

**1109 Eugene Street, Port Neches, Texas**  
**List of Improvements Completed January 2022**

1. New HVAC system, complete. Including outside unit, inside units, ducting, etc.
2. Complete home rewire. Unique additions include outlets in bathrooms for bidet seat, outlet in entry closet for rechargeable vacuum, and outlet in primary bath drawer for hair dryer. External flood lights can be controlled either from the switch by the back door or the one in the primary bedroom. LED ceiling lights installed throughout the house.
3. Kohler, 20 kW natural-gas powered whole house backup generator. Engages automatically during power outage to restore power in about 8 seconds.
4. Complete new sunroom addition with HVAC.
5. All-new Coretec flooring throughout the house.
6. Complete kitchen remodel with quartzite counters, farmhouse sink, glass-front cabinets, trash can drawer, air-fryer oven, microwave, refrigerator and dishwasher all new. Vent extended to exterior (previously terminated in attic.)
7. Primary bath remodel with new large shower, bidet-seat toilet, sink with quartzite counter.
8. Hall bath remodel with new tub, flooring, & bidet seat toilet.
9. New front driveway, widened and extended to street, up to 3 cars wide.
10. 22 x 22 metal building shop on 6" concrete slab with walk-in door, 6' rollup door, and 2 windows. 2" insulation all around. Mitsubishi split unit installed at the back provides heating, cooling, or dehumidifying. Fully wired to be used as a workshop or climate-controlled storage. Box in back is prewired on its own breaker for extending power to any new shed that might be built next to the shop. Includes a backyard LED floodlight.
11. New drain lines from both primary and hall baths running from the house to the city line in front.
12. Natural gas tankless hot water heater system.
13. Complete new paint – interior and exterior.