

## 3446 Brookbend Lane . Sugar Land . TX 77479

### Exterior Updates:

- Terminex annual contract maintained
- Landscaping re-designed and planted – shrubs, flowering trees, garden walls, hanging baskets, green hedges, all beds edged, mulched w/river rock
- Water pipes wrapped, 2 hose bibs replaced
- All weep holes filled
- Roof replaced, soffits/vents replaced/repared (Feb/March 2013)
- Chimney caps repaired/sealed
- Back yard gas lines removed/capped at meter
- Main water valve replaced
- Gas meter replaced
- House trim/siding replaced/repared/painted
- Gutters installed
- Sewer line break between house and street repaired/roots removed
- Sewer line clean-out identified and marked
- Lawn grass re-established - sod replaced front and back
- Street trees trimmed (per HOA requirements)
- Exterior lighting, dryer vent, flag holder, custom address sign installed
- Exterior electrical plug/cover on patio wall upgraded/replaced
- Fences repaired/replaced/painted, gates replaced, arbor designed/installed
- Irrigation system installed – 8 zone front/back/street side
- Driveway/patio concrete repaired/cleaned/porches painted
- Stepping stones/river rock finishing material installed
- French drains installed (90') utility side of house to direct water away from foundation in high water events
- Windows professionally scraped/polished
- Full wall premium sliding door units, energy efficient, installed in dining/breakfast rooms – upgraded double security locks
- Front doors repaired/painted, security hardware/handle sets replaced
- Electrical box w/panel/220 increase voltage for updated Carrier heat/ac system, kitchen appliances, etc. installed/labeled, full house surge protector installed

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### Interior Updates:

- Garage door- updated w/top brace/lock bar, rollers, J-bar brace, hinges
- Garage door springs replaced
- Garage door opener w/sensors/exterior security keypad installed
- Garage ceiling/walls repaired w/drywall/paint
- Garage floors repaired w/3" rubber edge adhesive trim/paint
- Garage utility sink w/hot/cold water installed
- Electrical wiring designed/installed - plugs/outlets, shop light fixture, 48" overhead light
- Garage workshop space designed/finished carpentry – added shelving/tool hooks, workbench corner
- Hot water heater replaced – electric conversion (gas hook-ups capped off)
- House side garage door painted/repared w/updated hardware/dead bolt lock
- Leaking water pipes replaced w/pecs – all locations as needed
- Fireplaces (living room/family room) cleaned, parts replaced/ fully repaired
- Heating/Cooling system re-designed/replaced (Carrier) 2 zone energy efficient system, replaced ductwork/air vents
- Attic cleaned, replaced decking/insulation installed
- Popcorn ceilings scraped - all rooms
- Original carpet/tile removed, floors etched/cleaned/sealed
- Laundry room re-designed for 2<sup>nd</sup> refrigerator w ice maker/water, washer/dryer hook-ups (gas or electric)
- Electrical plugs, switches replaced, styles updated as needed, to accommodate updated electrical fixtures – all rooms
- All ceiling light fixtures replaced with recessed lighting - kitchen sink, wet bar, study credenza, utility room, hallways, closets
- High capacity ceiling fans with double glass cases/night light feature installed in all rooms
- Bathrooms redesigned/fully renovated – custom beveled glass mirrors, light fixtures, chrome hardware, custom tile
- All doors replaced - solid wood 6 panel, w/hardware/lock sets
- Remodeled kitchen w island/breakfast bar, pantry, breakfast room, family room w/updated beverage center to include wood cabinets/glass inserts, updated light fixtures, water saver faucets, plumbing/electric re-designed.
- Kitchen appliances replaced - Whirlpool Gold Energy Efficient – dishwasher, microwave, gas range (5 burner) extra-large oven w broiler. Garbage disposal replaced (Insinkerator).
- Counters in kitchen, beverage center, baths, study area replaced/refinished w/crushed concrete stone.
- Flooring replaced w/ porcelain tile, Berber carpet w/premium pad
- All windows – custom size 2" premium faux wood blinds
- Full house updated wiring for wireless technology – cable, internet, phone line, full house surge protector
- ADT security system

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### Special Feature Details

- **Energy Star Award rated Certainteed Roof**, Class F – fire, wind, tear, wind-driven rain resistant, full roof ridge vents, lifetime transferrable warranty.
- **Carrier High Efficiency HVAC 4 ton/16 Seer** complete system w ductwork, 2 zone system, Honeywell digital programmable thermostats. Attic decking replaced, 12" blown cellulose insulation, fresh wall batting.
- **Whirlpool Gold Star stainless steel appliances:**
  - **30" 5 burner gas range**, convection oversize oven
  - **2 cubic foot over-the-range microwave** with cooking rack, under-lighting, multi-speed fan, many settings
  - **24" built-in extra quiet dishwasher** with multi-features
  - **Insinkerator Evolution Spacesaver waste disposal**, featuring patented sound-seal, multi-grind technologies
- **Ceiling Fans: High velocity Hunter Douglas** double glass housing with night light feature option, 4 speed levels/2 fan directions for seasonal adjustments
- **Interior by Designer/Owner: Contemporary lines, Country French with vintage influences** - original wall and ceiling textures.