

**Improvements/Remodel to house located at:
40602 Mill Creek Rd, Magnolia Tx 77345**

House was moved in three sections from Waller to Magnolia - November 2017. The house was originally a 4-bedroom 2 bath house. The following improvements were made:

- The entire house was gutted down to the studs and subfloors.
- All new windows. Including all new interior and exterior trim around windows.
- All new plumbing throughout house.
- All new electrical wiring, plugs, and all lighting.
- Subfloor replaced in Dining Room and Front Bedroom.
- Front door was originally inset approximately 3ft - Front Door was bumped out to be flush with window wall.
- New support beams were installed in the front bedroom and dining room.
- The HVAC – the unit in attic was original to house but installed in 2016. The outdoor unit was replaced in 2018. All new ducts were put in 2018.
- New Hot water Heater 2018
- Complete new kitchen including cabinets, sink, island and appliances all new. 2018
- New Sheetrock throughout, paint, and trim installed.
- The house has standard insulation in walls, blown insulation in ceiling, and spray foam insulation under the house.
- New exterior French doors added in primary bedroom.
- The cedar shake shingle siding are the original to house, some new shingles were replaced or added.
- The exterior was painted, and hardy siding was added as trim.
- Hardy soffit with vents were added to the eaves - the exterior originally had wood and air vents.
- The original hard wood floor was removed and engineered hardwood flooring was installed throughout the house.
- Bathrooms:
 - Hall Bathroom – Bathtub original to house but all other fixtures are new including all new tile.
 - Primary Bathroom – All new.
- All new underpinning around full exterior of house.
- Doors/gates were added to the exterior underpinning on both ends of the house for access.
- The primary bedroom side has a large door/gate to create storage under the home.
- The front porch and back porch were added.
- Roof was completely replaced in 2020, ridge vents were added for ventilation.
- Asphalt circle driveway installed.

The following floorplan changes were made:

- The Front Bedroom was converted into the now Dining Room.
- The closet in hallway was converted into the now hall bathroom and laundry room.
- The original 2 bathrooms were converted into one large primary bathroom and closet.
- The original AC Return was in the hallway in closet and was moved to attic (in ceiling by front bedroom)
- The attic crawl space in first bedroom was created and framed out for access to A/C unit. Another crawl space was installed in the second bedroom for access to that side of the house.