

# WELCOME TO 12322 Fairpoint Dr. Houston, TX 77099

## List of Home Improvement and Work Completed- Fall 2021

12322 Fairpoint Dr. has been thoroughly remodeled by the owners with family in mind. It provides wide open space inside as well as outside for making memories.

### *Across the Board:*

- Roof completely replaced in 2019 with Black Onyx shingles
- All windows replaced with double paned, energy saving windows 2021.
- New water heater installed in 2021.
- Complete Vinyl Plank Flooring installed through house except primary restrooms (new Tiles) and garage
- Addition of blown-in insulation throughout attic space
- New circuit box install
- New electrical outlets throughout interior
- Addition of bright LED lights for high visibility and safety
- LED energy efficient bulbs in every room
- French doors added to flex room, can be utilized as study or additional bed room
- New locks all new throughout the home
- Entire house painted with Benjamin Moore exterior eggshell and satin finish interior
- New baseboards and moulding throughout interior paint and caulk.

### *Detached Garage:*

- Garage has an independent air conditioning window unit and sink
- Can be utilized as an additional room
- Completely remodeled with brand new wrap around vinyl plank siding
- Changed from a two door garage to one large extended door for extra wide vehicle access

### *Living Room:*

- Addition of new full length sliding door instead of window for easy access to the backyard
- Allows for lots of natural sunlight and creates the look of even more space
- Original brick fireplace preserved to its original finish
- New fan and light fixture installed
- Change the old wood panel wall to drywall with crown mouldings

### *Kitchen:*

- New stainless steel farmhouse sink for additional volume
- Brand new granite countertops and glass subway tile backsplash throughout kitchen
- Creation of larger pantry for more storage
- Installation of pull down commercial faucet
- Built a larger pantry

### *Bathrooms:*

- Both master and main bathroom completely remodeled
- Main Hallway Bathroom
  - Converted unused space to add flex space in main hallway bathroom for possible storage or seating space
  - New tub and shower installed
  - New all wood vanity with easy close drawers

- New toilet
  - Replaced with new tiles
  - Addition of shadow box for shampoo/soap storage
  - All new brushed nickel hardware like faucets and shower head
- Master Bathroom
- New tempered glass panel door
  - Total replacement of tiles
  - New toilet
  - New vanity with easy slide to close
  - All new brushed nickel hardware

***Bedrooms:***

- All room and hallway doors have been replaced
- Brand new coat of paint in all bedrooms
- New windows, flooring, and baseboards throughout the home