

Details on the Fire:

The seller had gone to play golf Saturday morning, November 7, 2020. Generally speaking, the owner tried to be at the golf course every Saturday by 8am. While not at home, the smoke alarms began sounding and the monitoring company was alerted. The monitoring company could not reach the owner and went down the phone list to his daughter, who sent the fire department. Five fire engines responded, and by 10:15, the daughter arrived at the house. The owner, fire fighters, and fire marshal walked through the house, evaluating the damage.

From our understanding from the owner, a 5-year-old TV had a rare malfunction inside and it began smoldering and eventually caught fire. The fire marshal determined the source was the TV itself, and not an electrical issue with the house. Because the owner had installed high quality insulation in the attic, it is believed that is the reason the fire stayed localized to one bedroom and did not jump to other bedrooms.

The smoldering caused lots of smoke throughout the interior of the home. When it finally erupted, it burned a few 2 x 4's on the interior partition wall between the third bedroom and the hallway bathroom. The damaged studs were replaced.

Since there was so much smoke and water damage (from the fire department), the entire interior was gutted to the studs, remediated, and repaired, then remodeled. The appropriate inspectors approved everything. There was an insurance claim and the seller invested additional funds to rebuild to his tastes. Approximately \$300,000 was spent on the project.

The exterior did not sustain damage. It is original, except for the new roof, insulated windows, and doors. The fire fighters saw a second car in the garage, so they broke through both the front and back doors to gain access.

During the remodeling of the house, a wall in the main living area was removed, and the space was configured to be more of an open floor plan. The primary suite was enlarged 40+ years ago by taking in the former study to create a large bedroom. While remodeling after the fire, the primary bath and closet were enlarged.

The fireplace was salvaged and cleaned, as this was a sentimental focal point for the family. A heavy wooden mantel was added.

New copper wiring, PEX plumbing, and insulation were installed in the walls and then sheet rocked, taped, floated, textured, and painted with Sherwin Williams paint.

New baseboards, crown molding, doors, and casings were installed, as well as new door hardware.

New tile floors were installed throughout the home, except for the primary bedroom, which has an upgraded pad and carpet.

New soft-touch, soft-close cabinets were installed in the kitchen, both baths, the utility room, and two dry bars, as well as the mobile island. High-end hardware was also installed.

The countertops are all natural stone. The main living areas feature Quartzite, Toblerone Bianco from Brazil, which is more durable than granite, will not etch like marble, and is a beautiful low-maintenance option.

The stainless appliances are from the GE Profile series. The vent hood is by Kobe, and there is a 30-inch Summit wine chiller. The kitchen refrigerator is new and is negotiable.

The kitchen was reconfigured by removing a second wall to elongate workspaces, enlarge the pantry, add a bar area with lighted glass display shelves, and a beverage chiller. The mobile island makes a great serving area and bar.

The electrical plugs, switches and light fixtures are all new, with LED cans and ceiling fans.

The plumbing fixtures, vanities and tub are all new. Bathroom hardware is new.

The 2-inch blinds are new.

LPH Enterprises put in an audio home system, as well as wiring the house for an alarm system.

The attic was insulated to R38 by Williams Insulation, and there is a new 60-gallon gas water heater.

The outside AC unit is a 3.5-ton condenser that was not damaged. New HVAC components include furnace, evaporator coils, ductwork, registers, boxes, couplers, drain lines, and programmable thermostat.

The plumber also used a camera to check the sewer lines.

The original owner rebuilt the house with the intent to live there, so the materials were high-quality, and the craftsmanship was exceptional. He made selections for his comfort and enjoyment. As he was starting to move back home after the remodeling was finally completed, he suffered a medical event at the Methodist ER in Pearland on May 22, 2022. He was transported to Methodist Medical Center, where he passed on May 28, 2022.