2017)

- Includes paid Spring & Fall system check thru 2020 fm Deerwood A/C & Heating

3-1/2-ton A/C replaced (2018)

- Includes paid Spring & Fall system check thru 2020 fm Deerwood A/C & Heating

KitchenAid built-in kitchen appliances

- KitchenAid Double Oven includes 3-year warranty from Best Buy thru 2/9/21
- KitchenAid Microwave Oven includes 3-year warranty from Best Buy thru 2/9/21
- KitchenAid Dishwasher includes 5-year warranty from Best Buy thru 2/9/23

Whirlpool Washer & Dryer will remain with house

- Includes 3-year warranty from Best Buy thru 9/9/20

KitchenAid Refrigerator/Freezer will remain with house

- Includes 3-year warranty from Best Buy thru 2/9/21

Large garage equipped with 220v circuits