

Updates completed at 408 Avery St, Clute Texas 77531

- New Ceiling Joist in living room and kitchen
- Removed, replaced and added studs throughout the home
- Added headers over all doors, and windows
- Hurricane strapped all exterior studs
- All new Low E windows installed
- Both exterior as well as interior doors are new
- All new siding, with ½" plywood and Tyvek wrap, Hardy Plank and Soft Purple Paint and White Trim
- New R12 Insulation on all exterior walls and ceiling
- Soffit vent installed in attic, for proper circulation
- 2" Wood Blinds in Windows
- New Mailbox And 3" Address Numbers

Electrical-

- All New electrical, 200 Amp Panel, all new labeled breakers, as well as wiring, all grounded, and GFCI plugs in the Kitchen and Bathroom
- New Tamper resistant plugs including 3 plugs with USB port, (one in the living room, & one in each bedroom)
- Newly ran Cable and cable outlet
- Light switches, recess LED lighting, all lights include dimmers and a 3-way control for Living Area and Kitchen.
- Exterior Lighting with Rear Motion Sensor
- Attic Light-pull switch

Sheetrock-

- New sheetrock throughout the entire home, "Stomp" Texture on ceilings and "Smooth" Texture with rounded corners on the walls. As well as caulked joints and fresh Neutral Tan paint.

HVAC/ Heat-

- Central Air and Gas Heat, made by York all new ductwork, supply and return grills. Also, 1 year supply of air filters. Warrantied parts already on hand. (Condenser Coil & Condenser Fan Motor, and Capacitor)
- Latest Annual service was completed on 8/16/2020 for HVAC
- Gas line for the Furnace was replaced with newly installed Black Pipe.

Flooring-

- Flooring- ¾" Plywood, through out the Home fastened with screws, New Vinyl Flooring and New Carpet in Bedrooms

Utilities-

- Installed a Tankless Water Heater Eco Friendly.

- New Plumbing throughout the Home, using CPVC & PVC
- Smoke/Carbon Monoxide Detectors
- Stackable Washer and Drier Connections

Kitchen-

- Real Wood Cabinets, soft closing doors, & drawers, Lazy Susan included
- Granite Countertop, and Glass Backsplash
- Moen Faucet (W/Warranty)
- Crown Molding
- GFCI plugs
- Knobs and Handles
- All New Appliances

Bathroom-

- New Custom Tiled Shower/Bath with Pan Liner and Hardie Backer
- Moen Faucets and Shower Head
- Granite Countertops
- Toilet
- Mirror
- Sink

To Do List- will be completed before sale of the house

- Front Door Steps- Wood Deck in Process
- Paint Base Boards and Trim
- Complete the Vent in Closet
- Sheetrock, Tape, Float, Paint, (Fix hole near backdoor)
- Mount mirror in the bathroom
- Deliver Appliances

Thank You for your time and Attention, please advise if I can further assist. 😊