

Upgrade List: 6885 Tournament Dr. Houston, TX 77069

Comprehensive Home Remodel Completed in 2026

Interior Improvements

Kitchen, Breakfast & Dining

- **Kitchen Sink & Fixtures:** Installed a new stainless steel top-mount kitchen sink with a high-end faucet and associated plumbing connections.
- **Breakfast Area:** Installed a **new custom light fixture** and applied **fresh paint to all walls, ceilings, and cabinets.**
- **Dining Room Lighting:** Installed a **new designer dining room chandelier.**
- **Cabinetry:** Refinished and painted the interior and exterior of kitchen cabinets and replaced the plywood under the sink.
- **Pantry:** Painted the pantry walls, shelves, and trim.
- **Dining Room:** Updated with new paint for walls and windowsills; replaced vent covers.
- **Audio:** Features **built-in speakers in both the dining room and living room.**

Master Suite (Primary Bedroom & Bath)

- **Primary Shower Rebuild:** Complete demolition and rebuild featuring large-format tile to the ceiling, a custom **porcelain soap niche**, and frameless glass.
- **Vanity & Counters:** Installed new quartz countertops with undermount sinks, **new vanity mirrors**, and **new vanity lighting.**
- **Fixtures:** Upgraded to **premium Delta faucets and drain fixtures.**
- **Flooring:** Upgraded bathroom flooring to premium **Luxury Vinyl Plank (LVP)** and installed **new premium carpet in the master bedroom.**
- **Tub Replacement:** Replaced existing bathtub with a new square tub, including necessary re-framing and plumbing.
- **Lighting:** Added 6" recessed lighting and rerouted electrical outlets for the vanity area.
- **Security:** Added a **built-in safe with secure PIN code and fingerprint lock options.**

Guest Bath & Additional Bedrooms

- **Guest Shower Rebuild:** Full shower renovation including new tile surrounding the tub, new shower valve assembly, and modern glass door.

- **Guest Bath Vanity:** Installed new quartz vanity top with a **new undermount sink and designer faucet, new vanity mirror, and new vanity lighting.**
- **Bathroom Flooring:** Upgraded guest bath with **Luxury Vinyl Plank (LVP)** flooring.
- **Bedroom Comfort:** Installed a **new ceiling fan in the guest bedroom** and **new carpet** in the Study/3rd Bedroom.

General Interior & Technology

- **Whole-Home Fixture Update:** **All interior fixtures have been replaced** throughout the home, including **premium Delta hardware** in bathrooms.
- **Comfort:** Installed a **new ceiling fan in the living room.**
- **Smart Home Upgrades:** Installed **Security Cameras** and a **WiFi-enabled Garage Door Opener with secure PIN code access.**
- **Flooring:** Installed **continuous Luxury Vinyl Plank (LVP)** throughout the living room, dining room, and front bedroom for a seamless, durable finish.
- **Electrical:** Replaced all old-style outlets and covers with modern square-style versions and replaced dimmer switches.
- **Fireplace Maintenance:** Performed a **complete clean out** of the fireplace, replaced surrounding wood, and installed custom-built mantel legs.

Exterior & Systems Improvements

Roofing & Chimney

- **Roof Age:** The roof is recently updated and is **less than 9 years old.**
- **Comprehensive Maintenance:** Professional sealing and painting of all vents, flashings, and exposed nails (completed May 2025).
- **Chimney & Structural Repairs:** Removed and replaced decking around the chimney and installed a newly fabricated chimney cap and collar with exterior-grade caulking (completed Jan 2026).

Irrigation & Outdoor Spaces

- **New Sprinkler System:** Installed a **brand-new sprinkler system** to ensure effortless lawn maintenance.
- **Low-Maintenance Landscaping:** Excavated both atrium areas to install landscaping rock over professional weed barriers and upgraded the drainage with 4" storm drain lines.
- **Maintenance Note:** Designed for a lock-and-leave lifestyle; **the HOA maintains the front yard.**

Exterior Maintenance

- **Fascia & Painting:** Replaced **entire fascia boards** on the exterior of the house. Fresh paint applied to all **exterior leading doors**.
- **Wrought Iron Gates:** Professionally **painting all three wrought iron gates** to enhance curb appeal and prevent corrosion.
- **Siding:** Installed new **fiber cement siding and trim** around the dining area for improved durability.
- **Gutters:** Installed 200 linear feet of new 6" seamless gutters and six downspouts.
- **Fencing:** Installed new wood picket fence with concrete-embedded posts and reset the metal gate.

HVAC & Insulation

- **System Upgrades:** Installed a new Honeywell T4 thermostat and performed a full HVAC efficiency service.
- **Attic Insulation:** Furnished and installed blown-in attic insulation up to an **R-30 value** for maximum energy efficiency.