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Copy of 5302 SAXON

Date
Nov 2, 2025

5302 SAXON

Stream of Life SL
Philip Carr
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Estimate
ES-10315

#	Item	Total
1	Executive Summary of 2024 Inspection report/ 2025 Make Ready Punchlists* Executive Summary — 5302 Saxon Drive, Houston, TX 77092 Between October and December 2024, a comprehensive renovation and corrective work program was completed at 5302 Saxon Drive, Houston, Texas 77092, following the findings of the August 2024 property inspection report prepared by Smith Group Property Inspections (TREC License #24130). The project addressed both structural and systems-related deficiencies while enhancing the home's aesthetic presentation and operational safety in anticipation of its forthcoming entry to market-November 1, 2025 listing and upcoming showings. Work was performed under the supervision of ABSI General Contractors (Google 5★ Rating), an experienced Houston-based residential and commercial contractor. The project encompassed multiple trades —(MEP) HVAC, Electrical, Plumbing, roofing, interior and exterior finishes — ensuring compliance with local building standards and TREC performance guidelines. 1. Mechanical, Electrical, and Plumbing (MEP) & Interior/Exterior Renovations Approximately \$75,000 was invested in MEP // Interior & Exterior systems upgrades and renovations • Electrical: Installation of new Homeline AFCI/GFCI breakers, surge protection, and complete panel relabeling. RBG Electrical Services LLC performed rewiring of the main house, garage apartment, and accessory unit. Work included replacement of defective outlets and switches, fixture updates, attic splice corrections, and GFCI protection at code-required locations. • Plumbing: Replacement and pressure testing of domestic water lines; new sinks, drains, and fixture assemblies; dishwasher and range hook-ups; and re-sealing of bathtubs and wet areas. Gas meter bonding and venting upgrades were added to improve safety compliance. • HVAC: Replacement of the primary 5-ton Carrier heat pump system with new ductwork, plenums, and insulated flex connections. A new mini-split system was installed for the bunk house, improving efficiency and comfort control. All equipment was tested and commissioned per manufacturer specifications. 2. Roofing, Attic, and Structural Corrections In response to deficiencies identified in the inspection report, the roofing system underwent structural reinforcement and material replacement. • Removal of skylights and improper flashing assemblies that contributed to moisture intrusion. • Replacement of damaged decking, installation of synthetic underlayment and laminated shingles, and re-insulation of attic spaces to improve energy efficiency.	\$0.00

- Reinforcement of truss members and framing supports, and correction of damaged ceiling areas previously noted as deficient.

3. Interior and Exterior Renovations

Extensive interior and exterior repairs were completed to cure inspection deficiencies and prepare the residence for market presentation.

- **Interior:** Wall and ceiling patching, tape and float repair, repainting, and texture restoration throughout the main residence. Reframed interior doorways, replaced damaged hardware, and installed self-closing mechanisms on the garage entry per safety requirements. New smoke and carbon monoxide detectors were installed in all habitable spaces.
- **Exterior:** Fascia and trim replacements, foundation perimeter re-sealing, and application of polyurethane sealant on driveway and pool deck expansion joints. Vegetation clearance and drainage corrections were completed to maintain proper grading and minimize foundation exposure. Fence and gate hardware were repaired or replaced to ensure functionality and site security.

4. Make-Ready Improvements — October 2025

To ensure full readiness for listing, an additional **\$10,000 in make-ready improvements** was completed in **October 2025**. This phase included final punch-list corrections, detail painting, fixture polishing, hardware replacements, surface refinishing, deep cleaning, and minor carpentry and cosmetic enhancements designed to elevate the property's presentation quality for prospective buyers.

5. Conclusion

The property now reflects a thoroughly rehabilitated condition, with all previously noted deficiencies addressed and key systems brought up to modern standards. The work executed by **ABSI General Contractors** demonstrates a commitment to precision, compliance, and craftsmanship.

Our firm is **intimately familiar with the property** and welcomes inquiries from prospective buyers, agents, or inspectors regarding the scope, documentation, or potential for further improvements. For additional information or consultation, please contact:

ABSI General Contractors

☎ 713-832-1832

☎ [ABSI General Contractors – Google 5★ Rating](#)

This summary is provided as an official record of the completed renovation and make-ready work performed to cure inspection-related deficiencies and prepare the property for market presentation.

Type: Material

Subtotal	\$0.00
Tax HTX tax rate (8.25%)	\$0.00
Total	\$0.00
Amount Paid	\$0.00
Balance Due	\$0.00

Payments

\$0.00

Upcoming

Deposit

Due: Nov 18, 2025

\$0.00

Upcoming

Upon completion

Due: Nov 18, 2025

Signature

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