

UPDATES – 1314 MABRY MILL

ITEM – YEAR	DETAILS
AC-Furnace (2021)	<ul style="list-style-type: none"> • New AC (Oxbox/Trane)-inside & outside unit. Furnace replaced as well. • Replaced AC ducts, grill boxes, & plenums (2010) • First floor inlet plenum box (designed to accommodate extra thick filter). • New thermostat wiring with backup wire installed to AC control.
Primary Bath Remodel (2021)	<ul style="list-style-type: none"> • New frameless glass shower and shower floor installed with new Moen fixtures. • New American Standard jetted tub with Moen fixtures and timer wall control. • New quartz countertop with matching quartz surrounding tub and window. • New double sinks with Moen faucets. • Shaker-style custom made vanity (drawers built with full extension-soft close slides and new pulls/knobs). • New tile installed through shower and tub areas. • New floor tile. • New LED lighting. • Custom lighting accents added to both closets. • Premium Braun Ceiling Fan. • New toilet.
Kitchen Remodel-Upgrade (2021)	<ul style="list-style-type: none"> • Cabinetry refinished; new hardware; full extension drawer slides, and soft close cabinet door hinges. • New ceiling LED lighting installed. • Sink faucet, soap dispenser, and disposal actuation knobs replaced. • Fresh paint – ceiling, walls, trim.
Secondary Upstairs Bath Remodel (2021)	<ul style="list-style-type: none"> • New Jacuzzi fiberglass tub new Moen fixtures. • New quartz countertop with new double sinks and new Moen faucets. • Renovated vanity with Shaker-style cabinet doors and drawers with new full extension-soft close drawer slides. • New floor tile with reinforced flooring. • LED dimmable lighting. • New Simonton double-pane window. • New toilet.
New Flooring (2021)	<ul style="list-style-type: none"> • New tile in hallway, bathrooms, and fireplace. • New vinyl flooring and baseboard molding throughout downstairs living areas. • New carpet in primary bedroom, stairs, game room, and secondary bedrooms.
Half Bathroom & Laundry Room Remodel (2021)	<ul style="list-style-type: none"> • New light with coordinating mirror and fixtures. • New pedestal sink with wall chair rail accent. • New toilet. • Premium Braun ceiling fan.
Fireplace-Flue-Base (2019 & 2021)	<ul style="list-style-type: none"> • Superior brand Fireplace with replaced footing, framing, and insulation (2019). • New direct venting and stainless-steel chimney cap installed. • Wall lighting and fire on/off switch added. • Custom stonework, floor tile, and mantle (2021) • HDMI and electrical power utilities run thru wall to allow above-mantel TV installation. • Chimney exterior surfaces sealed with Chimney Saver repellent.
Hi Efficiency, Double Pane Windows (2007)	<ul style="list-style-type: none"> • Simonton double pane – vacuum filled windows in upper bedrooms and bath. • Custom window moldings installed. • Hardiplank trim installed around window with rubber sealing tape behind trim.
All Exterior Doors (2010)	<ul style="list-style-type: none"> • Front door replaced with Mahogany Finish slab and Central Glass Oval. High quality Schlage lockset installed with custom door frame/decorative exterior moldings. • Rear door to patio replaced. Custom pressure treated frame cut and installed along with rubber storm guard. • Side garage door replaced with Feathercraft fiberglass unit & Schlage lockset.
Roof Replaced (2009)	<ul style="list-style-type: none"> • New roof installed with GAF Timberline shingles (M&M Roofing). • Roof ridge vents, extra soffit vents and roof vents added for increased ventilation. • Rubber Storm Guard installed in all valleys and vulnerable areas.

Siding, Trim, Soffits Plywood Sheathing (2007)	<ul style="list-style-type: none"> • Hardiplank siding and trim installed on sides and rear of home. • Plywood sheathing installed under new siding adding structural integrity to home. • All fascia and majority of soffit replaced. • New custom vents, trim, and soffits installed on both front peaks. • Exterior trim and siding painted.
Skylight (2009)	<ul style="list-style-type: none"> • Velux skylight installed with hurricane proof attachment hardware. • Weather guard shielding and Velux flashing skirt installed. • Custom molding and interior window frame box installed.
Driveway – 4 Panels (2005)	<ul style="list-style-type: none"> • 4 front driveway panels replaced. • 1/2" Rebar on 12 inch centers installed. 4-6 inch cement thickness poured.
Rear Patio – 4 Panels (2019)	<ul style="list-style-type: none"> • 4 rear patio panels replaced. • 6-8 inch crushed Granite base used under concrete. • 1/4" Rebar on 8 inch centers installed. 4-6 inch cement thickness poured.
Front Stone Walk (2005)	<ul style="list-style-type: none"> • Replaced walkway with flagstone.
Interior General – Molding, Lighting (2021)	<ul style="list-style-type: none"> • All walls re-plastered with smooth texture; replaced corner bead. • Fresh paint on entire interior of home. • Electrical switches replaced throughout. • Custom installed chair rail moldings in game room and half bath. • New light fixtures • New Hunter ceiling fans – living room, primary bathroom, and game room. • Custom window moldings – valance, frame, sill (bedrooms) • New doorknobs and locksets throughout. • 5 interior doors replaced with new units.
Bedrooms (2021)	<ul style="list-style-type: none"> • New ceiling fan (primary only). • New light fixtures (secondary bedrooms). • New carpet and padding. • Custom window valance. • Fresh paint.
Outdoors	<ul style="list-style-type: none"> • Side fencing repaired and/or replaced (2021). • Back fencing replaced (withstood all hurricanes/storms since built in 2007). • Custom front top peak vent made with treated wood. • Front Oak and Pine trees pruned by professional tree service. • Custom made swing (encased 30+ inches in concrete) • Picnic table (made with knot-free pressure treated pine) • Sandbox (custom made with hinged top cover)