

HOME UPGRADE LIST

PROPERTY

1519 HANNINGTON DR

GENERAL

Framing & Structural Change	Aug – Sept 2025: Reinforced framing; certified & sealed engineer plans submitted to Harris County. Permit#2507300140
Drywall & Texture	Aug–Sept 2025: New drywall & texture in most of the house
Interior Paint	Aug–Sept 2025: New interior paint
Doors & Trim	Aug–Sept 2025: New interior doors, trim & window casings
Flooring Tile, carpet, LVP)	Aug–Sept 2025: New luxury vinyl throughout; carpet in secondary bedroom & garage apartment; new tile in laundry & bath
Lighting Fixtures	Aug–Sept 2025: All new lighting fixtures, new recessed cans, new trim for existing recessed cans, and ceiling fans
Smart Home Systems Thermostats	Aug–Sept 2025: Programmable thermostat

MECHANICAL / ELECTRICAL / PLUMBING (MEP)

Electrical Panel upgrade, outlets, recessed lighting, exterior lighting	Aug–Sept 2025: New panel, outlets/switches (incl. GFCI & low-voltage), exterior lighting
Plumbing [Supply lines, drain lines, water heater/tankless, fixtures, hose bibs, etc.]	Aug–Sept 2025: New PEX water lines throughout; new water heater in garage; new bath fixtures, drains & vent pipes
HVAC / Mechanical [Ductwork, new AC/Heating, thermostat, ventilation / bath fans, range hood, etc.]	Aug- Sept 2025: New Condenser Unit 2 TONS , New Coil and Air Handler . 14.5 SEER Aug- Sept 2025: New Furnace , New Coil, New boxes, ducting and Grills .13 SEER

KITCHEN

Layout changes (walls, island, open concept)	Aug–Sept 2025: Open plan; centered island; seamless to dining.
Cabinets Prefabricated procraft life warranty soft close with	Aug–Sept 2025: Prefabricated ProCraft lifetime warranty soft-close cabinets with TopKnobs hardware.
Countertops (quartz, granite, butcher block)	Aug–Sept 2025: Stain-resistant quartz (Exotic Collection).
Backsplash	Aug–Sept 2025: Flash White 5x5 tile from Arizona Tile.
Sink & Faucet	Aug–Sept 2025: New sinks & faucets.
Appliances (fridge, oven, cooktop, dishwasher, microwave, hood)	Aug–Sept 2025: Waste King/ Moen Garbage Disposal, Viking Wall Mount Range, Honeywell Dishwasher, GE French Door Refrigerator, GE Free-Standing Electric Range and GE 30 in. Gas Cooktop
Lighting (pendants, under-cabinet, recessed)	Aug–Sept 2025: Pendants and all new lighting fixtures, including recessed lights.
Flooring	Aug–Sept 2025: New luxury flooring — Ruby Beach, 5.5mm x 9". 9"

BATHROOMS

Layout changes (move walls, enlarge shower/tub)	Aug–Sept 2025: Double vanities in all baths.
Vanity & Sinks	Aug–Sept 2025: New vanities & sinks.
Countertops	Aug–Sept 2025: New Calacatta Selene Quartz 3cm
Tub/Showers (tile, glass, enclosure)	Aug–Sept 2025: Frameless rainfall shower with Delta valves.
Toilet	Aug–Sept 2025: All new.
Fixtures (faucets, shower heads, etc.)	Aug–Sept 2025: New faucets & showerheads.
Mirrors & Lighting	Aug–Sept 2025: Designed mirrors.
Tile & Flooring	Aug–Sept 2025: Primary—honed marble at shower floor;secondary—porcelain/ceramic.
Exhaust Fan	Aug–Sept 2025: All new.

BEDROOMS & LIVING AREAS

Closets (shelving, doors, lighting)	Aug–Sept 2025: Primary and secondary closets with shelving/built-ins.
Ceiling Fans	Aug–Sept 2025: Ceiling fans in three secondary bedrooms.
Flooring	Aug–Sept 2025: New luxury flooring - Ruby Beach, 5.5mm
Paint & Trim	Aug–Sept 2025: New Sherwin Williams paint; new trim (re-stated).

EXTERIOR

Roofing (shingles, flat, metal)	Five years coverage
Siding / Exterior Paint	Aug–Sept 2025: Repaired & painted.
Windows & Doors	Aug–Sept 2025: Replace main door and garage door.
Gutters & Drainage	Aug–Sept 2025: Cleaned/repared; drainage repaired & jetted.
Landscaping	Aug–Sept 2025: Sprinklers repaired; new plantings/grass/mulch.
Fence / Gates	Aug–Sept 2025: New 170-linear-foot fence.
Garage (doors, epoxy floor, storage)	Aug–Sept 2025: Three new garage doors with Genie openers; new garage floor.

GARAGE AND STUDIO APARTMENT

Kitchen	Aug–Sept 2025: Complete kitchen with prefabricated cabinets and quartz countertops.
Bathroom	Aug–Sept 2025: Complete bathroom with shower, pedestal sink, and toilet.

OTHER

Fireplace (gas, wood, electric)	Aug–Sept 2025: New 2-ton garage HVAC system.
Staircases (treads, railing, balusters)	Aug–Sept 2025: New garage staircases.
Specialty Rooms (office, theater, gym, wine cellar)	Aug–Sept 2025: Dedicated office and family/game room; second-floor garage bedroom with two closets.
Pool	Aug–Sept 2025: New motor and blower fan.
Miscellaneous / Notes	<p>ALL 2025:</p> <ul style="list-style-type: none">• Foundation (Reviewed; Active Warranty): Inspected and installed 14 piles; lifetime transferable warranty.• Brick Finish: German-smear exterior seals micro-cracks; provides moisture exclusion benefits.• Hydrostatic Test: Completed and passed.