

**5927 Valkeith Drive, Houston, TX 77096**  
**\$130,000+ in Recent Improvements and Upgrades**

- ✓ Complete Roof Replacement: 30 Year Shingles/ GAF Timberline HDZ Hickory color with transferrable warranty (2026)
- ✓ New windows: TWINSULATOR THERMAL BREAK with upgraded bronze grids – entire house (2023)
- ✓ Gorgeous new front door: Full lite door and 1 - 12" operable full lite sidelight with Wilmington clear beveled IG glass (2023)
- ✓ Interior Paint (2021; 2026)
- ✓ Berber Carpet (2021)
- ✓ Replace oven (04/2025)
- ✓ Hardscaping and landscaping front and back (build flagstone beds front and back, including from pine to front of house; flagstone barrier around pine, large rocks, micro-sprinklers, install water tap in back yard; Asian Jasmin around pine, new large perennials. (2021 – 2026)
- ✓ Complete drainage system installed. Regraded both sides and front of the house; install 6- 9"x9" catch basins with atrium style grates; connect these catch basins and 2- downspouts to a solid 4" PVC SDR-35 drain pipe, and slope this pipe underground and out to the street. Break curb and cement pipe in place. Gravel around home and on east and west sides with pavers. (2021)
- ✓ 7 feet, Western Red Cedar fence around the perimeter, with cap at the front of the house and gates at front and on the side of the garage. (2021) *Moved fence to capture all of our property line from 2021 Survey on west side of house.*
- ✓ 50-gallon gas water heater (7/11/21). 6-year parts/tank warranty with ARS
- ✓ Replaced kitchen and den patio doors with upgrades and new hardware, and garage door to patio, and new hardware (2021)
- ✓ Chimney repaired and fireplace cleaned and repaired; installed gas logs for fireplace (2023)
- ✓ Exterior Paint - 2023 (Sherman Williams Emerald Rain Refresh Paint).
- ✓ New Pool Pump. (08/23)
- ✓ All new, high-end light fixtures and ceiling fans installed throughout home. (2021)