



To whom it may concern,

The property located at 17410 Granberry Gate Drive, Tomball TX, 77377 has reached majority completion on 3/1/2022.

The reconstruction/restoration of the project included:

- Re framing of approximately 1/3 of the structure. This included the attic space above the master bedroom, the top plates of the master bedroom, approximately 80% of roof joists. Back patio has been extended approximately 10 LF.
- The entire roofing system has been replaced with new decking, synthetic underlayment, all jacks, ridge vent, 3 tab shingles
- Windows have been replaced in the master bedroom and living room area.
- Left elevation has had all the brick replaced
- Left and rear elevations had siding replacement
- Remaining framing was treated for soot damage by Dry Ice blasting, heap vacuuming, sanding, wire wheeling, cleaning with a soot degreaser and odor neutralizer, Ozone treatment, and wet fogged with a soot neutralizer.
- All plumbing has been replaced inside the home. This includes all drain lines, all vent stacks, all water lines have been replaced with PEX plumbing, and all gas lines have been replaced with PFCT lines. Hot water heater was replaced with a tankless unit relocated to the garage.
- All electrical has been replaced. This includes all the runs from the breaker box, the breaker box itself, upgraded to ARC Fault breakers, and all rough-in and finish components, including lights, switches, outlets, fans, and garage door opener.
- The entire HVAC system has been replaced, including all ducts, furnaces, air handlers, plenums, and copper refrigerant lines to condensers. Added additional air returns, one in the master bedroom, and an additional return upstairs to optimize the air circulation in the home, for a more balanced system
- All the insulation was replaced with open cell foam insulation on all exterior walls, and on the bottom side of the roof decking.
- All the drywall has been replaced in the property
- All cabinets have been replaced with custom job built units consisting of soft close hinges, made with solid wood construction
 - Custom cabinets and shelving package added to the master walk in closet
 - Downstairs powder room sink has been upgraded from a pedestal sink to custom vanity with quartz counter top
 - Kitchen Island has been expanded to open the space to the living room with an oversized quartz counter top. Posts have been finished with shiplap



- All doors and finish carpentry have been replaced. All baseboards have been replaced with upgraded 4 1/4" finger joint pine.
- All walls, ceilings, trim, and cabinets have been painted
- All flooring has been replaced with Luxury Vinyl Plank
- All finish plumbing has been replaced, including all faucets, tub and shower valves, toilets, sinks, bath tub, a pot filler has been added to the kitchen.
- Upstairs tub surround, and master shower have been replaced with tile, and Schluter water proofing shower system.
 - Master shower has been expanded and upgraded with tile shower pan and custom frameless shower glass
 - Free standing tub has been added to the master bathroom
- All counters have been replaced with Quartz
- All appliances have been replaced and installed
- All window treatments have been replaced
- Stairs have been upgraded to eliminate the sheetrock pony wall and replaced with Solid wood balusters, stain grade hand rails, and oversized solid wood newel posts
 - Stairs also have been upgraded from carpet floor covering to Luxury Vinyl Plank with painted wood stingers
- Home alarm system has been replaced
- Fireplace unit has been replaced, and raised to have an 18" bench, and new brick surround has been installed in place of the original tile
- Access doors have been added to the attic space above the garage and the master suite. Access is now from the closets of the adjoining bedrooms. Closets have also been expanded to allow for more closet space in all 3 upstairs bedrooms.
- Utility room has been added, as well as walk in pantry.
 - Utility room has custom shelving and cabinets
 - Walk in pantry has custom shelving, and custom glass door insert

TOP 10 FAVORITE FEATURES OF MY HOME

01

Custom Kitchen with highend pull outs and tons of storage. Calacatta Arno quartz counter top with Oversized Island and

02

All new GE Profile appliances with large Windsor hood wrapped in natural shiplap wood. BAGNOLUX Kitchen Pot Filler and APEC water fliter (Connects to Fridge also)

03

Sculptural 3-Light Chandelier over Island and 25-Light Chandeliers Spiral Modern Crystal Raindrop Chandeliers and Antique Champagne Bronze KRAUS and Kingston Brass fixtures

04

Exquisite Spa like Master bath with large shower and deep soaker tub and CASAINC Brushed Brass Bathtub Faucet High Flow Filler with Hand Shower and Inner Decor Parker Shower Faucet

05

Large Custom Utility room with excellent storage and oversized sink

06

Beautiful Modern Living LV flooring throught home and modern fireplace with blower

07

Beautiful Custom Pantry with glass embossed door and drawers

08

Modern custom walk in closet with clothes and Accessories drawers and shelving, pants racks

09

Tons of storage, large Game room

10

Beautiful landscaping and awesome sub division

PROPERTY HIGHLIGHTS

PROPERTY ADDRESS:

RECENT UPGRADES:

DATE COMPLETED:

RECENT REPAIRS:

DATE COMPLETED:

AVERAGE UTILITY COSTS:

Electric	<input type="text" value="Electricity 150 water 85 and Gas 60"/>
Water/Sewer	
Gas	

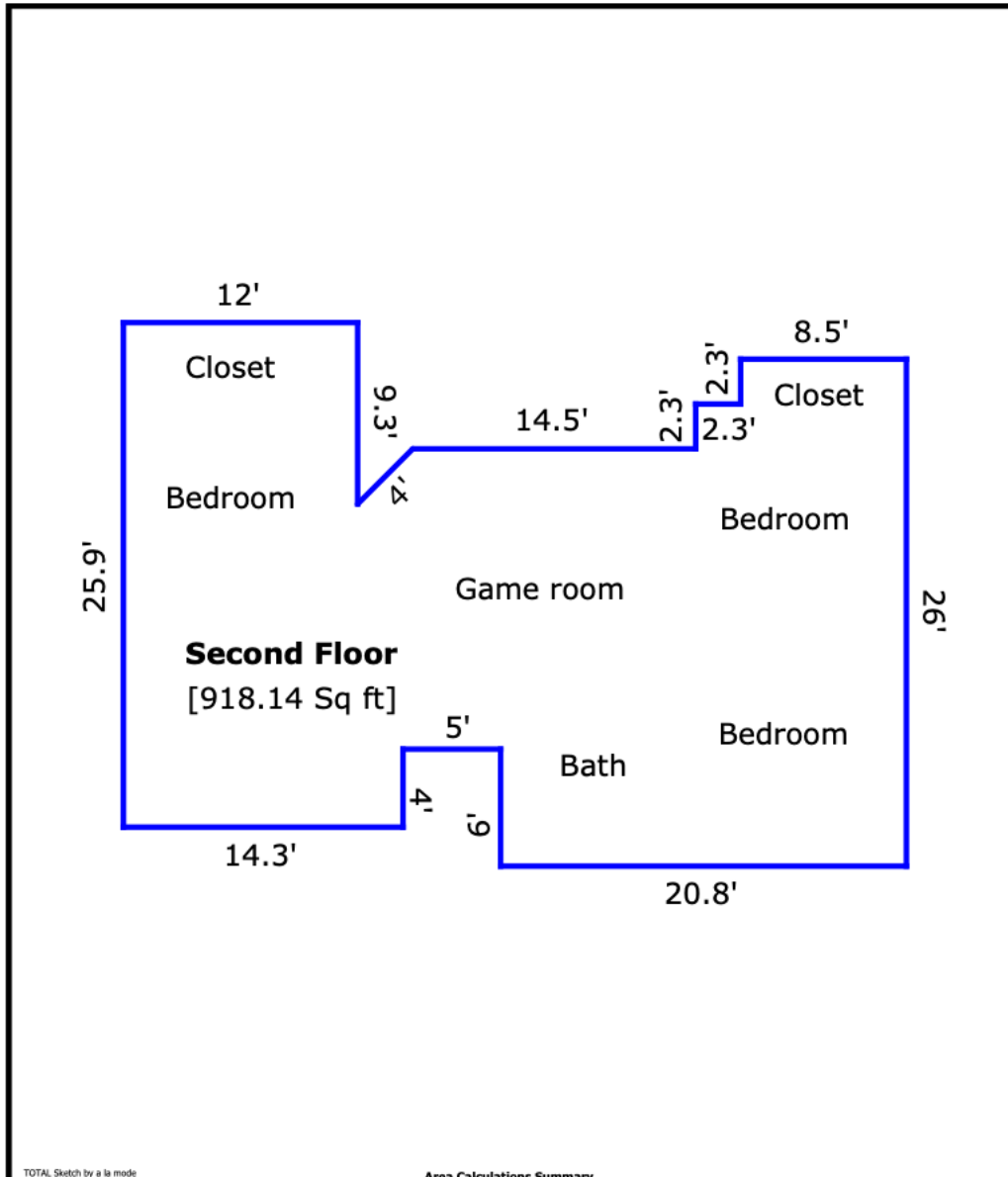
HOA FEE:

MOST RECENT YEAR PROPERTY TAXES:



Building Sketch (Page - 2)

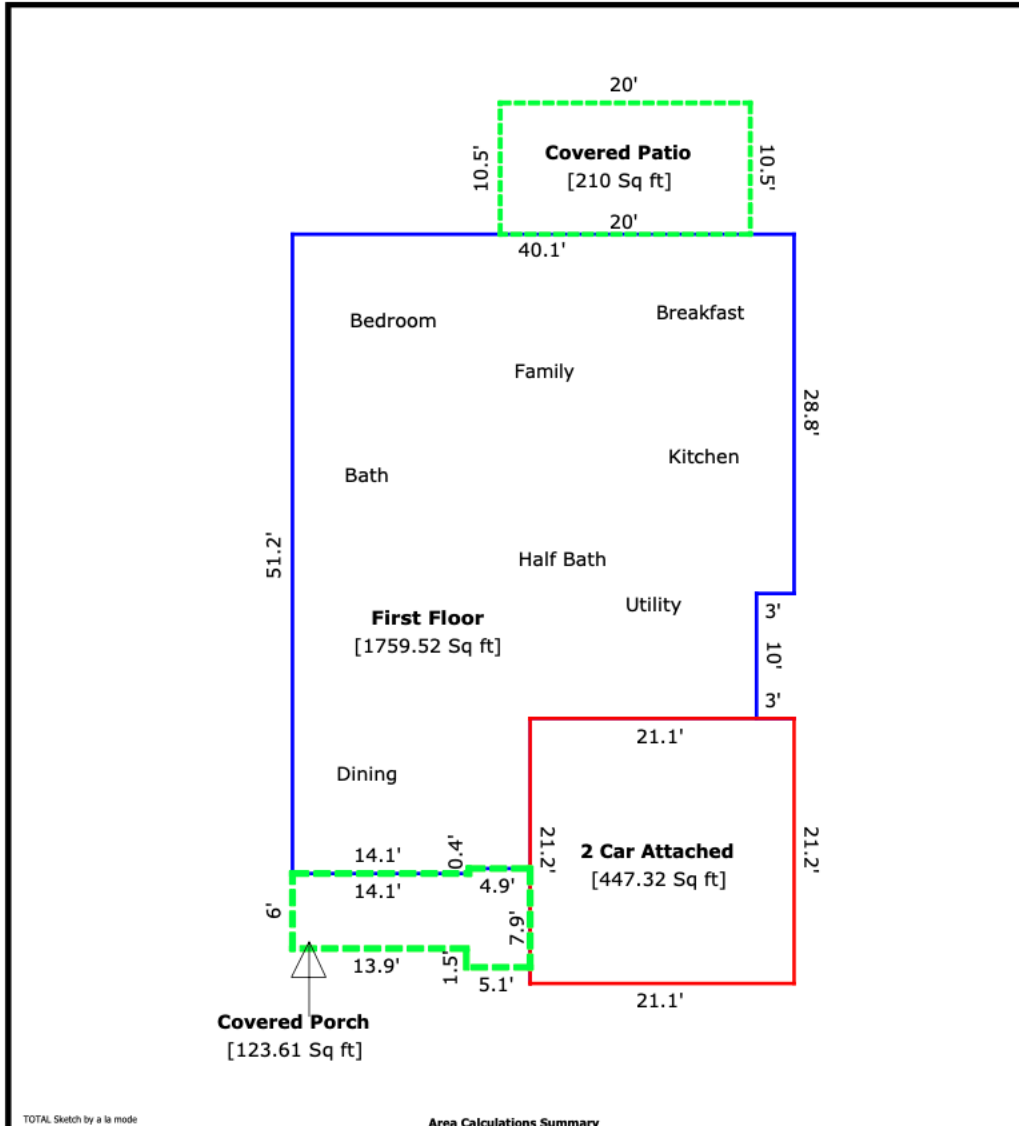
Borrower	N/A	Harris	State	TX	Zip Code	77377
Appraisal 17410 Granberry Gate Dr - Appraisal.pdf						



Area Calculations Summary		Calculation Details	
Living Area			
Second Floor	918.1 Sq ft	20.8 × 6 =	124.8
		14.3 × 4 =	57.3
		40.1 × 12.6 =	504.5
		0.5 × 2.8 × 2.8 =	4
		25.3 × 2.8 =	71.6
		10.8 × 2.3 =	24.8
		8.5 × 2.3 =	19.6
		12 × 9.3 =	111.6
Total Living Area (Rounded):	918 Sq ft		

Building Sketch (Page - 1)

Borrower	N/A				
Property Address	17410 Granberry Gate Dr				
City	Tomball	County	Harris	State	TX Zip Code 77377
Lender/Client					



TOTAL Sketch by a la mode

Area Calculations Summary			
Living Area		Calculation Details	
First Floor	1759.5 Sq ft	40.1 × 28.8 =	1154.9
		22.4 × 14.1 =	315.8
		10 × 18.1 =	181
		4.9 × 22 =	107.8
Total Living Area (Rounded):	1760 Sq ft		
Non-living Area			
Covered Patio	210 Sq ft	10.5 × 20 =	210
Covered Porch	123.6 Sq ft	7.9 × 4.9 =	38.7
		6 × 13.9 =	83.4
		0.2 × 7.5 =	1.5
2 Car Attached	447.3 Sq ft	21.1 × 21.2 =	447.3