

NEVER FLOODED – In 2017 we had 11” of rain and the next day 10” more of rain. At that time the creek was still NOT full, but it washed out the road below our property and a 2' culvert was replaced with a 5' culvert by Montgomery County. The road was upgraded. That was the only time we ever saw the creek with that much water in it. Most likely will not happen again since the 5' culvert was installed under the road below us. The 5' culvert will allow the water to travel very fast down hill.

Most of the time the creek is dry. We have mostly seen water in the creek during the spring wet season.

30.3' X 36.5” WORKSHOP

new roof skylights
additional electrical wiring
sealed knee wall
build work bench

PUMP HOUSE

painted exterior
new :
 roof
 submersible pump
 pressure tank
 controls
replaced motor capacitor
structured water purifier
water tested Test America Houston - only available to professionals
water tested by local testing site

GARAGE

painted exterior
new dusk to dawn light on exterior
2 new motions sensor lights
added:
 Texas Native Red Cedar beams to windows
 electrical outlet for hot tub
 electrical panel box
 electrical outlets
rewired old electrical panel box to code
added electrical outlets
insulated and finished off room, which was added onto back of garage
installed new laminate flooring
installed tile flooring
added :
 ceiling fans
 baseboard

crown molding
new door
Texas Native Red Cedar
new window
2 new air conditioners
kitchen and pantry
new kitchen sink and granite/wood counter tops

finished:

off kitchen ceiling (left remainder of ceiling open for all to see the construction)
off walls and added wall outlets

added;

shelving under steps for storage
sink in bathroom

on demand, gas hot water heater, which starts with battery for any necessary non-electric usage

finished bathroom floor and baseboard with tile

painting all of finished area

added:

railing for stairway
wood paneling, electrical outlet and ceiling light, metal curved ceiling above in stairway
insulation and reflective, reflected radiant barrier at top of stair storage area
door
sub flooring and wall insulation in closet space in from area of upper bedroom area.
insulation and flooring in storage areas

roof flashing repaired on garage

LANDSCAPING & OUTDOORS:

added all landscaping, except 4 bushes in front of house for year round enjoyment.

some design done by a native plant landscape artist who has designed

many park and recreational areas in Texas

some landscaping is edible, as well as 7+ fruit trees, (peach, pear, lemon, persimmon,
pomegranate, fig, avocado), grapes, blackberries, moringa and flora.

added;

berms and pond for water retention
berm along fence line to stop any possible erosion
dry creek
rock over the top of the septic tanks
Texas Native Red Cedar fences
Texas Native Red Cedar arbor
Texas Native Red Cedar grape arbor
Texas Native Red Cedar hammock area
Texas Native Red Cedar to 3 areas of front of house
red bud trees along wooded area
dogwood trees
circular driveway
bench sitting area

had 15 large trees taken down

took down Yaupon Holly and treat the stumps along the edge of the woods.
land clearing
cleared land around the fire wood storage area
upgraded landscape irrigation.
fertilized lawn 3X with natural fertilizer – chemicals kill trees
brought in 2 massive truck loads of mushroom compost and spread in gardens
brought in 8 truck loads of natural fertilizer and spread it both in gardens and lawn
added patio area out of Bunkhouse II bedroom
5 new motion sensor lights

added;

platform for hot tub
sidewalk to garage
anti-siphon devices to hose bibs outside faucets
repaired deck
had deck inspected
stripped and re-sealed deck several times
repaired chimney – replaced cap
new commercially built bridge

HOUSE INTERIOR:

added circuit breakers

repaired;

windows so they open and close
and painted all walls
carpet with commercial laminated flooring and tile
baseboard with mahogany baseboard
old bedroom doors with cedar stained doors

replaced:

closet doors with cedar stained doors
old exterior doors with cedar stained doors.
trimmed with Texas Native Red Cedar
added logs to entrance hallway
new hallway light
added trim to bookshelves & fireplace
added bookshelves to study
3 new pairs sliding “barn” doors for privacy
ducted exhaust fans through roof

KITCHEN:

new:

counter top stove
microwave
refrigerator
dishwasher

- counter tops
- breakfast bar
- pendant lights
- tube light (skylight)
- hardware on kitchen cupboards

added;

- circuit breakers
- 10 sliding drawers
- cupboard storage

new patterned galvanized metal trim for island lights
antiqued kitchen cupboards

MASTER BEDROOM:

upgraded:

- cabinets
- sinks
- around and tiled around bathtub

added tiled back-splash around sinks

new:

- large walk-in shower
- sliding barn door
- exhaust fan with light and heater

UTILITIES:

gas line inspected and repaired

new:

- furnace to match the 5 ton A/C to enhance the air flow and energy efficiency
- duct system and air return seal so unfiltered air does not come in plenum for A/C and furnace
- air registers covers in ceiling throughout for enhanced air flow
- UV light installed in plenum for destroying virus, bacteria and much more
- attic exhaust fan to displace moisture and ventilate the attic
- hot water heater
- vents up through the roof for hot water heater
- steel platform for hot water heater to sit on - all by code
- door on hot water heater area

main electric panel upgraded to meet code

electric Power Company rewired their connections to the electrical house panel

added;

- several smoke alarms
- several carbon monoxide alarms

Energy features:

attic vents
attic exhaust fan
high efficiency HVAC
added attic Insulation
Windows: old caulk removed and re-caulked for energy efficiency - exterior

electric bills for 2019 and 2020

due date: **7/10/2019** \$204.50

due date **9/10/2019** \$197.87

Below – 2020 -

due date: 5/11/2020 \$125.27

due date: 6/9/2020 \$132.40

Inspections Reports:

9/24/2019 Septic inspected and pumped.

9/25/2019 A/C and furnace inspections

9/25/2019 roof inspected and minor repair completed and good for 8 – 9 years.

Some of the best things about this neighborhood:

Friendly, helpful citizens that care, but are not on top of ya' Extreme talent.

many, many items done to bring property into code

All of above PLUS materials and labor.

All questions are welcome.