

Capital Improvements and Renovation Summary

6885 Tournament Drive | Houston Texas 77069

Major improvements completed during 2025 and 2026

This residence has undergone extensive interior renovations and major system, drainage, and exterior improvements. The work summarized below is intended to give prospective buyers a clear overview of the property's updated condition.

Major Systems Structural and Drainage Improvements

Improvement	Scope and documentation
New HVAC System September 2026	Installed a complete, properly sized 4-ton Carrier 16 SEER2 air-conditioning and gas-heating system, including a new condenser, evaporator coil, 80% gas furnace, supply plenum, drain pan, emergency float switch, flexible gas line, disconnect box, exterior copper-line insulation, and R-454B refrigerant. Existing attic ductwork was professionally re-hung and supported. The system includes a 5-year equipment warranty.
Attic Insulation	Installed blown-in attic insulation to approximately R-30.
Foundation Evaluation May 2025	Independent evaluation by Gerard J. Duhon, P.E., of Engineered Foundation Solutions. The engineer concluded that the foundation was performing well, appeared structurally sound, and required no foundation repair.
Drainage and Water Management	Excavated both atrium areas, installed 4-inch storm-drain lines, and added landscape rock over professional weed barrier. Installed approximately 200 linear feet of 6-inch seamless gutters with six downspouts.

Exterior and Building Envelope Improvements

- **Roof and chimney maintenance.** Professionally sealed and painted roof vents, flashings, and exposed nails in May 2025. Replaced decking around the chimney and installed a newly fabricated chimney cap and collar with exterior-grade caulking in January 2026.
- **Fascia siding and paint.** Replaced exterior fascia boards, installed new fiber-cement siding and trim around the dining area, and refreshed exterior door paint.
- **Fencing and gates.** Installed a new wood picket fence with concrete-set posts, reset the metal gate, and professionally painted all three wrought-iron gates.
- **Irrigation and landscaping.** Installed a new sprinkler system and created low-maintenance atrium landscaping. The homeowners association maintains the front yard.

Interior Renovations

Primary Suite

- **Primary shower.** Completed a full demolition and rebuild with large-format tile to the ceiling, a custom porcelain niche, and frameless glass.
- **Vanity and fixtures.** Installed quartz countertops, undermount sinks, mirrors, vanity lighting, Delta faucets, and drain fixtures.
- **Tub lighting and electrical.** Replaced the bathtub with a new square tub, including reframing and plumbing work; added 6-inch recessed lighting and rerouted vanity-area electrical outlets.
- **Flooring and storage.** Installed luxury vinyl plank flooring in the bathroom, new carpet in the primary bedroom, and a built-in safe with PIN and fingerprint access.

Kitchen Breakfast and Dining

- **Kitchen.** Installed a stainless-steel top-mount sink, faucet, and plumbing connections; refinished and painted kitchen cabinetry; and replaced the plywood beneath the sink.
- **Breakfast dining and pantry.** Added updated lighting; painted walls, ceilings, cabinets, pantry shelving, trim, and dining-room windowsills; and replaced vent covers.
- **Built-in audio.** Existing built-in speakers serve the dining room and living room.

Guest Bath Bedrooms and Living Areas

- **Guest bathroom.** Renovated the tub and shower area with new tile, shower-valve assembly, and glass door; installed a quartz vanity top, undermount sink, faucet, mirror, vanity lighting, and luxury vinyl plank flooring.
- **Flooring.** Installed continuous luxury vinyl plank flooring in the living room, dining room, and front bedroom; added new carpet in the study or third bedroom.
- **Fixtures and electrical.** Replaced interior fixtures throughout the home, installed new ceiling fans in the living room and guest bedroom, replaced older-style outlets and covers with square-style devices, and replaced dimmer switches.
- **Fireplace.** Cleaned out the fireplace, replaced surrounding wood, and installed custom-built mantel legs.
- **Connected-home features.** Installed security cameras and a Wi-Fi-enabled garage-door opener with PIN-code access.

Documentation Available

Supporting documentation includes the HVAC contractor paperwork, independent foundation engineering opinion, and renovation records. Documents may be provided upon request.

Important notice. This summary is provided for general informational purposes and is not a warranty, representation of future performance, seller's disclosure, or substitute for independent inspection. Dates and descriptions should be verified against the applicable invoices, reports, permits, warranties, and other source documents.