

WELCOME TO 12119 FAIRPOINT DRIVE, HOUSTON, TX 77099
LIST OF WORK RECENTLY COMPLETED IN FEB.2020

NO FLOOD DAMAGE FROM HARVEY OR ANY PREVIOUS STORMS/HURRICANES

- **NEW WATER RESISTANT HIGH-IMPACT VINYL WOOD FLOORING** IN ENTIRE HOME: ENTRY, FAMILY ROOM, DINING, ALL BEDROOMS
- ENTIRE INTERIOR WAS PRIMED & PAINTED W/TWO COATS OF SHERWIN-WILLIAMS
- **EVERY WINDOW WAS CHANGED OUT TO NEW DOUBLE-PANE WINDOWS WITH ARGON GAS**
- **GALVANIZED PLUMBING WAS REPLACED WITH INDUSTRY STANDARD PEX PIPES**
- **FRONT ROOM WAS CONVERTED INTO AN OPTIONAL 4TH BEDROOM (OR AS A STUDY)**
- **NEW KITCHEN APPLIANCES:** GE COOKTOP, VENT HOOD, SAMSUNG DISHWASHER, STAINLESS STEEL FARMER'S SINK WITH COMMERCIAL GRADE FAUCET, GARBAGE DISPOSAL,
- BEAUTIFUL AND TRENDY GRANIT COUNTERTOPS WHICH EXTEND ON TO THE BACKSPLASH IN KITCHEN
- FOUNDATION REPAIR BY LOCAL REPUTABLE COMPANY (JERICHO FOUNDATION) IN MARCH 2019
- NEW 4-TON AIR CONDITIONING UNIT (FEB.2019)
- ALL WARRANTIES ARE TRANSFERABLE TO THE NEW OWNER
 - (30-YEAR WARRANTY ON ROOF)
 - ONE-YEAR MANUFACTURER'S WARRANTY ON ALL KITCHEN APPLIANCES

EXTERIOR:

- NEW PAINT ON ENTIRE EXTERIOR OF HOME; NEW SOFFIT, AND TRIM
- NEW EXTERIOR LIGHTING: FRONT ENTRY, DAWN TO DUSK SENSOR LIGHTS
- NEW LANDSCAPING AND GRASS

DINING ROOM & DEN:

- NEW ENTRY LIGHT, CHANDELIER, CEILING FANS
- NEWLY PAINTED FIREPLACE
- DECORATIVE WOOD BEAM IN THE CEILING
- ALL NEW ACCENT LIGHTS THROUGHOUT THE HOUSE

KITCHEN:

- **NEW APPLIANCES: DISHWASHER, COOKTOP, VENT HOOD, MICROWAVE**
- FARMER'S STAINLESS STEEL SINK WITH PULL-DOWN FAUCET
- **NEW GRANITE COUNTERTOPS (KITCHEN AND BOTH BATHROOM VANITIES)**

BEDROOMS:

- **ALL BEDROOMS RECEIVED NEW CARPET, PAINT, CEILING FANS, AND LIGHTING**

BATHROOMS:

- HALLWAY BATHROOM COMPLETELY REMODELED WITH INDUSTRIAL-LOOK OIL RUBBED BRONZE ACCENTS AND FIXTURES
- NEW SHOWER & TUB SYSTEM
- NEW VANITY, GRANITE COUNTERTOP, FAUCETS, FIXTURES, TOWEL RODS, LIGHTING & ROUND MIRROR

- **MASTER BATHROOM COMPLETELY REMODELED WITH CHROME FINISH AND LIGHTING**
- **BEAUTIFUL THREE-SIDED GLASS SHOWER**
- **NEW VANITY W/ SOFT CLOSE DRAWERS AND GRANITE COUNTERTOP, FAUCETS, FIXTURES, TOWEL RODS, LIGHTING & MIRRORS**

GARAGE & STORAGE:

- ALL WALLS SCRAPED, TEXTURED AND PAINTED WITH SHERWIN-WILLIAMS PAINT
- COUNTRY-CHIC ISLAND AND COFFEE NOOK WITH WOODEN SHELVING IN LAUNDRY ROOM
- CABINETS INSTALLED IN LAUNDRY ROOM FOR EXTRA STORAGE