

Remodel Details

1158 DOMINION DRIVE, KATY, TX 77450

Total Renovation Costs: \$190,000

Structure

- Foundation- 17 piers installed
 - Transferable Warranty Available (Jericho Foundation Repairs)
- Roof- soft wash performed, replaced all vents and stacks, reflash chimney and wall junctions, replaced missing/ damaged body and ridge shingles, replaced missing shingles in valley areas, replaced and secured loose perimeter flashing, replaced ridge vents, and secured gutters.
 - 3- year labor warranty (Braun's Roofing)

Electrical

- Replaced the electrical panel and moved to the exterior of the home to meet code requirements
- Replaced all outlets and switch plates
- GFCI added in the Kitchen and Bathrooms to meet code
- All new designer light fixtures and LED recessed lighting throughout
- Exterior lights replaced (garage, covered patio & front porch)

Plumbing Systems

- New 40-gallon gas water heater, rerouting of T&P, and installation of new vent pipe
 - 6-year warranty on labor and materials (Mr. Potty Plumbing)
- PEX plumbing- kitchen, showers
- Exterior shut-off valve replaced

HVAC

- Replaced all vents and returns + Nest Thermostat

Exterior Improvements

- Replaced 13 windows with clay double-pane windows 2/2026
 - Transferable Warranty Available (Window World)
- Full Exterior Paint
 - Refreshed front door with designer paint and new door knocker
 - Refreshed shutters with designer paint
- Replaced multiple exterior siding boards
- New front sidewalk with stairs
- New mailbox to match exterior
- Professional landscaping + new sprinkler system/ backflow valve (front & back)
- Removal of tree stump in the backyard
- Level front side yard + add fresh sod
- Solar landscape lighting

Interior Improvements

- All doors and frames replaced (new hinges, hardware, etc.)
- All exterior doors have new hardware and locking mechanisms that meet code requirements
- Ceilings completely retextured (downstairs) + painted
- Walls- repaired all cracks, drywall seams, and other imperfections that occurred before or after foundation repair
- All new paint throughout- cabinets, trim, ceilings, and walls.
- Carpet replaced in 2026 (corrected subfloor squeaks)
 - 1 Year Warranty (Carpet Giant)
- Fireplace Restored: firebox includes new high-heat paint formula, replaced the inoperable gas log burner pipe, new gas logs, & painted brick + mantel surround with designer paint
- Guest BR with attic access, completely gutted, remodeled, and new insulation added
- New Doorbell Chime System
- Window Coverings

Kitchen & Breakfast Room

- New custom soft-close, solid wood shaker-style cabinets and drawers
- Designer hardware
- Taj Mahal 3CM Quartz countertops
- New trending square pattern tile backsplash
- 33" Farmhouse Double Basin Fireclay Kitchen Sink
- New disposal
- Brand New GE Appliance Suite- Refrigerator, Over-the-Range Microwave, & 5-Burner Gas Range Stove
- Designer light fixture in the breakfast room and recessed lighting added throughout
- A door was added to create a separation between the mud room and the kitchen

MUD Room

- New recessed lighting
- New built-in desk/ drop space with Taj Mahal 3CM Quartz countertops
- Added electrical beneath the desk for functionality
- New GE Washer & Electric Dryer

First Floor Secondary Bathroom

- New single vanity with storage and white stone top
- New designer gold fixtures + vanity mirror
- Floor-to-ceiling designer tile + new shower pan
- New American Standard commode

Dining Room

- Removed the interior wall to the living room, creating a more open flow
- Butlers Pantry- new Taj Mahal 3CM Quartz countertops & deco backsplash
- Designer light fixture and recessed lighting

Primary Bathroom

- New large walk-in shower with floor-to-ceiling high gloss ceramic tile surround and deco tile flooring
- Shower niche added
- Elevated Delta Fixtures (shower head + valve, faucets)
- New white Quartz countertops and undermount sinks with Delta fixtures
- Replaced and corrected ventilation
- Cabinets painted and new hardware added
- New vanity mirror
- Removed fur-downs to open and modernize the space
- New American Standard commode

Guest Bathroom (Upstairs)

- New American Standard bathtub
- Elevated Delta Fixtures (shower head + valve, faucets)
- Floor to ceiling marble-like porcelain tile surround w/ wall niche
- New white Quartz countertops and undermount sinks
- Cabinets painted and new hardware added
- New vanity mirror
- Removed fur-downs to open and modernize the space
- Floor tile replaced in 2025

Technology Included

- New Ring Doorbell
- New Nest Thermostat