

10219 Barwood Dr, Houston TX 77043

Living area per 2016 appraisal: 2,354 sq ft

2 car attached garage: 540.5 sq ft

Finished storage: 165 sq ft

Lot size: 10,625 sq ft (85 x 125.28); 6' build lines on sides, 25' set backs front & back

2016 permitted renovation with previous owner

- Converted from 4/2 to 3/2.5 with dedicated home office (formerly dining room)
- Updated all electrical
- Updated plumbing
- Updated kitchen & bathrooms
- Updated HVAC, furnace
- New double-paned windows
- New flooring and light fixtures throughout (carpet in primary bedroom & closet)
- On-site millwork - built-ins in primary closet
- Foundation work – 18 pilings on South and East sides of home, lifetime transferrable warranty (must be transferred within 30 days of closing)
- New sheetrock, interior & exterior painted

Updates since 8/29/16:

- Kitchen countertops & backsplash – Caesarstone “Alpine Mist” quartz countertops with no seams, marble backsplash, changed overhang side (Sept 2016)
- Samsung Refrigerator + water line (Sept 2016); will leave with buyer including new filter
- Gas stove and gas line to stove (Sept 2016)
- Window treatments, fans (Sept 2016)
- Security system installed with remote monitoring / wireless transmitter (Sept 2016); Smith-Thompson
- Xfinity internet set up; connection point in Study (Sept 2016)
- Insulation – L-77 complete coverage in attic at top of stairs and above garage, radiant barrier stapled against roof rafters (Sept 2016); The Insulation Guru
- Ring doorbell front door (Sept 2016); Ring doorbell back door (July 2019); tools to change batteries and 2 extra batteries with charger will be left for buyer
- Laminate flooring in finished attics (April 2017)
- Laundry room built-ins (May 2017); professional designer + Joel Gallegos
- Added matching wood floors to primary bedroom & closet (June 2017); Michael Mouton, spare flooring in attic to be left for buyer
- 300 linear ft of 4” PVC pipe drains, 9 basins, 6” gutters with upgraded pine needle leafguard, downspouts tied in (Sept 2017); Lawnscape Plus drainage, Rain Miser gutters
- Nest Thermostat & 5 sensors (Apr 2018); will leave all with buyer

- Rinnai tankless hot water heater (Sept 2018); Hot Water Guys, and they have performed a flush annually since install
- Foundation work – 16 exterior pilings on North and West sides of home; Jericho Foundation, lifetime transferrable warranty (must be transferred within 30 days of closing), most recently inspected Mar 2025 with no significant movement noted (see letter)
- Fireplace & built-in remodel (May 2019); professional designer + Joel Gallegos + The Fireplace Man; will leave fireplace remote for buyer; will leave 65” TV, speaker bar, and remotes for buyer
- New roof (May 2019); M&M Roofing, GAF HDZ shingles with transferrable warranty
- Stain-resistant carpet with 10 lb. moisture barrier pad (Sept 2021); Wayne’s Carpet; spare carpet in attic
- Microwave (Sept 2022)
- KitchenAid dishwasher (Dec 2022)
- Removed 2 large pine trees in backyard (Sept 2024)
- Under slab cast iron plumbing (kitchen/laundry room line) replaced (Apr 2025); Herndon Muncey; will provide documentation as requested
- Mortar updated (May 2025)
- Roof cleaned under GAF warranty (May 2025)
- Front door refinished, weatherstripping added to all exterior doors (May 2025)
- Whole home fresh paint – interior & garage (Dec 2025)
- New siding & paint – exterior (Jan 2026)
- Garage epoxy with upgraded moisture barrier; 2-year transferrable warranty; Coat My Slab (Jan 2026)
- Brand new built-in wine & beverage fridge (Feb 2026); will leave with buyer
- Quarterly pest service by Long Point Pest Control since Sept 2016
- Front yard live oak tree pruned annually

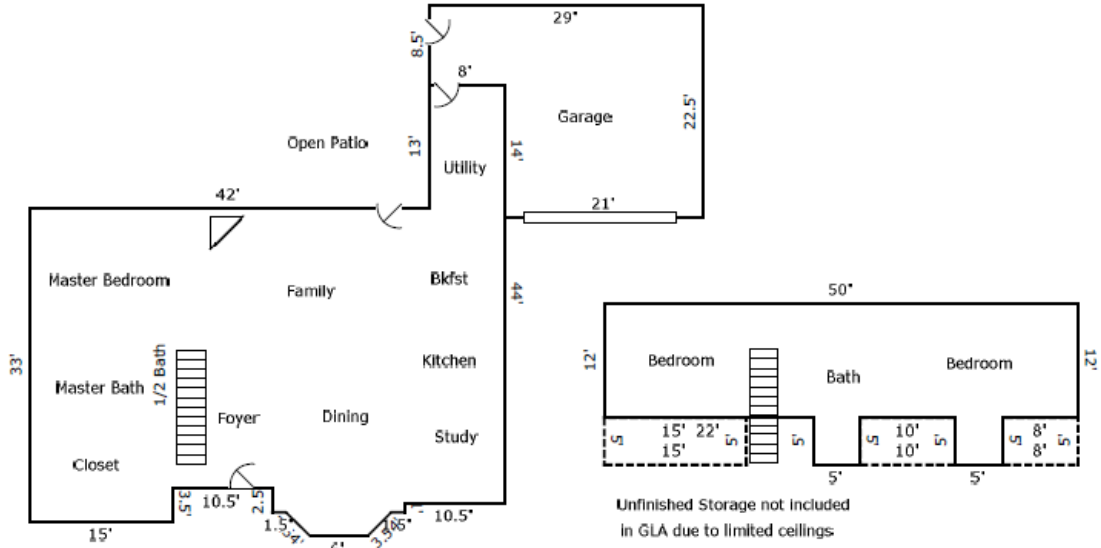
Primary Bedroom 12 x 16 ft

Primary Closet 13 x 10 ft

Dining Room 11.5 x 17 ft

Family Room 14 x 20 ft

Study 9 x 10 ft



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1703.5 Sq ft	$0.5 \times 2.5 \times 2.5 = 3.12$	
		$0.5 \times 2.5 \times 2.5 = 3.12$	
		$6 \times 2.5 = 15$	
		$8 \times 13 = 104$	
		$50 \times 29.5 = 1475$	
		$15 \times 3.5 = 52.5$	
		$2.5 \times 14 = 35$	
		$10.5 \times 1.5 = 15.75$	
Second Floor	650 Sq ft	$5 \times 5 = 25$	
		$5 \times 5 = 25$	
		$12 \times 50 = 600$	
Total Living Area (Rounded):		2354 Sq ft	
Non-living Area			
2 Car Attached	540.5 Sq ft	$8.5 \times 8 = 68$	
		$22.5 \times 21 = 472.5$	
Finished Storage	50 Sq ft	$5 \times 10 = 50$	
Finished Storage	75 Sq ft	$15 \times 5 = 75$	
Finished Storage	40 Sq ft	$5 \times 8 = 40$	