

261 S. Oakridge UPDATES & REPLACEMENTS

- New Roof
- New Exterior Siding
- New siding underlayment
- New Roof Rafters in Living Room
- New Insulation in Living Room Ceiling
- New Flooring Throughout whole house
- New Paint inside & outside
- 90% New electrical wiring throughout whole house
- New breaker panel
- New Arc Fault Breakers in panel
- New double pane argon filled Windows in every room
- 90% New Plumbing in walls & Attic
- New doors throughout whole house
- New A/C Compressor, coils, & suction lines
- New drywall on all walls & Living room ceiling
- Pumped out septic
- New Septic Tank Lids
- New Well pump & foot valve
- New Interior treated plywood walls in Garage
- Preventative Pest Treatment inside and out
- New Lights & wiring in Garage
- KITCHEN
 - New Countertops
 - New Kitchen Sink
 - New Water Heater
 - New Kitchen Cabinets
 - New Hand-Made Sliding Barn Door
 - New Island
 - All brand new appliances
- HALL BATH
 - New Vanity
 - New Toilet
 - New Plumbing in walls
 - New Shower Valve
 - Re-Finished tub surround
- Primary Bedroom Bathroom
 - New Vanity
 - New Toilet
 - New Plumbing in walls
 - New Corner Shower

This house has been extremely efficient with the air conditioning and heater. During the summer it would be 100 degrees outside while the inside of the house was at around 75-80 degrees with no air conditioner running. If the A/C was on and set to 72 degrees, it would run about once an hour to maintain the temperature in the house.

The entire property around the house was regraded to channel rain correctly. When the house was purchased the landscaping and grading were pushing water toward the house which was why the floor got wet in Imelda (20" of rain in 24 hours). That has been corrected. It is NOT in the flood plain and has NOT flooded in any other major storm, including Harvey.