

## 1428 Chardonnay Drive Improvements

As of 3/8/2024

- 2023-2024 – Completely remodeled kitchen with KraftMaid wood (island and darker cabinets) and composite (lighter color) cabinets with soft-close drawers, stainless steel appliances, large island perfect for meal preparation, family meals (seats 4) or remote work, popup countertop outlet (new requirement per 2024 City of Houston electrical code) with USB outlet and 2 electrical outlets, quartz countertops, double stainless-steel sink, brushed nickel faucet, heavy duty quiet garbage disposal, direct wired under-cabinet lights with dimmer, tile backsplash and three new electrical circuits and outlets to meet current City of Houston electrical code.
- 2024 – Electrical panel inspected and breakers re-sized to reflect new kitchen appliances.
- 2023-2024 - Remodeled downstairs powder room with new vanity cabinet and toilet, quartz countertop and brushed nickel faucet. Other matching accessories provided for installation.
- 2023-2024 - New smoke detectors installed in each bedroom and downstairs per current electrical code.
- **2024 – Inspection and permit signoff provided by City of Houston for both electrical and plumbing work in kitchen and downstairs powder room, new smoke detectors.**
- 2024 – New neutral carpet upstairs
- 2024 – New paint on ceilings, walls, baseboards and doors
- 2023 – New luxury vinyl plank throughout downstairs; moisture barrier on sub-floor
- 2023 – New landscape pavers in front patio
- 2023 – New Tuscarora Crape Myrtle in front patio
- 2022 – New Carrier 4-ton package HVAC unit
- 2021 – New Rheem 50-gallon water heater
- 2020 – New NT Window Low-e double-pane vinyl windows throughout the home
- 2020 – New custom Levolor cordless blinds throughout the home
- 2020 – New Nest Wi-Fi-enabled thermostat
- 2017 – Completely remodeled both upstairs bathrooms with new cabinets, granite countertops, brushed nickel fixtures, tile shower surrounds, bathtubs and tile floor
- Various completion dates:
  - New vinyl double-pane sliding patio doors
  - Chamberlain Wi-Fi-enabled garage door opener with battery backup for power outages, various garage door hardware updates
  - Ring lights with video cameras on all exterior doors, Ring doorbell with video camera at front door
  - Owned alarm system with wireless sensors and glass breaks
  - Ceiling fans in all rooms, remotes for downstairs fans
  - Configurable closet organization structure in all bedroom closets
  - Power outlets in patios
  - Perennial ground cover, bushes and Purple Shamrock plants around front patio

- In-ground sprinklers for front patio flowerbeds
- Perennial Firecracker plant in flower bed near garage
- External wireless keypad garage door opener near garage door
- External coded key safe near garage door