

## **July-August 2016**

### **Began Remodel of Master Bathroom**

(Permit Pulled - All work inspected by La Porte City inspector)

- All new mold-proof drywall (ceilings and walls)
- All new Romex (12/2)
- All new PEX piping with PEX and SharkBite connectors
- All new Corning R-13 faced-insulation
- All new HardieBacker around tub area
- All new baseboards
- All new floor tiles
- New Pocket door
- New shelving in closet
- New LED light in closet
- New ultra-quiet vent installed
- New vent piping and roof cap with damper

### **American Standard Jacuzzi Tub**

- 2x4 wood frame with mortar base
- PEX piping with individual hot/cold water disconnects
- New tile frame and shower wall
- New faucet
- False door in front of tub base which allows access to faucet and drain. Designed to allow for easy installation of separate stand-alone shower.

### **Separate Circuit for Jacuzzi Tub**

- GFCI installed in water closet
- Separate breaker added to main breaker panel
- New ground strap that ties directly to breaker panel
- Installed by Master Electrician
- False door in water closet to allow access to Jacuzzi electrical connections

### **Vanity Area**

- New Vanity
- New Vanity Lights
- New GFCI lighted socket
- New light switches and covers
- New SharkBite quarter-turn water cut-offs

### **Water Closet**

- Bead board with false door for Jacuzzi

- New Kohler elongated bowl toilet

## **August – October 2016**

### **Master Bedroom**

- New doors, knobs, and casing
- New carpet
- New French-doors with internal blinds
- New custom double-cell blinds
- New ceiling fan w/ remote
- All new light switches and covers
- All new electrical sockets and covers
- All new baseboards
- Nest smoke/CO detector

### **Guest Bedroom 1**

- New doors, knobs, and casing
- New carpet
- New custom double-cell blinds
- New ceiling fan
- New LED lights in closet
- New shelves in closet
- All new light switches and covers
- All new electrical sockets and covers
- All new baseboards
- Nest smoke/CO detector

### **Guest Bedroom 2**

- New doors, knobs, and casing
- New carpet
- New custom double-cell blinds
- New ceiling fan
- New shelves in closet
- All new light switches and covers
- All new electrical sockets and covers
- All new baseboards
- Nest smoke/CO detector

### **Main Hallway**

- New Carpet
- New attic ladder
- New LED lights
- All new baseboards
- All new switches and covers
- Nest smoke/CO detector

## **Jan – March 2017**

### **Dining Area**

- New LifeProof laminate flooring (installed Dec 2018)
- New decorative light fixtures in walkway
- New drop light fixture
- New A/C vents
- All new baseboards
- All new switches and covers
- All new electrical sockets and covers
- New fiberglass back door
- Nest thermostat
- Kevo smart lock
- New fiberglass front door
- New handles for front door
- Nest smoke/CO detector

## **April 2017**

### **Pool**

- Pump rebuilt
- New Jandy 3-port valve installed
- All new gunite
- All new plaster
- All new tiles
- New light receptacle and wiring
- New multi-color LED pool light (Remote ready but not included)
- New electrical junction-box for light (behind palm tree)
- New pool light breaker panel installed to main breaker panel
- Pool has been chemically maintained and cleaned by local professionals
- All pool equipment (creepy crawler, tubing, poles, and cleaning heads) will stay with house

## **May 2017**

### **Laundry Room**

- Shelving refinished
- All new tile
- All new baseboards
- All new switches and covers
- All new electrical sockets and covers
- New A/C vent
- New LED light
- New Gas line valve
- New hot/cold water valves

- New entry door, knob, and casing

### **August – October 2017**

#### **Guest Bathroom**

- All new HardieBacker around tub area
- All new tile
- All new baseboards
- All new switches and covers
- All new electrical sockets and covers
- All new beadboard
- New tub
- New tub/shower fixtures
- New Vanity (purchased January 2019)
- New faucet (purchased January 2019)
- New quarter-turn hot/cold water valves (purchased January 2019)
- New vanity light fixture
- New LED light in water closet
- New Kohler elongated bowl toilet in water closet
- False panel in water closet for tub plumbing access
- New GFCI socket
- New doors, knobs, and casing

### **February – June 2018**

#### **Family Room**

- Refinished ceiling beam
- New DC motor ceiling fan w/ remote
- New crown molding
- All new baseboards
- All new switches and covers
- All new electrical sockets and covers
- New LifeProof laminate flooring (installed Dec 2018)

### **September 2018 – January 2019**

#### **Kitchen**

- New LifeProof laminate flooring (installed Dec 2018)
- All new real wood, soft close, European hinge cabinets
- All new Samsung stainless-steel appliances
- All new switches and covers
- All new electrical sockets and covers

- New stainless-steel extra-large sink
- New Kohler faucet
- New garbage disposal
- New quarter-turn hot/water valves
- New Wonderboard backing
- New tile backsplash
- New LED main light
- New LED over-sink light
- New ice-maker water outlet box and valve
- New gas connection box and valve
- New GFCI sockets in wet space
- New Granite countertops
- New vent ducting for stove vent
- New door and casing
- New motion sensing LED light in pantry

#### 2019-2020

- New garage door and garage door opener w/ remote access
- New 6' pine privacy fence on left side of property
- New 3' metal self latching pool gate
- All New 2" faux wood blinds throughout entire home
- All New interior and exterior paint
- New custom solid wood outdoor storage bench

#### 2020-2022

- All New exterior light fixtures
- New ceiling fan in Master
- All New landscaping and tree maintenance
- New pool equipment
- All New gutters and downspouts installed

#### 2023

- All New interior light fixtures
- New 50 gallon water heater
- New 6x6 solid wood columns in courtyard patio

#### 2023-2025

- All New interior light fixtures
- New 50 gallon water heater
- New 6x6 solid wood columns in courtyard patio
- Exterior repainted
- New 6' pine privacy fence on right side of property
- 2024 Refrigerator & water line replaced
- Fascia replaced with hardiplank
- Feb 2025 AC/Heat serviced
- New thermostat

## **Home Highlights**

- Completely remodeled kitchen (All new cabinets, flooring, appliances, sink, faucets)
- Completely remodeled baths (All new cabinets, flooring, sink, faucets)
- Smart home products throughout (Nest/Kevo products)
- All new doors, knobs, and casing throughout
- All New fiberglass exterior doors
- All New LED light fixtures throughout interior and exterior
- Child proof anti-tamper sockets throughout
- LifeProof laminate flooring throughout (warranty non-transferrable)
- All new double-hung, double-pane windows with 50-year warranty (transfers once)
- Refinished pool (2017)
- New pool equipment
- Every surface has been repainted with Behr Marquee superior paint
- Sherwin Williams latex paint used for all trim and baseboards
- New roof (2015)
- New 2" Blinds throughout
- All new gutters in courtyard and rear patio

### **Included Documentation:**

- America's Choice Windows 50-Year Warranty (\$100 transfer fee) including purchase agreement and card from sales representative. Company is in League City.
- Stoneworks Granite Countertop 15-Year Warranty and warranty transfer documentation.
- Documentation for All Kitchen Appliances including unused parts
- Receipt for Pool Plaster Work including 2-year warranty (from 5/12/17)
- Warranty Information For Laminate Flooring – Not Transferrable
- Pentair Pool Light Documentation
- Limited Warranty for Pool Jandy Valve
- American Standard Whirlpool Tub Documentation
- La Porte Building Permit for Master Bath and Close Out Sticker
- La Porte Plumbing Permit for Master Bath and Close Out Sticker
- La Porte Electrical Permit for Master Bath and Close Out Sticker
- La Porte Permit Receipt for Master Bath
- Packaging and Documentation for All Nest Products
  - Each Nest Protect is Dated with Time of Installation
- Packaging and Documentation for Kevo Lock