

PROPERTY IMPROVEMENTS & UPGRADES

Property Address: 9261 Autauga St, Houston, TX 77080
Prepared By: J. Leigh Co. | brokered by eXp Realty
Agent: Jennifer Derr

Important Disclosure: All information has been provided by the seller. Buyer is responsible for independently verifying all improvements, measurements, and details.

PROPERTY OVERVIEW

This property includes a main residence and a fully renovated attached apartment, offering flexibility for guests, multigenerational living, or rental income potential.

MAIN HOUSE IMPROVEMENTS (2025)

Systems & Structural

Upgrade	Details	Year
Electrical System	Fully replaced and rewired electrical system, including new panel, upgraded for 200-amp service	2025
Plumbing	Full PEX plumbing upgrade	2025
Roof	New roof	2025
HVAC Ductwork	All new ductwork installed	2025
HVAC Equipment	Main system approximately 10 years old	—
Water Heater	Tankless water heater	2025

Exterior & Efficiency

Upgrade	Details	Year
Windows	Energy-efficient double-pane windows	2025
Exterior Paint	Recently repainted exterior	2025

Upgrade	Details	Year
Soffit & Lighting	New soffit and exterior lighting	2025

Interior Finishes

Upgrade	Details	Year
Hardwood Floors	Original oak hardwoods professionally refinished	2025
Additional Flooring	Newly installed LV wide plank white oak flooring	2025

Lot & Outdoor Improvements

Upgrade	Details	Year
Landscaping	Yard and landscape improvements	2025
Driveway	Driveway redone	2025
Fence	New privacy fence installed	2025

ATTACHED APARTMENT – FULL RENOVATION (COMPLETION 2026)

The attached apartment will be delivered with extensive new structural components, systems, and finishes while utilizing portions of the original structure.

Structure

Component	Details	Year
Roof Framing	Existing framing retained	—
Roof Covering	New shingles	2026
Slab	Existing slab retained	—
Wall Framing	New interior wall framing members	2026

Systems

System	Details	Year
Plumbing	All new plumbing including underslab plumbing	2026
Electrical	Entirely new electrical system	2026
HVAC	New HVAC system	2026

System	Details	Year
Water Heater	Tankless water heater	2026

Interior & Finishes

Feature	Details	Year
Flooring	All new flooring	2026
Appliances	New appliances	2026
Fixtures & Finishes	New cabinetry, fixtures, and interior finishes	2026

J. Leigh Co.

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