

Upgrades

New Roof, seller can put warranty in name so they can transfer to next buyer (1 time transfer)

New Electrical throughout entire house, installed professionally

8 motion LED flood lights exterior, professionally installed

Foundation Stabilized by Bonilla Foundation (transferable warranty)

Garage Foundation stabilized by Allied Foundation (transferable warranty)

East bedrooms have 10 Legrand Radiant Outlet and Nightlight wall plugs (tamper-resistant)

2 Garage Doors replaced

2 Garage Door openers replaced - Master Lift

Exterior Garage Doors made by Endura. Fiberglass will not rot

10 Solid Core Interior Doors purchased at BMC Building Supplies, 1.75" depth, good for fire blocking

Container Store closet designed in hall closet

Front Door made/installed by Southern Front Door

Mohawk Engineered Wood Floors - Brazilian Cherry

Water Heater professionally installed 2012, added drain line for clean out.

3 bay garage plus tool room, only 3 car garage in the neighborhood

New Cedar fence with treated 4x4s and 2x4s built 2020 (south) and 2021(east), roughly 7ft tall, 4x4 cement anchored

New Driveway poured 2021

Rachio Automated Irrigation System, 8 zones

Personal Weather Station - Ambient Weather WS-2000, integrated with Rachio System - **Does Not Stay**

7 Exterior Security Cameras

- TRENDnet 8MP 4k Domes
- D-Link Ethernet Switch 24 Port can support 12 PoE
- Panamax MR4300 Surge Protector

Houston Allied Siding and Windows added Hardie Board Siding, vapor barrier, and 2 coats of Sherwin Williams Paint

Whole House iSpring 3-stage water filter professionally installed June 2022

- 99% reduction of chlorine, sediment, pesticides etc.

Crown Molding throughout (BMC Building Supply) retails for \$8/foot

Baseboards throughout (BMC Building Supply) \$6/foot

17 Lutron Casita Light Switches for remote and timed light control https://www.amazon.com/gp/product/B00KLAXFQA/ref=ppx_yo_dt_b_search_asin_title?ie=UTF8&psc=1

Double Pane Windows with Nitrogen throughout

Custom 3-day blinds plantation shutters throughout

Replaced Galvanized w Pex and PVC, except for line coming into house

No pipe or leak issues during 2021 Freeze

Neighborhood had entire drainage, sewage, roads and sidewalks replaced in 2021/2022

City of Houston will be connecting neighborhood to new sewage (date TBD but all paperwork submitted)

No flooding during Allison or Harvey

Ducts cleaned April 2022 by Oups Steam Cleaning

All plugs tamper-resistant

3M Security film professionally installed on all east bedrooms and backdoor by Sunset Glass Tinting <https://sunsetglasstinting.com/>

North Master bedrooms insulated with RockWool Safe and Sound R30 <https://www.lowes.com/pd/ROCKWOOL-COMFORTBATT-R-30-Stone-Wool-Batt-Insulation-with-Sound-Barrier-23-in-W-x-47-in-L/3693532>

- Non-Combustible
- QuietRock on North wall <https://www.lowes.com/pd/QuietRock-Common-1-2-in-x-4-ft-x-8-ft-Actual-0-5-in-x-4-ft-x-8-ft-500-Drywall-Panel/3069747>
- Sound deadening
- Mildew and Fungi resistant
- Excellent Sound Absorption

QuietRock Sheetrock installed (north wall) <https://www.lowes.com/pd/QuietRock-Common-1-2-in-x-4-ft-x-8-ft-Actual-0-5-in-x-4-ft-x-8-ft-500-Drywall-Panel/3069747>

Completely new Master Bathroom (west)

- All plumbing professionally installed by C&R Plumbing
- Pex
- Rockwool
- Kohler hardware/trim in the shower
- Delta faucets
- Custom cabinets

- Diamond fusion coating on shower glass professionally installed Jan 2021
- Panasonic WhisperGreen Ventilation Fan 110 CRM
- 8 LED lighting, separate switch for shower and bathroom
- Barn Door purchased from Southern Front Door, 1800 dollars

Master bedroom (west)

- North wall Rockwool insulated
- QuietRock installed on northwall
- Container Store Cabinets
- Container Store Closet
- Added additional tamper resistant plugs

Remodeled Master Bathroom (east)

- Rockwall Insulation (pictures)
- New tile Floor
- New ceiling with added support in attic for lights, register and vent
- Panasonic Ventilation Fan
- New Kohler toilet
- Moen Faucet
- Moen shower/trim
- QuietRock on North wall
- Step-up draw for kids to brush teeth

Hall Bathroom

- QuietRock installed on West wall
- Panasonic Ventilation Fan
- Remodel May 2022
- Custom cabinets
- New American Standard
- New Led Lights with Casita switch
- Insulation on North wall
- New Moen hardware and stem valve

Kitchen/Livingroom Remodel

- Custom Alderwood Cabinets, built on site

- Minwax and antique finish
- InSinkErator - Quiet Series food disposal
- Single Basin Farm Sink - Kohler 6489 Farmhouse
- Moen Faucet
- Drawers soft close
- Pantry Cabinets has sliding shelves
- Broom Closet
- 36" Thermador Nat Gas Stove
- Kitchen Aid Wine Cooler
- Custom Island Light Pendants - \$800
- Kitchen Aid Dishwasher with Spare new motor
- 36 sq. foot Island with 2 plugs under the seating area
- Indirect lighting with Casita lighting under cabinets
- Kitchen plugs hidden under cabinets, solid backsplash
- Reverse Osmosis Home Master system with Ultraviolet, filters replaced completely July 2022, professionally installed
- Plumbed for Ice-Maker with APEC Water CS-2500 Filter, professionally installed Nov 2021
- Shelves installed in washing machine area for chemical storage
- Museum Lighting for paintings hung in kitchen and dining areas
- 7.1 Surround Sound
- Outdoor Zone 2 speakers, knobs by backdoor
- Speaker above Kitchen Island
- 6 Nest Protect Smoke Alarms, including one in garage