

2018 - 2020 Upgrades
 14927 El Miranda Drive
 Houston, Texas 77095

Room	Explanation	Make / Model
2nd floor bath	Installed new glass shower doors, new vanity with double sink, all new fixtures	Delta
All	Control 4 smart home operating system; capability to control lights, televisions, whole house audio, thermometers & security system	Control 4
Interior	Replaced most interior doors	
Interior	Painted full interior	
Interior	Custom floating stairs	
Interior	Added Linen closet	
Interior	ceiling fans in all bedrooms, upstairs, livingroom, flexroom	
Interior	hard wired smoke and carbon monoxide detectors	
Interior	expanded laundry room, adding cabinets, folding table and storage, utility sink and hanging rods	
Interior	installed recessed can lights throughout	
Interior	5.1 surround sound 2nd floor	
Interior	whole house audion in master bedroom/bath, living room, kitchen & patio	
Interior	2nd floor new carpet	
Interior	1st floor vynal planked flooring main living area	
Interior	New electric receptacles throughout	
Interior	Complete rewire of kitchen, 1/2 bath, laundry room, dining room & pantry	
Interior	New fron double doors	
Kitchen	Touch faucet	Delta
Kitchen	Stainless steel deep well single sink with optional work	Kohler
Kitchen	5 burner gas range with split oven	Samsung
Kitchen	Below counter microwave installed in island	Samsung
Kitchen	High efficiency dishwasher	Bosch
Kitchen	Customer cabinets built on site, complete with soft close doors and drawers	
Kitchen	motion activated under counter LED lighting	
Living/Entry	Remote controlled roman shades front of house st & 2nd floor	
Master Bath	Updated lighting, removed soffet, lighted mirrors, updated shower with glass shower doors, all new fixtures, reglazed tub.	Delta
Mechanicals	Replaced on complete Heat, AC unit, compressor and ducts, replaced heating element in second system	
Outdoors	New concrete driveway complete with reinforcing rod	
Outdoors	New patio with footers at outside corners to support patio cover	
Outdoors	New patio cover complete with lighting, audio and ceiling fans	
Outdoors	Natural gas lines extended to patio for grill connection	

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Outdoors	New gutters and downspouts	
Outdoors	French drains at all major downspouts	
Outdoors	Complete sprinkler system with smart phone control	Rachio
Outdoors	Soffet lighting, front and back	
Outdoors	Complete exterior painting, less brick	
Outdoors	New soffets, whole house	
Plumbing	Whole house replaced galvanized plumbing with PEX	
Plumbing	New natural gas water heater	
Plumbing	New fixtures whole house	Delta