

1518 City Lake Place, Houston, TX 77047

Upgrades

All upgrades/modifications that were not standard with the home at build and completed after build.

Location	Upgrade	NOTES
Exterior - Throughout	Wide Rain Gutters	Home came with standard rain gutters in the front of the home only. Added wide rain gutters throughout the exterior of the home for proper drainage.
Exterior - Front Yard	Landscaping Redone	Landscaping re-designed with new plants, more tolerant to weather changes. Plants that came with home consistently died and required removal and replacement.
Exterior - Above Garage	Nest IQ Outdoor Camera	Records front view of home and street. Wired to breaker switch. Controlled through Nest Google Application in conjunction with all Nest Products within the home.
Exterior - Above Entryway	3 - Light 4K Flood Light	Set to turn on from dusk to dawn to light the pathway and front lawn.
Exterior - Above Master Bedroom Window	Nest IQ Outdoor Camera	Records backyard view and lake path. Controlled through Nest Google Application in conjunction with all Nest Products within the home.
Exterior - Front Lighting	Replaced 3K Yellow Lighting with 4K White Light	Replaced 3K yellow recessed lighting with new 4K white recessed light fixtures in the entryway and patio. Replaced bulb in outdoor light near garage to 4K white light.
Exterior - Front Door	Nest Doorbell Camera	Records exterior front door entryway and driveway/pathway to home. Controlled through Nest Google Application in conjunction with all Nest Products within the home.
Exterior - Front Door	Nest Yale Lock	Allows electronic entry into the home through phone app or using a code. Allows custom access to home for guests using a custom code, or access to the entire home system. Controlled through Nest Google Application in conjunction with all Nest Products within the home.
Exterior - Front Door	Front Door Handleset	Standard was a round knob. Replaced with modern long handleset.
Exterior - Back Door	Nest Yale Lock	Allows electronic entry into the home through phone app or using a code. Allows custom access to home for guests using a custom code, or access to the entire home system. Controlled through Nest Google Application in conjunction with all Nest Products within the home.
Exterior - Back Patio	Lighting	Replaced 3K yellow recessed lighting with new 4K white recessed light fixture.

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Exterior - Backyard Landscaping	Installaton of Weed Barrier	Weed barrier was installed in back landscaping to block weed growth. A separator was also installed to block the spread of mulch from neighbor to neighbor, and loss of mulch to grass area toward lake.
Interior - Throughout Home as Noted	Paint Finish	Home was standard builder grade flat paint. Upgraded to higher quality paint and finish throughout the home, with the exception of laundry room, upstairs bedrooms and garage. New paint finishes allow the walls to be wiped clean. (All Bathrooms/Kitchen - Semi Gloss, Master Bed/Master Closet/Open Spaces - Satin)
Interior - Foyer	Lighting/Chandelier	Removed standard builder grade fixture and 3K bulbs. Upgraded light fixture with 4K bulbs.
Interior - Foyer	Timer Switch	Timer switch was installed to control all front exterior lighting. Lights turn on daily at set time and turn off the following day at set time. Time is adjustable.
Interior - Dining Room (Open Office)	Lighting	Removed standard builder grade fixture and 3K bulbs. Upgraded light fixture with 4K bulbs.
Interior - Kitchen	Lighting	Replaced 3K yellow recessed lighting with new 4K white recessed light fixtures in the kitchen and addition of additional recessed lights.
Interior - Kitchen	Cabinet Handles	Added modern cabinet handles throughout kitchen.
Interior - Kitchen	Towel Rod	Added modern towel rod below kitchen sink.
Interior - Kitchen	Sink Faucet	Replaced standard builder grade faucet with Pro-Style Single-Handle Pull-Down Sprayer Kitchen Faucet in Vibrant Stainless
Interior - Kitchen	Refrigerator	Upgraded refrigerator. Samsung 28 cu. Ft french door refrigerator with flex drawer and freezer drawer.
Interior - Pantry	Full Remodel	Removed standard builder grade shelving. Installed custom Elfa Closet system with multiple shelves, pull-out spice racks, and large double drawers for increased storage and functionality. System is adaptable to change (e.g. add additional shelves, drawers, racks, etc.).
Interior - Laundry/Mud Room	Refrigerator	Spare stainless steel refrigerator.
Interior - Laundry/Mud Room	Key/Bag Hook Mount	Added a key and bag/backpack hook mount.
Interior - Laundry/Mud Room	Lighting	Removed standard builder grade 3K light fixture and replaced with large 4K fixture.
Interior - Laundry/Mud Room	Sensor Switch	Motion activated sensor switch that automtically turns on light with motion and turns off when not in use.
Interior - Garage	Lighting	Removed standard builder grade 3K light fixture and replaced with large 4K fixture.

Location	Upgrade	NOTES
Interior - Garage	Sensor/Dimmer Switch	Motion activated sensor/dimmer switch that automatically turns on light with motion and turns off when not in use.
Interior - Hall to Half Bath	Lighting	Replaced 3K yellow recessed lighting with new 4K white recessed light fixture.
Interior - Hall to Half Bath	Nest Learning Thermostat	Controls lower level heat/AC through device or app remotely. Smart thermostat learns patterns and when placed on appropriate settings, uses the patterns to control thermostat. Controlled through Nest Google Application in conjunction with all Nest Products within the home.
Interior - Hall Closet	Full Remodel	Removed standard builder grade rod and shelf. Installed custom Elfa Closet system with double shelf and metal rod. System is adaptable to change (e.g. add additional rod, drawers, shelves, etc.).
Interior - Half Bath	Full Remodel	Removed standard builder grade pedestal sink, sheet glass mirror, lighting, faucet, and bath hardware. Upgraded with: vanity w/drawers (added benefit of storage where there previously was none) and cultured marble top, faucet, light fixture with 4K lighting, large modern round mirror and bath hardware.
Interior - Family Room	Lighting	Replaced 3K yellow recessed lighting with new 4K white recessed light fixture. This room only had 2 recessed lights, added an additional 4.
Interior - Family Room	Ceiling Fan	Replaced standard short ceiling fan with larger and longer modern silver ceiling fan.
Interior - Family Room	Cable/Electrical Outlet	Moved cable and electrical outlets higher up on main wall to enable a clean look for a mounted TV.
Interior - Family Room	TV Mount	Added adjustable viewing TV mount to hold up to 85" TV.
Interior - Breakfast Nook/Area (Near master bedroom wall)	Vivint Alarm System & Panel	Replaced builder alarm system with Vivint Alarm System & Panel. Includes living room motion sensor, front, back, and garage door sensors, window glass break sensors and window open sensors. Vivint system can be remotely operated through app or panel. Ability to add Nest Thermostats to the panel.
Interior - Breakfast Nook/Area (Near master bedroom wall)	Timer Switch	Timer switch was installed to control back patio exterior lighting. Lights turn on daily at set time and turn off the following day at set time. Time is adjustable.
Interior - Breakfast Nook/Area (Near master bedroom wall)	Dimmer Switch	Added a dimmer switch to enable the ability to dim lights in living room (switch located in this area).
Interior - Back Door	Mini Blinds	Back door had no blinds. Added mini blinds that can open, close, and go up/down.
Interior - Game Room	Lighting	Added 4K recessed lighting. Previously only had ceiling fan lights.

Location	Upgrade	NOTES
Interior - Game Room	Cable/Electrical Outlet	Added cable outlet and moved electrical outlet higher up on main wall to enable a clean look for a mounted TV.
Interior - Game Room	TV Mount	Added TV mount to hold up to 65" TV.
Interior - Game Room	Ceiling Fan	Replaced standard ceiling fan with modern silver ceiling fan.
Interior - Game Room	Nest Learning Thermostat	Controls upper level heat/AC through device or app remotely. Smart thermostat learns patterns and when placed on appropriate settings, uses the patterns to control thermostat. Controlled through Nest Google Application in conjunction with all Nest Product
Interior - Upstairs Bath 2	Partial Remodel	Removed standard builder grade faucet, sheet glass mirror, shower and tub hardware and bath hardware. Upgraded with: addition of modern cabinet handles, faucet, large modern round mirror, modern shower/tub hardware and bath hardware.
Interior - Upstairs Bath 3	Lighting	Removed standard builder grade 3K light fixture and replaced with modern 4K fixture. Added 4K recessed light above shower/tub where there previously was no light.
Interior - Upstairs Bath 3	Partial Remodel	Removed standard builder grade faucet, sheet glass mirror, shower and tub hardware and bath hardware. Upgraded with: addition of modern cabinet handles, faucet, large modern round mirror, modern shower/tub hardware and bath hardware.
Interior - Upstairs Bath 4	Lighting	Removed standard builder grade 3K light fixture and replaced with modern 4K fixture. Added 4K recessed light above shower/tub where there previously was no light.
Interior - Upstairs Bedroom 2	Lighting/Ceiling Fan	Added ceiling fan with 4K lighting.
Interior - Upstairs Bedroom 2	Cable Outlet	Added cable outlet.
Interior - Upstairs Bedroom 3	Lighting/Ceiling Fan	Added ceiling fan with 4K lighting.
Interior - Upstairs Bedroom 4	Lighting/Ceiling Fan	Added ceiling fan with 4K lighting.
Interior - Master Bedroom	Ceiling Fan	Replaced standard ceiling fan with modern silver ceiling fan w/4K lighting.
Interior - Master Bedroom	Lighting	Added 4 recessed 4K lights.
Interior - Master Bedroom	Dimmer Switch	Added a dimmer switch to enable the ability to dim lights.
Interior - Master Bedroom	Cable/Electrical Outlet	Moved cable and electrical outlets higher up on main wall to enable a clean look for a mounted TV.
Interior - Master Bedroom	TV Mount	Added TV mount to hold up to 75" TV.

Location	Upgrade	NOTES
Interior - Master Bathroom	Partial Remodel	Removed standard builder grade faucets, sheet glass mirror, vanity top/sinks, shower and tub hardware, bath hardware, and brown finish cabinets. Upgraded with: addition of modern cabinet handles, modern single hole single-handle vessel bathroom faucets, large dual modern mirrors, granite vanity top, modern rectangular ceramic vessel sinks, modern shower/tub hardware and bath hardware, modern white finish cabinets, and towel hooks outside shower.
Interior - Master Bathroom	Lighting	Removed standard builder grade 3K light fixtures and replaced with modern 4K fixtures. Added 4K recessed light above tub where there previously was no light. Replaced 3K recessed light in toilet area with 4K recessed light.
Interior - Maser Closet	Full Remodel	Removed standard builder grade rods and shelves. Replaced with custom designed wood closet with the following: Custom TCS Closets rods with short hang, medium hang, and long hang; shoe storage for up to 32 womens shoes or 24 mens shoes on each side of closet; multiple built-in storage and shelves to add storage and linen storage; 2 custom TCS Closets valet rods, 1 custom TCS Closets extendable tie rack; custom TCS Closets full-length pull out mirror; painted a modern white.
Interior - Maser Closet	Lighting	Removed standard builder grade 3K light fixture and replaced with large 4K fixture.
Interior - Master Closet	Sensor/Dimmer Switch	Motion activated sensor/dimmer switch that automatically turns on light with motion and turns off when not in use.