



15703 Quiet Bay Ct, Houston, TX 77095

ADDRESS

INDOOR FEATURES

- ☐ ALARM SYSTEM LEASED ☐ OWNED ☐
- ☐ BAR WET ☐ DRY ☐
- ☐ SURROUND SOUND
- ☒ BUILT-INS
- ☒ CROWN MOLDING
- ☒ FIREPLACE # 1 GAS ☒ ELECTRIC ☐ WOOD ☐
- ☐ RECENTLY PAINTED
- ☒ RECENTLY RENOVATED
- ☐ RADIANT BARRIER - ATTIC
- ☒ ENERGY FEATURES: double pane windows
- ☒ OTHER: whole house air filter
- ☒ OTHER: roof ridge vent

KITCHEN

- ☐ DOUBLE OVENS ☒ UNDER CABINET LIGHT
- ☐ BUTLER'S PANTRY ☒ ISLAND ☒ NEWLY RENOVATED
- ☒ WALK IN PANTRY ☒ SOFT CLOSE DRAWERS ☐ OPEN TO LIVING AREA

COUNTERTOP MATERIAL: Granite Other

BATHROOMS # FULL: 3 # OF HALF 1

- ☒ DOUBLE SINKS ☒ JACK AND JILL ☐ NEWLY RENOVATED

COUNTERTOP MATERIAL: Granite Other

FLOORING ☒ ENGINEERED WOOD ☐ WOOD

- ☒ TILE ☐ VINYL PLANK ☐ VINYL ☐ PORCELAIN
- ☒ CARPET ☐ LAMINATE ☐ MARBLE ☐ OTHER: carpet replaced 2022 w/upgraded pad

AVERAGE UTILITY COST

ELECTRIC HIGH 205 LOW 74

WATER HIGH 123 LOW 31

GAS HIGH 132 LOW 35

TRASH \$76/quarter

KW USAGE HIGH unknown LOW unknown

WARRANTIES n/a

UPGRADES:

See spreadsheet provided with projects, dates, vendor and costs

OUTDOOR FEATURES

- ☐ EXTENDED DRIVEWAY
- ☐ POOL ☐ WATERFALL FEATURE ☐ HEATED
☐ SALT WATER ☐ RECENTLY RENOVATED
- ☐ HOT TUB
- ☐ BASKETBALL GOAL ☐ BUILT IN
☐ FREESTANDING
- ☐ OUTDOOR KITCHEN ☐ GAS CONNECTIONS
☐ BUILT IN
- ☐ OUTDOOR BATHROOM
- ☒ DECK/PATIO
- ☒ COVERED PATIO/DECK
- ☒ NO BACK NEIGHBORS
- ☒ SHED
- ☒ SPRINKLER SYSTEM
- ☒ OTHER: covered BBQ patio, outdoor wired for sound and cable, sr
- ☐ SOLAR PANELS ☐ LEASED ☐ PAID OFF
MONTHLY \$
- ☒ GARAGE
- ☐ 1 CAR ☒ 2 CAR ☐ 3 CAR ☐ TANDEM
- ☐ CARPORT #: 0 ☐
- ATTACHED ☐ DETACHED ☒

AGE OF:

A/C 5yr, 16yr

HEATER 16yr

OVEN

ROOF 7 yrs

FENCE 6 yrs ? (HOA replaced)

DISHWASHER 7 yrs

POOL n/a

POOL PUMP n/a

WATER HEATER 1 yr, ?

15703 Quiet Bay Ct. Improvements

Date	Description	Vendor	Cost
Aug-25	Drain cleaning service upstairs to the street, HVAC condensation lines cleared	Show Plumbing	\$ 295
Feb-25	50 gal hot water heater replaced (far side in attic), vent systems for both water heaters replaced and roof repairs to accommodate made	Show Plumbing	\$ 4,323
Oct-24	Replace downed tree from 5/24 storm with Vitex	RCW Nurseries	\$ 250
Sep-24	RegROUT tension rod anchor pockets	Brothers Post Tension	\$ 360
Sep-23	Graber Cellular shades installed across the back of the house - 9 windows	Costco/Aeon Installation/Alura Window Décor	\$ 5,701
Nov-22	Kitchen, utility room and powder bath remodel - added wine bar/54 bottle wine fridge, glass cabinet and wine rack, Jenn-air stove replaced and island drawers added, cabinets painted, new backsplash, new cabinet in utility, pocket door installed and complete powder bath remodel, flooring replaced in kitchen, utility, powder and dining room. All carpet in the house replaced.	Choice Renovations	\$ 27,198
Oct-22	Ruud 2.5 ton AC Condenser, evap coils, air scrubber	Rapid Response	\$ 8,680
Apr-21	Generator breakers added and generator interlocking kit and misc electrical (see invoice)	GSM Electric	\$ 720
Jul-20	complete roof replacement	Telge Roofing	\$ 13,500
Feb-20	Backyard remodel - new covered patio across the back of the house including BBQ patio, living area (includes stubs in the wall to accomodate future outdoor kitchen instal), dining area (accomodates table for 10+), uncovered patio and crushed gravel fire pit area, party lighting, landscaping, irrigation modifications, wiring for sound system, stamped and epoxy finished concrete, gutters and french drain system across the whole back yard.	Matt's Custom Decks and Lonestar Luxury Landscaping	\$ 55,373

Nov-19	Bosch dishwasher installed		\$ 1,100
Jun-18	New GFCI's and breakers installed, exterior plugs with weather proof covers to accommodate holiday lights	GSM Electric	\$ 335
Dec-17	new storm door on front door installed		\$ 324
Dec-16	Study flooring replaced with Mohawk greyson Plank - Ameretto Maple	Forsythe Flooring	\$ 2,262
May-16	All bathrooms remodeled	Choice Renovations	\$ 9,520
Mar-16	Iron fence and gate installed between house and garage, concrete work	Randy Clark	\$ 2,150
Mar-14	All windows replaced with double paned, hi efficiency	Wonderful Windows	\$ 17,000
Mar-14	All siding on house and garage replaced with Hardy concrete siding	Wonderful Windows	\$ 13,800
Jul-13	Foundation Repair - piers installed	Perma Pier	\$ 3,900
May-10	Bryant 16 SEER AC and gas furnace installed	ME Brown HVAC	\$ 6,820
Total			\$173,611

Invoices for all quoted costs are available.

About 2 months after the Derecho of 5/2024 a small area of wood flooring along the back wall in the study began to lift. We had it looked at by an inspector who determined the water was blowing so hard against the north side of the house water got in through the AC wiring cover directly on the other side of the wall from where the lifting was occurring. There was no moisture in the wall or flooring by that time. The wiring cover was replaced and sealed against the brick to prevent future issues.

The covered outdoor patio includes wiring for a sound system with speakers in place. Within the wall are stubs for adding future outdoor kitchen plumbing and electrical. Lower wall panels can be unscrewed to expose piping.

Touch up paint/stain for outdoor flooring, cedar posts and all interior and exterior paint has been stored in the utility room and good paint is stored in the cabinets there.