

5722 Bankside Drive - Details and Updates

Electrical work (2015) was permitted by City of Houston. Includes (i) new wiring installed in kitchen, family room, master Bath, and garage including grounding, (ii) new smoke detectors hard wired per city code, (iii) new switches and plugs throughout, (iv) GFCI protection for downstairs bedrooms, baths and living areas, (v) new grounding for upstairs bedrooms and bath, (vi) all new light fixtures, LED can lights and ceiling fans, and (vii) new outdoor outlets.

Plumbing work (2015) was permitted by City of Houston. Includes (i) all new PVC water supply lines, p-traps, drains and fixtures, (ii) mostly new PVC sewer drain lines (hydrostatic test was performed on drain lines in 2017, no leaks were detected), (iii) new tankless gas water heater, and (iv) removal of old pool and disconnection of pool plumbing (permitted separately by City).

Bathrooms (2015) include (i) new site-built cabinets, sinks, mirrors and light fixtures in all four bathrooms, and (ii) new toilets, tubs and/or showers in three downstairs bathrooms.

New driveway, patio and front walkway (2015) was permitted by City of Houston. Includes new custom wrought iron driveway gate with automatic opener.

Flooring downstairs is reclaimed $\frac{3}{4}$ " oak hardwood (refinished 2020).

Repainting the interior of the home was completed in 2020 with quality Sherwin Williams paint.

Kitchen (2015) includes new custom cabinetry built on site, massive island, self-closing drawers and doors, upgraded hinges, trash drawer, glass front cabinets, Bosch stainless dishwasher, Stainless Whirlpool gas range with double oven, deep stainless sink, faucet with sprayer, two electrical outlets on island, and all new wiring.

Mud Room/Laundry (2015) features new plumbing, storage cabinets, and new custom-built bench with storage.

Roof was inspected in 2017 by Chapel Roofing and was found to be in good condition.

HVAC is two systems: downstairs (1998) and upstairs (2019), and has been routinely serviced. All air ducts repaired and re-sealed in 2015. New R38 insulation in attic (2015).

Windows (2015) replaced throughout the house (including large custom windows on second floor) with new energy efficient windows, and new blinds installed throughout.