

*1948 Victorian Style Home*  
*306 Main Street, Moulton, Texas*  
*4 Bedrooms 2 Bath*

Remodel completed May 2020

**\*Hardi Fiber Cement Siding\*** 8 1/4" & Trim on house and garage.

Primed Cedar mill design. Hardi will hold up 50 years or longer if painted and maintained properly.

**\*Tyvek Home Wrap\*** protection from air, moisture barrier. Also breathes so that moisture from inside house can escape while Tyvek helps stop rain from getting in.

**\*Windows\*** Ply Gem-Custom ordered Colonial style windows. Low-E SC 500 Series, Energy Star South Central w/ split sash. Double Glazed, High Performance w/ Argon Gas. U- Factor 0.3, STC Rating 24, Solar Heat Gain Co-efficient .20 Visible Light Transmittance .39 Limited lifetime warranty.

Garage windows-Ply Gem Low-E Colonial Style. Limited lifetime warranty.

**\*New Skirting\*** (custom cut to fit)

**\*Electrical\*** Upgrades Include:

Some new electrical including

New 150-AMP service panel and ARC-fault Breakers.

New light fixtures and ceiling fans most with LED Energy efficient lighting.

**\*Water and Sewer Lines\*** New plumbing from city water meter. New sewer and water lines to bathrooms, kitchen and laundry room. New outside water faucets installed. New toilets, faucets, shut off valves to bathrooms, laundry and kitchen. New Master Bath.

Sewer lines upgraded and installed new cleanouts.

**\*HVAC\***

Complete new system. Inc. Duct, vents, return air, heat pump, air handler, and outside unit.

Central AC/Heat RUUD Model# RP1436FJINA, 3Ton,

Heat Air Handler RUUD Model# RH1P3617STANJA R-410

P14 SEER

**Touchscreen Thermostat** w/automatic Heat/Cool Changeover option

White-Rodgers model# 1F97-1277 with 7day programming choices.

**Upstairs AC/Heat-** LG 8K BTU window AC/Heat units, energy guide 11.0, w/ remote

24 hr. digital on/off Model# LW8016HR

**\*Sherwin Williams Super Paint and Primer\***

Latex Satin-Meter Shower (N450-3)

Latex Satin-Serious Gray (SW6256) Dark Gray Trim

Latex Satin-Bright White (A89W1151) Trim

ASE LTX Ultra Hi Gloss-Sturdy Brown, Wood floor

ASE LTX Ultra Hi Gloss-Extra White, Kitchen Cabinets

**\*Flooring\*** Fishers Island Wood Waterproof Vinyl Flooring, w/underlayment 4.8 mm

Home Decorators Collection (1004 580 387) limited lifetime warranty

**\*Outdoor Patio\*** back porch, Hand rails front and rear porches, porch steps\* Pressure treated wood.

**\*Fire Pit\***

**\*Kitchen\*** refinish and paint solid wood cabinets, new hardware, new custom granite countertops, new stainless sink, new stainless faucets, new oven vent hood w/ light.

**\*Master Bath\*** all new, added to master bedroom, w/ 36" door for accessibility.

**\*Laundry Room\*** relocated and updated.

**\*Mechanical/Storage Room\*** Added for easy access to HVAC Air Handler system and extra attic storage.

**\*Doors\*** New front and rear doors w/ matching locks and keys. Doors on bedrooms and closets replaced as needed.