

15310 Philippine

List of Updates, Amenities, and Improvements

2000 – Built gameroom behind garage – installed ½ bathroom; however, room is plumbed for a full bathroom with shower - built by Michael O’Kelley
Driveway concrete replaced and Circular driveway installed

2007 - Pickett Plumbing – using Ace Duralow to epoxy coat interior of galvanized pipes to prevent corrosion. No issues or plumbing leaks.

2018 – Gas meter replaced
Iron fence between patio and driveway – by Texas Fencing
Covered patio awning
Life Master iron gate with electrical opener

2019 – HVAC system - air conditioner & furnace replaced with 16-SEER 5-ton Carrier
Attic ladder replaced
Water heater replaced

2020 – Dishwasher – Bosch SilencePlus
Garbage disposal

2021 – Security service
Battery for electrical gate

2022 – Solid wood front door
Wood privacy fence (east side)
Gameroom – AC replaced with American Standard blower, capacitor, and complete board

2023 – Whirlpool side-by-side stainless steel refrigerator with ice & water in door

2024 – Jericho Foundation – foundation repair for garage and gameroom – transferrable warranty
Roof replaced by M & M Roofing with GAF Timberline HDZ, weatherwood color shingles. Gutters installed

2025 – 2026: After raising of the house

2025 – Comal Elevation Design – elevated home to be up out of the 100-yr flood plain. Work was approved and overseen by City of Jersey Village.
ACI Mechanical – serviced primary residence AC: serviced system post elevation

Trimmed trees – front and backyards

Better Lawns & More – hand-graded yard to optimize drainage post raising of residence, added 2 catch basins, 40ft of 4-inch pipe, 1 electric valve & wiring

Sod / Grass – installed 8 pallets of sod

Sprinkler system – replaced entire irrigation system

Kitchen – replaced under-cabinet lighting

ACI Mechanical (HVAC) – replaced all old grills in primary residence, sealed all supply boxes