

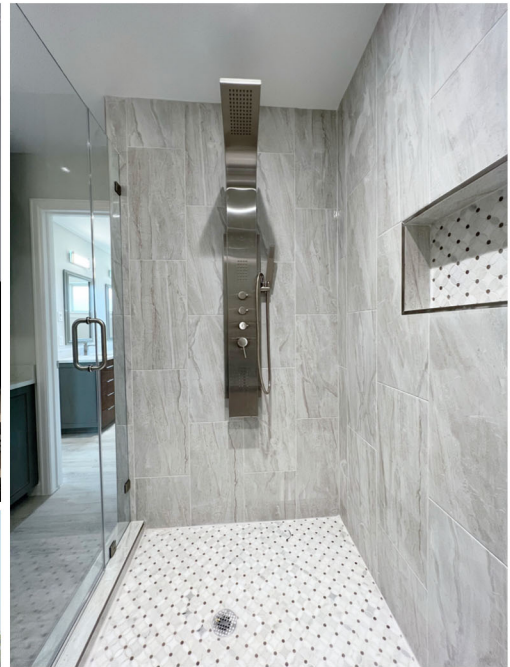


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# 10102 Sagedowne Houston, Texas 77089



*Your commercial and residential partners*



## LIST OF IMPROVEMENTS

**10102 Sagedowne  
Houston, Texas 77089**

### Flooring

New water-proof vinyl plank flooring throughout.

### Windows

New, double-pane, double hung, argon-filled, vinyl windows.

### Attic

- Ceiling joists re-configured and supplemented to be at 16" spacing.
- Insulated, double-sided Prodex radiant barrier, rated at R13 insulation value, installed against the rafters.
- Original hallway attic ladder replaced; second attic access and ladder installed in kitchen area.
- LED lighting added in the attic.

### Plumbing

- Water supply lines entirely replaced with PEX piping.
- New cast-iron tub installed in hall bath.
- Shower system installed in primary shower.
- New tub and shower valve in hall bath.
- New sink faucets in baths and kitchen.
- All faucets are designer, not builder, grade.
- New hot-water heater.

## **Lighting**

- New designer LED lighting throughout.
- New dimmer switches, Bluetooth capable. (Qty 16)
- Under-cabinet LED lighting in kitchen.
- Outdoor LED accent and security lighting.

## **Bedrooms**

- New ceiling fans with LED lighting and wall switch control of lighting and fan speed.
- Wall switches for closet overhead lights.
- Pocket doors installed for the primary bathroom and closet.
- New closet shelving and hardware.

## **Bathrooms**

- New custom sink cabinets with soft-close drawers and doors.
- New bathroom vent fans.
- New walk-in shower in Master Bath with separate hand-held shower wand for the bench seat.

## **Living Area**

- Nine-foot ceiling. Open concept.
- In-wall cable routing for entertainment center.
- New double doors to patio.

## **Kitchen Area**

- Custom cabinets with adjustable shelves and soft-close drawers and doors.
- Pantry cabinet with pull-out shelving.
- Bar seating with counter-top pop-up power and USB receptacles.
- New LG ThinQ technology refrigerator and range.
- New LG dishwasher.
- New range hood, vented to the outside.

## **General**

- New A/C duct system and ceiling registers.
- New electrical panel and breakers.
- New baseboards, door and window trim throughout.
- New front and rear doors.
- New door hardware throughout.
- Front gardens landscaped.
- Sidewalks leveled or replaced.
- Garage doors and garage door opener replaced.