

# 4806 Hummingbird

## Houston, TX 77035

### PROPERTY IMPROVEMENTS & SYSTEM UPGRADES

#### PLUMBING | WATER SUPPLY

- Complete water re-pipe: removed galvanized supply piping and installed a PEX water system serving each plumbing fixture.
- Water piping insulated and secured.
- New exterior hose bibs, washer supply box, and refrigerator water supply box.
- Upgraded main water supply entrance from 3/4 inch to 1 inch.
- Water supply system tested and approved by the City, per plumber.

#### PLUMBING | DRAIN & SEWER

- Discontinued existing cast-iron drain and sewer system; replaced with PVC drain and sewer piping extending to the city main connection.
- New piping in walls and vent piping to roof.
- Drain and sewer system tested and approved by the City, per plumber.

#### PLUMBING | LAYOUT & FIXTURES

- Relocated washer/dryer connections, primary bathroom toilet, and primary bathroom lavatory plumbing.
- Converted primary bathroom bathtub to shower.
- Installed new rough-in valves, valve trim, toilets, faucets, shower liners, angle stops, supply hoses, and P-traps.

#### GAS SYSTEM

- Replaced gas piping system with new lines and valves.
- Gas system tested and approved by the City, per plumber.

#### ELECTRICAL

- Upgraded electrical panel and completed full-house electrical rewiring.
- Electrical work permitted and inspected.

#### HVAC

- Installed new HVAC coils.

*Summary based on contractor-provided information. Buyers should independently verify improvements, permits, inspections, and system conditions.*