



4901 Welford Street Updates

Exterior

Replaced all windows (2017)
Replaced all gutters (2016)

Backyard

Added decking
Added covered pergola
Replaced fence with horizontal boards
Replaced irrigation system (Rain Bird)
Added landscape lighting
Added French drain on one side of the home

Frontyard

Replaced irrigation system (Rain Bird)
Added landscape lighting

ACs

Replaced 2nd floor AC (2016)
Replaced all duct work in attic (2016)
Added new pans to all 3 units (2016)
Raised units in attic (2016)

Kitchen

Replaced all appliances
Cooktop, oven, microwave (2018)
Vent, refrigerator, dishwasher (2013/2014)
New countertops
Replaced kitchen sink and faucet (2013)

Bathrooms

New countertops
Painted cabinets
New plumbing fixtures
Replaced cabinet hardware
New floors and tile (2013)

Interior

Replaced light switches and plates
Replaced light fixtures
Smoothed and painted interior walls
Majority LED bulbs
Added hardwood floors on 2nd floor (2015)
Replaced carpet on 3rd floor (2013)

Garage

Added storage shelves
Added Epoxy floors
Replaced door to backyard (2016)
Replaced door from garage apartment to backyard (2016)

Utilities

Water/Sewer:

City of Bellaire, between \$150 and \$250 monthly

Gas:

CenterPoint Energy, between \$26 and \$84 monthly, average \$43 monthly

Electricity:

Champion Energy Services, between \$87 and \$378 monthly, average \$110 monthly