

12337 Tulip Ln – Renovations

In 2013 we pulled a building permit and completed all work under this permit.

The original 2 car garage was removed in its entirety from the home. We rebuilt that including the foundation which is now the kitchen, pantry, and dining room. We also at that time added an oversized climate controlled 3 car garage with a storage room and a utility room which houses a standalone electric water heater for the kitchen. The previous kitchen was stripped out completely and turned into a purpose-built home office. The original dining room was stripped out and turned into the library.

After the major reconstruction as stated above, the remainder of the home was stripped down to the studs interior and exterior walls ceilings, etc. Any bad lumber as far as the bones of the house were replaced.

The home features all new sheetrock throughout, is wired to 2019 applicable NEC (National Electric Code) coding including all new fixtures, GFCI circuitry as well as ARC fault circuitry throughout,. All windows were replaced with dual pane R-Rated Low E glass. All plumbing in the house has been replaced with the latest PEX products. All walls are insulated with the latest insulation products. Interior walls in all areas include noise deadening insulation. All tubs, showers, toilets, sinks, and fixtures were replaced.

All exterior walls are sheeted with structural sheathing including radiant barrier for efficiency. This sheathing has been overlayed with James Hardy sheathing offering a very strong, rot proof, and fire-retardant exterior. The roof of the home is steel rigid panel laid over sheathing for strength and efficiency. Due to the additional square footage, I was required to replace the septic system with a brand new 1000 gallon system. In 2024 the air conditioner was replaced with a more modern energy efficient commercial 5-ton unit.

Essentially, the house has been entirely rebuilt with modern products, and is designed for efficiency. Additional to the efficient design, the 30KW solar system yields a negative electric bill nearly year round. Contractors utilized for the rebuild were, Based on the depth of the renovation, the effective age of the home is only 11 years old though the original house was built in 1974.

Vendors:

Awesome Plumbing, Columbus, Tx. – All interior PEX products

Ulig Construction, Cat Spring, Tx – Construction, Insulation and Sheetrock, and concrete Subcontracting

Kenneth Blesinger, New Ulm, Tx. Septic System permitting and installation

Reichardt Construction Cat Spring, Tx. Fitting of doors and windows.

Kloss Electric, Sealy, Tx. – House Wiring