

Story of Our House

You are walking into a one-owner house that was extensively remodeling in 2017. Built by Allen Black Homes in 2004, our family thrived in the home, and both children are now grown (and yes they are now good tax payers) but they don't live in the Houston area. It has come to our full realization that we need to downsize, and elderly parents hasten our move from our lovely house. We have a lot of good memory to preserve and a lot of old sentimental materials to process. Now our home is ready for a new young family because it is so close to the New Horn Elementary School (5 min walk, convenient for a busy young family). It has hardwood floor on both levels, ready for kids. All the kitchen appliances (except the refrigerator) are replaced within the last five years. Never flooded before Hurricane Harvey, we got one inch of water into the house for six hours (between 1-7pm) during Harvey. Drywalls and insulation were removed on the second day, and wood floor were removed right after that, followed by the removal of all the cabinets on the first floor. In other words, everything on the first floor was removed to show concrete floor and studs. The house was then professional cleaned and dried. We then wait for nearly 2 months after all the cleaning and drying to ensure the house is completely dry. We measured the moisture of each of the exposed 2x4 studs using a Delmhorst BD-2100 moisture meter to ensure they are dry (<14% moisture based on criteria set up by the lumber industry). We then applied a moisture resistant primer to each of the studs. This complete removal, remedial and thorough drying processes essentially eliminate the possibility of mold growing in the house, and three years of living in it with 2 elderly parents (80+) proves the suitability of our house for healthy living. In any rate, in November of 2017, we start rebuilding the house from bottom up, finish floor, drywall, cabinet, electrical and plumbing, and painting. It took 5 month to finish, and quality of the work was checked daily. The results of this hard work is a beautifully remodeled contemporary downstairs with custom build cabinets, fireplace surround, and study room book shelf, quartzite countertop in kitchen and powder room, and premium black marble for the fireplace and study room countertop. We then painted the house in 2020 with new color. The house is now ready for a new family to enjoy and for children to grow in this outstanding neighborhood with a lot of young family with children.