

**5631 Darnell**  
**Houston, TX 77096**  
**Description of Remodeling & Home Features**

- Overview of Remodeling
  - 5631 Darnell was extensively remodeled in 2020 and 2021 by Legal Eagle Contractors of Bellaire, TX. The remodel was fully permitted with extensive design, engineering, and construction work done by a large team of skilled professionals.
  - The Legal Eagle Contractors of Bellaire warrants the home until April 2022\*.
  - The remodel was done to become the dream home of the owners until a job change required relocation.
- Design
  - One of the primary design goals was to rework the original formal dining room, formal living room, entry hall, family room, kitchen, and breakfast area into a single large 30' x 30' open space which is a unique feature for a two-story home. Other two-story homes in the area, even after being remodeled, will maintain an assortment of individual rooms to avoid the work required to truly open up the floor plan.
  - The design motif has hints of craftsman, transitional, and industrial. All trim and doors are square or angular, there is no rounded trim or arches of any kind inside or outside the house. The flared angular trim above the interior doors and windows is inspired by Craftsman bungalow homes built by Dutch craftsman in the early 1900's in the Washington Park and Platte Park area of Denver, Colorado.
  - The original exterior wood beams and wide slab siding planks have been preserved and restored giving the home a wonderful timeless appeal.
  - The home is an entertainers dream with 3 outdoor gathering locations in addition to the large open concept interior.
- Structure
  - To achieve the open concept first floor an engineering company designed a support structure that would not have any beams hanging down below the ceiling into the living space. This was accomplished with the use of a steel I-beam and glue-lam beam structure system to support the 2<sup>nd</sup> floor. Steel support columns were installed in multiple locations mounted atop bell bottom piers dug deep into the ground to hold up a series of beams that run between the first and second floors. Once the new steel I-beams were in place the wooden floor joists were reinforced with a new second set of floor joists resulting in a second floor supported by a rock-solid structure.
  - The master bathroom was created by opening up a series of small rooms and hallways and the installation of another series of glue-lam supporting beams in the ceiling.

- Doors
  - All interior doors throughout the house are new solid core two panel doors with designer doorknobs.
  - The front door is a new solid wood Craftsman 6 lite door with lentil shelf from Southern Front Doors.
- Kitchen
  - The all new 11' x 24' kitchen is an entertainers dream with a large island and full access to the living and dining areas along with an in kitchen space for a breakfast table. The kitchen features:
    - Native Trails concrete double bowl sink
    - Brizo touch faucet with pull down sprayer.
    - Low Noise GE Café dishwasher.
    - GE Café gas stove and cook top.
    - Low noise GE vent hood.
    - Microwave drawer in island.
    - Undercounter LED lights and concealed plugs.
    - Custom cabinets with high quality drawer slides and soft close hinges. Full height upper cabinets. Open shelves on one section of wall. All lower cabinets are drawers except for the sink cabinet. Includes a large recycling/trash drawer by the sink.
    - Designer tile backsplash.
    - Large island with overhang for in kitchen eating.
    - Low lustre finish quartz countertops.
    - Large picture window looking out to stately Live Oak at one end of kitchen.
- Pantry
  - Custom library quality floor to ceiling shelves. One wall of the pantry has a large picture window with open shelves and a quartz countertop under the picture window.
  - Sliding craftsman style barn door with glass windows.
- Family Room / Dining Room
  - The large open concept space provides ample room with large picture windows looking out to the front and rear of the home.
  - Closet located beside back door.
  - Concrete look Italian tile floor
  - Equipment closet providing access for Cat 6 cable distribution, internet & cable input & distribution.
- Work-Out Room
  - This first-floor room with its own independent HVAC and humidity control is set up as a home gym with rubber gym flooring but could easily be used as a media room, game room, or any number of other possibilities.
  - Custom built cabinets with a bank of deep drawers, black quartz sink, designer Brizo faucet with pull down sprayer, quartz countertop, and water purification system mounted on the sink.

- Laundry Room
  - The laundry room was rearranged and rebuilt with new plumbing, drain lines, cabinets, and an almost silent exhaust fan providing room for washer, dryer, and a third appliance.
- Half Bath
  - New cabinet, sink, and designer faucet.
  - New light fixture.
  - New toilet.
- Primary Bedroom
  - The primary bedroom was reconfigured to create a stylish master suite entered through an entry vestibule.
  - Two walk-in closets, one located off the bedroom and one opening off the primary bathroom.
- Primary Bathroom
  - This reimagined space contains all the features that are rare in remodeled homes in the area.
    - Large walk-in shower with seat, 3 water features, and 3-way diverter.
    - Free standing soaker tub with wall mounted waterfall faucet.
    - Toilet room.
    - Custom built cabinets with large drawers and open shelf.
    - Low lustre concrete look quartz countertop.
    - Designer faucets.
    - Picture window with private view to an outdoor wooden screen that will soon be covered with vines.
    - One of the two master bedroom closets opens off of the primary bathroom and includes built in shelves and drawers.
- 2<sup>nd</sup> Floor
  - The 2<sup>nd</sup> floor contains 3 nice sized bedrooms, a den/loft area, and a full bathroom.
  - A unique feature of this home is a 3-layer sound deadening floor which creates a super silent home. The base layer are 1x6 wood runners topped with ¾ inch thick sound deadening panels which are then topped with a plywood subfloor.
  - There are no houses immediately on either side of this home providing for expansive views out the 2<sup>nd</sup> floor side windows.
  - Stairs, bedrooms, and upstairs den have new carpet which provides a soft surface to walk on and additional sound deadening properties.
- Second Floor Bathroom
  - New Sink cabinet, countertop, and designer faucet.
  - New Light fixture.
  - New toilet.
  - New drain lines.
  - Cast iron bathtub.

- Garage
  - The two-car detached garage has been extensively remodeled. It connects via a breezeway to the house.
  - Solid wood reclaimed doors have been utilized to provide a unique and durable wall system.
  - New built-in cabinets and countertops.
  - Epoxy coated floor.
  - Air conditioned and humidity controlled.
  - Newly insulated ceiling and walls.
  - Fire & mold rated drywall on the ceiling and fire block in the attic.
  - Two existing garage door openers.
- Breeze Way
  - The breeze way is a great covered space between the garage and laundry room entry door. It really does capture and funnel the breeze! There are two restored solid iron gates with decorative stained wood plank screening facing the street.
- Rear Patio
  - The large, covered patio that looks out onto the back yard has a new stained solid wood ceiling, recessed can lighting, and wiring for two ceiling fans.
- Exterior Brick
  - A recent trend in home renovations has been to paint the exterior brick. However, the exterior brick has intentionally not been painted to preserve the historic St. Louis brick. The exterior face brick on the main house as well as the brick used in landscaping boundary walls and edging in the back yard are historic solid core St. Louis brick. These distinctive, red colored brick, were manufactured in St. Louis throughout the 1800's and used in the construction of buildings in St. Louis. These building would have been dismantled and the brick shipped to Houston from which 5631 Darnell was built. This means that the unique variations in the brick tell the history of the material through the 1800's and first half of the 1900's.
- Front Yard
  - The center piece of the front yard are two magnificent oak trees.
  - The front yard has a patio that was inspired by the covid pandemic and the need for outdoor gathering spaces. The front sidewalk and patio under the large oak tree are made with 1,364 vitreous street paver brick from Coffeyville, Kansas and Francis brick from Boynton, Oklahoma. The Coffeyville and Francis vitrified bricks were manufactured from the 1890's to the 1920's meaning the newest of these brick are 100 years old. These brick are so hard that normal mortar will not stick to them plus their growing value dictates that it is better not to set them in any type of mortar. Their placement on sand with edging strips allows them to move freely as well as allowing for easy modification to the design. If, at some point in the future, someone decides they no longer want a Coffeyville brick sidewalk, the brick can be taken up and sold. The current value of the brick is around \$5

each and have been going on ebay for as much as \$15 per brick. How often can you use a sidewalk, take it up, and sell it for \$6500 to as much as \$20,000?!

- Back Yard
  - The center piece of the back yard is a new custom-built pond and dual waterfalls with creekside seating area. The pond is safe for fish with a multistage filtration system that includes a UV light to naturally clean the water. The soothing waterfall sound makes the backyard a place to meet with friends or just relax.
  - 9 zone in ground sprinkler system with separate irrigation water meter.
  - The back yard has a wide variety of flowering plants and bushes that have been selected for their attractiveness to butterflies.
  - The brick sidewalks in the back yard are built from the reclaimed brick from the fireplace and chimney that was dismantled during the remodel.
  - The back yard takes on a new aura at night when the yard and pond lighting come on.
  - 4 mature trees provide ample shade plus there is a newly planted lime tree.
  - A French drain system in the back yard that is connected to the gutters along with inlets in the sidewalk keep the back yard well drained.
- Storage Barn
  - A 12' x 22' storage barn which has been updated is located on the side of the house. It has a durable, decorative metal door.
- Plumbing
  - All water lines throughout the house were replaced with pex piping and a new exterior mount Rinnai tankless water heater was installed supplying endless hot water.
  - The house has two water meters with lines running from the street that were recently replaced. One line is for the house water and the other line is for the irrigation system. This arrangement prevents any water pressure drop when the sprinkler system is running and reduces sewer charges on the irrigation system.
  - Drain pipes were relocated in the laundry room and master bathroom to accommodate the new floor plan. The floor was opened up in both rooms with new pipe installed under the slab and new vent pipe installed through the roof.
    - *The sewer line from just behind the house to the back fence is PVC and was replaced by the previous owner.*
- Electrical
  - New 200 Amp service was installed that included burying the service entry cable, installing a master cut off at the service entry, and a new 200-amp panel inside the garage.
  - The house was rewired and received new plugs, switches, super quiet Panasonic exhaust fans, and smoke detectors.
  - 75 new can lights were installed.
  - 2 new ceiling fans were installed.
  - This house does not have any aerial power lines on any side of the property except for local lines coming across part of the back yard. This is unique for any property in the Meyerland/Bellaire area.

- Insulation
  - New insulation was installed in all attics, ceilings.
- Paint
  - The entire interior and exterior of the home has been painted with a modern pallet of Sherwin Williams paint.

*\*The Legal Eagle warranty covers:*

- *All 1<sup>st</sup> floor paint and drywall and all 2<sup>nd</sup> floor trim which includes any touch ups and repairs as needed every 3 months beginning August 3, 2021 through spring 2022.*
- *All first-floor tile, carpet, and rubber floor installation and 2<sup>nd</sup> floor carpet.*
- *All interior doors and door adjustment.*
- *All kitchen, pantry, master bath, and work out room custom cabinets and adjustments of half bath and 2<sup>nd</sup> floor bath cabinets.*
- *All electrical*
- *Plumbing including tankless hot water heater installation except for 2<sup>nd</sup> floor bathtub.*
- *Appliance installation- appliance warranty is through manufacturer.*

There is a home warranty from Old Republic that is in place through April 2022 that provides repair or replacement coverage for:

- *HVAC*
- *Garage door openers*
- *Hot water heater*
- *Faucets*