

3158 Robinson Rd  
Missouri City, TX

1. **2014:**

a. ***Redesigned and renovated kitchen:***

- i. Created chef's island, seats 3-5 stools
- ii. New stainless-steel appliances:
  1. Sharp undercounter drawer microwave
  2. 36" DCS gas range and with oven settings for broil, regular bake, or convection bake
  3. 42" range hood (4 exhaust fans)
  4. Bosch dishwasher
- iii. New stainless steel Kraus farmhouse sink
- iv. New single handle chef's pull-down faucet
- v. New garbage disposal
- vi. New luxury granite countertops
- vii. New travertine backsplash
- viii. Installed solid wood KraftMaid cabinetry
  1. cabinet and drawer organization
  2. pullout cabinet drawers
  3. lazy Susan corner cabinet for pots and pans
  4. appliance garage
  5. storage and message center
    - a. cubby for mobile phone charging
    - b. cubbies with pullout drawers
    - c. key storage
    - d. white board and corkboard
- ix. Installed solid wood KraftMaid China cabinet w/ leaded beveled glass doors in breakfast nook

b. ***Renovated utility room:***

- i. Replaced Formica countertops with sparkle black granite
- ii. New travertine backsplash
- iii. New cabinet pulls

c. ***Created wine closet*** in dining room:

- i. Installed solid wood KraftMaid cabinetry to create wine case and stemware cabinet
- ii. Installed decorative wrought iron door in wine closet entry

- d. ***Created new built-in bookshelves*** on 2<sup>nd</sup> floor landing (where closet used to be – wall in closet in adjacent bedroom can be opened into the former closet space behind the bookshelves to create large walk-in closet)
- e. ***Bathrooms:***
  - i. ***Redesigned and renovated primary ensuite bathroom:***
    - 1. Created large, curbless shower room w/ two shower heads, two toiletry niches, corner bench, heated towel rack, and two 22.5” glass doors (= 45” opening)
    - 2. Installed 36” pocket door between primary bedroom and ensuite bathroom
    - 3. Installed 36” door to toilet room
    - 4. Installed solid wood KraftMaid cabinetry:
      - a. Double sink vanity with garage and cabinet
      - b. 2 clothes lockers with linen cabinet in between
      - c. 3 pullout bins (w/ 2 dirty clothes bins each = 6)
    - 5. Installed new granite countertop
  - ii. ***Renovated Guest ½ bath:***
    - 1. Installed luxury granite (same as kitchen granite)
    - 2. New cabinet pulls
  - iii. ***Upstairs Hollywood sink areas:***
    - 1. Installed new granite countertops
    - 2. New cabinet pulls
- f. ***Flooring:***
  - i. Leveled 1st floor – filled in sunken den w/ concrete
  - ii. Installed travertine tile from Turkey on 1<sup>st</sup> floor and in upstairs Hollywood sink areas
  - iii. Installed new carpet throughout 2<sup>nd</sup> floor
- g. ***Foundation:***
  - i. *Houston Foundation* placed 7 piers along primary bedroom wall (right side) and primary ensuite shower wall to arrest settling of foundation that was disclosed by seller (transferrable lifetime warranty)
- h. ***New Plumbing and Fixtures:***
  - i. Replumbed entire house w/ PEX-A pipes
  - ii. All new bathroom sinks
  - iii. New brushed nickel water faucets
  - iv. Replaced all four toilets w/ new dual-flush toilets

- v. Installed additional hot water heater above primary ensuite bathroom
- vi. Installed whole-house Pelican water filtration, softening and conditioning system
- i. **Windows and Doors:**
  - i. Replaced EVERY window w/ Pella 250 Series (SunDefense™, double-paned, Low-E, Argon Gas, weather resistant vinyl frame – Energy Star rating: “Most Efficient”)
    - 1. Pella 250 Series casement windows at kitchen sink and in bedrooms
  - ii. Replaced 2 exterior windows in living room w/ Pella 250 Series sliding glass doors
  - iii. Replaced 1 exterior window in breakfast nook w/ Pella 250 Series sliding glass door (adjustable shades in between glass panes)
  - iv. Installed Graber faux wood shutters in den and breakfast nook
  - v. Replaced all interior doors with solid wood doors and all new door hardware
- j. **Lighting:**
  - i. Added recessed canned lights throughout house
  - ii. New chandeliers in foyer, formal dining room, and breakfast nook
  - iii. New ceiling fans in formal living room, den, and all bedrooms
  - iv. New light fixtures in primary bathroom ensuite bathroom and guest ½ bath
- k. **Roof and Siding:**
  - i. New roof
    - 1. 30-year Owens Corning Oakridge shingles (Onxy Black)
    - 2. OSB TechShield
  - ii. New hardie plank siding on entire backside of house
  - iii. New roof exhaust vents
  - iv. Installed attic exhaust fan
- l. **Structure:**
  - i. Structural engineer redesigned first floor layout to open the 1<sup>st</sup> floor space
    - 1. 2” x 10” boards screwed together with steel plate in between placed in ceilings:
      - a. Between living room and den

- b. Between kitchen and breakfast nook
  - ii. Proper reinforcement beam installed in living room cathedral ceiling
    - 1. 2" x 10" boards screwed together with steel plate in between and placed at apex of ceiling between chimney and upstairs load-bearing wall
- m. **Renovated pool:**
  - i. New plaster
  - ii. New tile
  - iii. New coping
  - iv. New stacked shale finishes
  - v. New Sundeck pool deck
  - vi. New deck drains
  - vii. New Jandy pool equipment
- n. **New outdoor hot tub:**
  - i. Installed free-standing *Sundance*<sup>TM</sup> hot tub in pool area
  - ii. Put up 8 ft. cedar privacy fence between hot tub and neighbor's yard
- o. **Landscape:**
  - i. Placed Texas bull rock in backyard so there are no muddy areas
  - ii. Replaced wood deck with stamped concrete patio

**2. 2017:**

- a. 1<sup>st</sup> floor HVAC: new Trane 4-ton capacity, variable output cooling, 2 stage heating, 18 SEER rated, includes Trane Clean Effects air purification system and **new air ducting**

**3. 2021:**

- a. 2<sup>nd</sup> floor HVAC: new RUUD 3-ton capacity, variable output cooling, 2 stage heating, 16 SEER rated, included **new air ducting**
- b. Chimney inspected, cleaned, and tuckpointed where necessary
- c. Installed new exterior door in primary bedroom
- d. Installed new exterior door in utility room
- e. Installed new fireproof-rated attic door in garage
- f. Installed water-proof luxury vinyl plank (LVP) in family room (accesses pool area)
- g. Replaced drain lines under primary ensuite bath, guest ½ bath, kitchen, and utility room (transferrable warranty through October 2022)

- i. *Allied Foundation* placed 3 piers under primary ensuite shower wall (front of house) to support foundation where plumbers created access point to replace drain lines (transferrable lifetime warranty). This was done to prevent foundation issues in the future.
  1. *Allied Foundation* accidently cracked brick façade in front of house (exterior primary shower wall) when tensioning pier – crack has been pointed
- ii. *Allied Foundation* placed 3 piers under kitchen wall (left side of house) to support foundation where plumbers created access point to replace drain lines (lifetime warranty). This was done to prevent foundation issues in the future.

**4. 2022:**

- a. New pool filters
- b. New pool pump timer switches
- c. New pumps and UV bulb installed in Sundance hot tub