



1154 Chamboard Renovations/Upgrades

Pool

2015 - Pool Filter & Valve Replaced, DE Filter, multi-port backwash valve, and local filter/pump plumbing replaced new.

2018 - Pool Fence, Pool Guard Texas. Installation of mesh panel pool fence. Meets and exceeds all ASTM standards. Fence is backed by a lifetime warranty.

2019- Replastering, new tile, new deck

2020- New 3-speed pool pump installed

Ongoing - Pool & Equipment, pool serviced weekly. Filter backwashed and cleaned quarterly. Full inspection annually.

Kitchen

2014 - Renovation & Updated Plumbing, complete gut and remodel of kitchen area. New plumbing lines for kitchen sink, refrigerator, and washer/dryer connections. New cabinetry, new fixtures, and new appliances.

2019 - New counters with half of the counters raised, new backsplash, new gas range, and oven

Master Bath

2019 - New counters with dual sinks, new glass-enclosed shower, new cabinetry

Laundry Room

2019 - Patio roof addition, addition of 108 sq ft laundry room, addition of 200sq ft patio roof (with multiple electrical outlets and enhanced lighting), tied into existing roof

Landscaping in the front yard

2020 - Removal of old shrubbery and addition of new shrubs, addition of large rocks, and improvement of drainage

Roof

2020 - Installation of new roof home, garage, and backyard shed

Fencing in back yard

2021 - Removal of old fencing and addition of new fencing staining and sealing of new fencing

Enhanced Drainage in yards

2021 - Gutters added around the roofline, cleaning of existing in-ground drains, french drains from backyard to the street, wider, more attractive sidewalk added from front to back on the left side of the home

Attic Insulation

2018 - New blown-in R30 insulation across the entire attic space.

2021 - Addition 12" of insulation added

HVAC

2014 - New Rudd, 13 Seer, 3-ton unit. All new system- furnace, coil, condenser, air ducts, thermostat, return and vent grills. 5/10 year warranty on applicable parts.



Exterior Sewer Line Replaced

2014 - Main sewer line replaced from house to Houston city line, including 2 cleanouts.

Backyard

2015 - Leveling and Drainage, removal of concrete. leveling of the yard, addition of sod, installation of 60ft of drain line with 2 catch basins (back yard) and pop-up emitter (front yard).

Hall Bathroom

2017 - Renovation & Updated Plumbing, hall bathroom taken down to studs and fully remodeled. New plumbing in walls up to attic lines, new cabinetry, new fixtures.

Security System

2015- Swann Security System, Pro-Series HD 720P. 8 Channel viewing DVR with Hard Drive. Day/Night vision, activity tracking. 1TB DVR. 6 cameras currently installed. HMDI connection for TV/Monitor. Remote 24/7 monitoring via SwannViewPlus application

Irrigation Systems

2016 - Backyard - Drip Irrigation system installed in landscaping with designated water line and cut-off valve. Installed January 2016.

2017 - Front yard - RainBird ESP-6TM system. 3 zones. Irrigation valves and all sprinkler heads were replaced in February 2017.