

3011 Helberg Rd - Houston 77092

ENHANCEMENTS

SUMMARY

- Complete "interior gut" - rebuild out from studs
- 300 sf Extension added to family room/ kitchen
- Removed interior wall separating living room & family room

EXTERIOR – Replacement / Upgrade

- Roof & decking
- Soffits – Hardi board
- Gutters & down spouts
- Privacy fence backyard
- Backyard – regrade (for drainage), resod, reconfigure irrigation sprinklers, expanded concrete patio / cedar pergola- backyard
- Double-pane windows
- Sliding glass doors
- Conversion/upgrade of garage door to double wide door with craftsman detail
- Landscaping – replaced in front yard
- Outside lighting
- Front yard & back yard irrigation system redesigned as needed to provide coverage

MECHANICALS

- 4 Ton 16 Seer AC
- 2 tankless hot water heaters (for kitchen/laundry and bathrooms)
- New electrical panel & wiring
- PEC plumbing
- Duct work replaced – return registers added to bedrooms to improve air flow

INTERIOR

- Insulation – all exterior walls, interior wall separating living areas between bedrooms (sound abatement), attic
- Increased number of recessed lighting in living areas
- Ceiling fans
- Solid core wood interior doors (paneled – Craftman)
- Chrome hardware/ finishes
- Bathrooms completely replaced
- Powder room added
- Walk-in Pantry added
- Stainless kitchen appliances (including refrigerator and wine frig)