

1934 Country Club Blvd.

November 2020

- New Roof: GAF Timberline 'HDZ' Pewter Gray shingles
- OSB Tech Shield Radiant Barrier Decking
- new steel exhaust vents
- new flashing on all 3 chimneys and 2 new chimney caps
- new matching ridges
- new flashing

January 2021 – February 2022

- Trimmed all trees and removed all branches over the home
- Removed all previous landscaping
- Added dirt and regraded yard
- Removed old sprinkler system and replaced with full yard automated 7 zone Rainbird system (wifi enabled)
- New sod
- New front flower beds
- New iron fence in backyard and 2 new privacy fences plus gates in the front
- New gutters
- Fresh paint for all exterior surfaces
- Repaired mortar as needed

Plumbing items

- Re-piped interior plumbing with PEX piping
- Upgraded water service line from meter to house to increase water pressure
- Hose bibs placed on separate plumbing line
- Whole House Water Filtration System (February 2022)
- Whole House Water Softener (February 2022)
- New water meter provided by City of Sugar Land (February 2022)
- New water service line provided by City of Sugar Land (February 2022)
- Replaced both tank water heaters with Rinnai tankless heaters

Electrical Items

- 2 new electrical panels and all new breakers (relocated panels per current building codes)
- Surge protectors on both panels
- Lutron lighting throughout home
- LED can lighting added in all rooms and garage
- Installed Rg6 coax and cat 6 wiring(interior) and removed all external cables
- 4 EERO Wifi WAP units installed
- Added data panel in new upstairs closet
- All new light switches and outlets
- Exterior flood lights
- All exterior light fixtures replaced
- All new interior light fixtures
- New fans in all bedrooms, living room, game/media room, sun room, and front living/study/workout room

HVAC

- Replaced all duct work, registers and returns
- Added returns and registers as needed for proper airflow distribution
- Installed 3 new wifi enabled thermostats
- New AC unit for upstairs
- Replaced 1 coil
- All AC units were serviced and cleaned
- Attic insulation added per code

Garage

- Raised both headers
- Installed 2 new garage doors along with openers, tracks and sensors
- Remodeled water heater closet resulting in garage workstation with cabinets and 1 granite countertop
- Replaced side passage door
- Replaced door from garage into home

Front Entry

- Remodeled the front porch elevation to include a pitched roof, adjustment of front porch columns and replaced with cedar beams, pine tongue and groove ceiling
- Expanded entry door from 1 to 2 doors and added 2 new stained doors
- Removed existing driveway and poured expanded driveway with additional parking/basketball court

Kitchen

- Raised ceiling
- Removed walls to open up to breakfast area and living room
- All new custom cabinets
- White composite sink
- Fisher & Paykel 48in Dual Range 8 Burners
- Bosch Dishwasher
- Sharp Microwave drawer
- Fisher & Paykel Integrated Column Freezer
- Fisher & Paykel Integrated Column Refrigerator

Additional notes regarding the remodel

- 25 new low-E double hung windows
- Additional windows added in breakfast room, dining room and primary bathroom
- Added 2 new exterior doors off primary bedroom
- All interior doors are solid wood
- Insulated interior walls
- All door hardware was changed
- Added 2 pocket doors on 2 downstairs bedrooms
- Added 3 granite toppers for 3 downstairs built-in desks
- Replaced both walk-in attic access doors
- Rebuilt all closets, pantry and appliance garage (shelves, stained rods)
- New flooring throughout except upstairs study and sunroom
- All bathrooms remodeled except upstairs Jack and Jill (this was our last project inside to complete. We needed a usable bathroom during the remodel)
- Removal of tank heater upstairs allowed us to create a data closet
- New cedar wrapped beams in primary bedroom, living room and game room
- Entire house retextured
- New paint on walls and trim
- New baseboards through most of the home

- **New interior balusters and handrails and new oak treads on stairs**
- **Added half bath downstairs**
- **All fireplaces were cleaned, repainted interiors, gas logs cleaned and resurfaced with stone (living room and breakfast room) and stacked stone in primary bedroom**
- **New window shades in breakfast room, kitchen, and primary bedroom**
- **2" faux white faux wood blinds in all secondary bedrooms**
- **Barn doors added at primary bathroom and front living/study/workout room**
- **All custom cabinets throughout home include soft close slides and hinges, solid wood, modified shaker style**