

Dennis & Bronita Black
17415 W. Blooming Rose Court
Cypress, TX

The house sale was closed on 8/20/13. The remodel began in September 2013 and finished in December 2013. At the time of purchase the square footage was listed by the county as 4,379 ft². The bonus room was not finished. We had electricity up to code added. After lights and plug ins were added, A/C vents were installed and the walls and ceiling were sheet rocked. This added 315 ft². That brings the total square footage to 4,694 ft². There are two garages, one two-car and one single car. There are 3-1/2 bathrooms. There are four bedrooms, all with closets plus the bonus room. Three of the bedrooms have walk-in closets. The fourth has a bi-fold door closet. The bonus room could be converted into a large bedroom easily.



- * The roof was replaced in late ~~2020~~ 2017 (Dennis)
- * The water heater was replaced in 2023.
Replaced all light switches to rocker style in remodel.
All outdoor doors and dead bolts were changed out with new ones in remodel.
- * Two new AC & Heat units were purchased and installed on 3/12/21. One unit is 5-ton and the other is 3.5-ton. Purchase price for the two units was \$17,964.

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The remodeling job cost a total of \$163,596.87. See attached spreadsheet.

All hardware & faucets were changed to brushed nickel.

The entire house's ceilings and walls were painted, except for the bonus room. All ceiling fans and lights were replaced. Plantation shutters were installed throughout the house. All of the downstairs, except for the master bath and master bedroom received new wooden laminate flooring. The flooring was Karndean Luxury Laminate collection. The master bedroom received new carpet. The master bathroom received new tile.

Three bedrooms are upstairs. Two have walk-in closets. Two upstairs bedrooms share a Jack-and-Jill bathroom. The third bedroom has a closet and book shelves were built in.

Master Bathroom

The remodeling job was a complete workover for the master bath. Originally, there was a sitting area between the master bedroom and bath with a fireplace. The half-wall between the sitting area and the MBR was eliminated. And the fireplace in the sitting area was eliminated as well. The wall between the sitting area and master bath was moved 6 feet into what had been the sitting area. This enlarged the master bath enough to add a man's closet and a linen closet and clothes hamper. It also meant all of the original closet

became a lady's closet. A jewelry cabinet with outer mirror was installed in lady's closet. Chester drawers and shelves were added to both closets and shoe racks were added to both. Full length mirrors were put in both. New carpet was placed in closets.

The shower had been in the shape of a diamond in the center of the master bathroom. Two small vanities were on either side of the shower. The remodel eliminated the existing shower and was put on an outer wall. The jacuzzi garden tub remained in place. A new glass shower was installed on the outer wall and two sinks and granite counter tops were on the opposite wall. A large 4' X 10' mirror was installed over the counter tops and cabinets that included six full-size drawers. Decorative tile was put up for the shower and on the wall behind the tub. New lighting for the bathroom, with a ceiling fan, was added. The floor received new tile as well. A head knocker was built over the master bathroom toilet.

Kitchen

All can lights in kitchen were changed out to LED.

The second area most impacted by remodel was the kitchen. Original kitchen cabinets hardware was replaced. A new kitchen sink, dishwasher and garbage disposal were installed. All of the cabinets were painted. A middle island was built. A bookshelf was on one end and a wine rack was on the other end. Matching granite was installed on top.

The area to the backyard side of the kitchen had been an open area. We had new upper and lower cabinets and granite matching the rest of kitchen built in that area. The lower cabinets are ten feet long and the upper cabinets are 6 feet long. Undercounter lighting was installed. This is a nice large breakfast area which has the two-sided fireplace and a great view of the treed back yard and pool.

Kitchen Appliances

A new Samsung side-by-side refrigerator with water and ice dispenser was purchased in March 2015. A Jennaire 5-burner gas stove was installed at the time of the remodel. A Jennaire dish washer was installed at the time of the remodel. A new GE microwave was purchased and installed in 2022.

Formal Dining

Opened area in formal dining room from front door entry. Replaced oval entry to a more modern open concept.

Den

Replaced old see-through fireplace with Ozark Chalk stone & new wooden mantel on both sides. Installed speakers for surround sound media. Added picture shelves on NW wall.

Front Office

Converted room from a sewing room to an office. Added bookshelves and cabinets creating a large amount of storage.

Utility Room

Added cabinets over washer and dryer. Also added a broom closet. On the opposite side of the room, new cabinets with granite matching kitchen was installed. New lighting was installed as well.

Stairs

Replaced wooden white balusters for stairs and upstairs surrounding den with decorative wrought iron balusters.

Upstairs Office

The countertop was original. Drawers were added under the countertop. A shelf was built above workspace.

Safe

There is a 30" X 61" heavy-duty Liberty gun safe in the bonus room. The safe will remain with the house. (SN L001655756) It has an electric combination dial and handle spoke to open. Manual will go to buyers with combination code at closing. The safe cost \$1,670.30 when purchased 2/15/2015.

Swimming pool information:

Above ground piping was replaced when the winter storm hit a few years ago.

Heating elements were replaced in heater.

Vacuum cleaner replaced in 2024.

Vac hose replaced 2025

Back Yard Items which will stay:

Irrigation for backyard 2020

10' X 12' wooden shed with electricity

Large area with kids' swing set, fort and slide

15' X 16' stone covered area with large picnic table

Generac generator -26 kW basic Paid \$16,800 for unit. This unit can generate enough electricity to drive all lights, refrigerators, TV's. It provides 100% electricity if grid fails.

All backyard wooden fence across rear of property replaced 2022

Backyard wooden fence along west side of back yard mostly replaced 2023.

All of wooden fence along east side of backyard replaced 2024

Front fence next to small garage replaced January 2024

Fence from big garage to gate replaced Fall 2024.

Gutters with leaf guards were installed over master garage and pool area in rear of house.

Pegboard across wall in garage and west work bench installed in 2014. All will remain with house.

Received 12/25
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Dennis & Bronita Black
17415 W. Blooming Rose Ct., Cypress, TX 77429
2013-2014 Remodel

<u>Name</u>	<u>Memo/Description</u>	<u>Amount</u>
<u>Goodlife Outdoor Living Expenditures</u>		
Ferguson	Kitchen appliances	8,726.66
Mirror Gallery	Master bath mirrors	1,273.00
Arthur Salazar	Painter	500.00
Bank Of America	Materials	7,351.72
Chris Bledsoe	Painter	270.00
Crown Electric	Electrical wiring	9,556.05
David Sanders	Fee to oversee project	18,523.19
Devereaux Plumbing	Plumbing	6,565.00
Discover Card	Materials	3,452.00
Horlando Martinez	Cabinets, crown molding, various carpenter work	13,369.88
Kirtley & Sons	remove existing chimney flu stack - install new decking/shingles	450.00
Mario Orozco	Frame bathroom, closets, etc.	4,575.00
Marvin Martinez	Frame & sheetrock	4,050.00
Matt's Custom Decks	Trash	1,000.00
Raul Evenez	Painter	7,000.00
Sierra Stone	Custom stone	9,583.50
Texas Floors	Tile and flooring	32,769.00
Trigos Masonry	Masonry for fireplaces	3,000.00
		132,015.00
<u>Direct Purchases by Owners</u>		
Elite Shutters	Plantation shutters	13,500.00
Home Depot	Vessel sink for powder bath	281.45
Lindsay Rolph	Lights and fans	3,374.00
RND Techs	Audio visual eqpt, rewiring and installation	14,426.42
		31,581.87
TOTAL IMPROVEMENTS		<u>\$ 163,596.87</u>

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12/25
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17415 W. Blooming Rose Court

2013-2014 Updates

General

1. Painted all interior walls and ceilings 10/13
2. Replaced all balusters from white wood to wrought iron
3. Replaced all hardware and faucets to brushed nickel, lever style handles on doors
4. Replaced all ceiling fans 10/13
5. Replaced all downstairs flooring with Karndean Design Flooring except new carpet and tile in master bedroom and bath
6. Changed out all can lights to LED
7. Replaced all light switches to rocker style
8. Installed 3 1/2" plantation shutters in all windows
9. Installed irrigation in back yard
10. Installed outside speakers around pool

Entry

1. Replaced entry light fixtures
2. Removed pillar in dining room/entry

Formal Dining

1. Replaced light fixture to coordinate with new entry fixtures

Office

1. Built custom stained desk/bookcases
2. Electrical changes to hang TV and outlets for desk area

Powder Bath

1. Faux painted walls
2. Added vanity with vessel sink w/oil rubbed bronze faucet

Den

1. Built shelves
2. Replaced old fireplace with Ozark Chalk stone
3. Drywall work above fireplace to remove recessed area
4. New wood mantle
5. Added TV outlet above fireplace
6. Added speakers and surround sound
7. Added floor electrical receptacles

Kitchen

1. Installed all new appliances, including garbage disposal
2. Installed new stainless steel sink and oil rubbed bronze faucet
3. Increased length of island by 6", installed granite and added outlets
4. Added wine rack and shelves to island
5. Replaced countertop with granite
6. Replaced back splash with natural stone
7. Added molding to both top and bottom of cabinets
8. Added undercounter lighting
9. Painted, glazed and inked cabinets
10. Replaced all cabinet hardware
11. Added light fixture above island
12. Added fluorescent lights to pantry
13. Added automatic off/on light switch in pantry

Breakfast Area

1. Converted sun room to breakfast area
2. Built additional upper and 24" lower cabinets. Top of upper cabinets has glass doors. Bottom cabinets have matching drawers
3. Installed undercounter lighting and electrical outlets
4. Replaced old fireplace with Ozark Chalk stone
5. Drywall work above fireplace to remove recessed area
6. New wood mantle

Utility

1. Built cabinets over washer and dryer area
2. Added broom closet and cabinets above
3. Added cabinets, drawers and granite

Master Bedroom

1. Removed fireplace and closed off chimney
2. Removed pillars, half walls and arch
3. Relocated electrical outlets
4. Added crown molding
5. Moved wall to increase size of master bath
6. Encase window
7. Furr down sitting area ceiling

Master Bath

1. Totally gutted bathroom
2. Built large linen closet
3. Removed pillars around garden tub
4. Built new shower
5. Added custom stone and designs to walls of shower and garden tub
6. Built double vanity with lots of storage
7. Installed new sinks and granite countertop
8. Installed large mirror over vanity
9. Installed new light fixtures
10. Added ceiling fan
11. Faux painted master bath

Master Closets

1. Increased size of men's closet
2. Added built in drawers and shelves in both master closets
3. Improved functionality of ladies' closet
4. Added full length mirrors in both closets
5. Installed café doors between ladies' closet and bathroom

Game Room

1. Replaced stair rails with half wall

Media

1. Removed raised platform
2. Installed additional TV, electrical and coax cables
3. Installed surround sound

Upstairs Office

1. Added encased door
2. Drywall work to remove recessed area
3. Built work table and drawers
4. Relocated electric outlets and coax cables

Upstairs Library

1. Built bookcases

Upstairs Bathrooms

1. Removed wallpaper, textured and painted
2. Replaced light fixtures and faucets

Extra Unfinished Room

1. Repaired joists
2. Installed air ducts and vents
3. Installed sheetrock and floated
4. Installed electrical outlets, smoke detector and brought up to code

Garage

1. Added peg board across south wall
2. Constructed work bench