

815 Spear Point Cove

6 Bedroom / 4 Full & 2 Half Bath

Memorial Thicket

Flood incidents - reparations and mitigations

Spring flood 2009 - short term runoff through backyard and finished-garage with minor seepage into main house under flooring caused by runoff from adjacent large field to South due to lack of swales (ditches) in field to manage runoff and redirect water back to Buffalo Bayou

- Constructed levee outside of fence (5 dump truck loads of dirt)
- After researching owner's claims, Harris County Flood Control District surveyed field and constructed drainage ditches
- Owner also added pebble deck and additional drainage from backyard to street
- Since levee and drainage ditches in place, home has not had any runoff from the field

Hurricane Harvey Barker Reservoir release 2017

- Maximum of 11 inches in home (13 inches in garage) for 24 hours and 7-8 inches in home for additional 72 hours (total 4 days, last homes to flood and first to be water-free)
- After storm, no power but used gas power genset to power lighting, fans and limited refrigeration while homeowner immediately began remediation



ENERGY
REALTY

815 Spear Point Cove

6 Bedroom / 4 Full & 2 Half Bath

Memorial Thicket

Hurricane Harvey Barker Reservoir release 2017 (continued)

- Wall opens and sheetrock removed along insulation up to ~2 feet (well above any wetness or discoloration)
- All flooring (teak parquet, engineered wood & kitchen tile) removed
- All cabinets removed except in library (which were cleaned, bleached and treated with biocide on front and back of wood surfaces, accessed via opened walls)
- Flooded wall studs and floors water washed to evacuate flood water and then bleached. Using multitude of fans to keep air moving after all surfaces bleached, biocide was employed. Therefore, there were never any issues with mold build-up
- Once power returned and road access opened, contractor opened all walls to 4 feet to replace sheetrock (4x10 sheets and custom sizing as needed)
- AC checked and found undamaged, all compressors and motors are sealed
- AC turned on to continue drying process with additional use of 5 dehumidifiers (removes humidity without chilling the air for improved drying effect)
- Additional reconstruction was postponed to wait for contractor and materials quality and availability



ENERGY
REALTY

815 Spear Point Cove

6 Bedroom / 4 Full & 2 Half Bath

Memorial Thicket

Upgrades & Improvements

- All LED lighting and all downstairs fixtures replaced
- All new electrical outlets, GF outlets and decorator switches and dimmers
 - Living room ceiling port is chandelier ready with dimmer switch
- All new plumbing shutoff valves and connecting hoses to water closets, etc.
 - No issue with galvanized piping system to date.
- High-quality Italian tile throughout downstairs, except for primary bath (granite to match countertops)
- New cabinets throughout downstairs (except library)
- New hardware consistent throughout
- New GE/GE Profile quality appliances: double convection oven, cooktop, dishwasher and garbage disposal
- All 3 fireplaces upgraded to high-quality gas log
- All downstairs wall re-sheetrocked, textured and painted with new modern floor molding
- Replaced all interior doors and hardware
 - External steel doors were undamaged but some required reglazing



815 Spear Point Cove

6 Bedroom / 4 Full & 2 Half Bath

Memorial Thicket

Upgrades & Improvements (continued)

- Entire interior walls and ceilings professionally painted with Sherwin Williams Duration high-quality paint
- Cleaned and recovered finish in library, stairs and bannister (retained natural wood finish)
- Refurbished engineered wood floor surfaces upstairs as needed
- Exterior professionally painted in 2016-2016
- Opened wall into kitchen and bar (pass-through)
- Re-epoxied garage floor and replaced all floor molding

