

9215 BRAES BAYOU DRIVE & AREA IMPROVEMENTS

The house was flooded during Harvey for the first time and had 19" of water in the house. As a result, all drywall was removed up to FEMA standards of three feet as well as all flooring. A professional mold remediation company was hired to treat and dry the house prior to repairs. Certificates available. The flooring was all replaced with new quarter-sawn white oak. The electrical lines and receptacles were all replaced per City of Houston codes at the socket level. Water and drain lines replaced as needed in the walls with new metal pipe. New insulation added and the walls were sealed after all inspections completed. Our current flood insurance through Liberty Mutual for this house is \$673 per year. It provides \$250,000 for the building and \$100,00 for contents.

Hall bathroom completely remodeled using Porcelanosa tile and fixtures in 2017. Master bath remodeled in 2015. Kitchen remodeled in 2015 and all cabinetry replaced in 2017. Custom closets added in 2018 – dividing wall could be replaced in master closet to make a separate closet for back bedroom.

Additional repairs and improvements include:

18" French drain system, holding tank and electric drain pump installed on foundation perimeter along back patio to street in 2017.

Tankless water heater in attic 2017

Five-stage reverse osmosis water system installed for drinking water. Two stage filter system installed for refrigerator water line.

10" of new insulation blown into attic in 2017

All under-slab cast iron sewer and drain lines replaced with PVC by Sand Tech in 2016 at over \$20k expense

Pool re-plastered and new waterline tile installed early 2020 with leak detection and repairs. Pump motor replaced 2020; DE filter tank body replaced 2015.

All window mechanisms and frames cleaned, refurbished and lubricated in 2018 for better performance.

AC coil replaced in 2020. AC units moved to property line for reduced noise in the house. New furnace in 2015. All AC work performed by J&K Airconditioning.

All soffits replaced in 2015. Facia replaced with Hardy Board in 2020.

Primary electrical line entry relocated to safer and more aesthetic roof entry in 2020

Project Brays has expanded the capacity of Brays Bayou by 30% or more by widening the bayou from Fondren to the ship channel. The City of Houston has purchased a large plot of ground near here at Fondren and Wanda and are building a large detention pond there. The City has also recently installed additional 42" storm water system lines in front of the house all the way down to the bayou to better handle heavy rain events. During the July downpour of 12" overnight, the water did not even get over the curb so it is already helping the neighborhood.