

September 2, 2021

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Subject: Home remodel and upgrades.

In February 2021, Texas was hit with an unexpected and unusual hard freeze. We were not at home when the freeze occurred, resulting in our home having 1 to 2 inches of clean water running throughout the house. The house was built with the PEX plumbing system. The freeze caused the PEX manifold and the inline hot water heater to burst. Both of these units are located in the attic above the kitchen. Clean water flowed from the attic, through the ceiling in the kitchen and onto the floors throughout the house.

The house remodel included removing repairing, or replacing all the cabinets in the kitchen and all the floor cabinets in the bathrooms and utility room. All the sheet rock and insulation was removed from the kitchen walls and walls adjacent to the kitchen. For the rest of the house sheetrock and insulation was removed one foot up from the floor to expose all wood framing and to ensure that no moisture was entrapped in the walls. All carpeting and wood floors were removed.

An environmental remediation company, Rainbow International Restoration, was hired in the beginning of March 2021 to dry the home after the interior demolition. We received a certificate from the remediation company ensuring that the house was dry, free of mold and ready to renovate.

**House renovation included:**

- Insulation was replaced on all exposed exterior walls
- Damaged wall and ceiling sheetrock was replaced
- Baseboards were replace throughout house
- Cabinet bases were replaced or repaired as needed (cabinet faces and doors were saved)
- New 3 cm granite installed on all counter tops throughout the house
- Engineered hardwood flooring installed in all bedrooms, game room and dining room
- Cabinets in bathrooms and utility room were repainted
- All replaced sheet rock was taped, floated and retextured
- All walls, baseboards, doors, window sills, and crown molding were repainted
- All replaced ceiling sheetrock was retextured and repainted
- PEX manifold and inline water heater were replaced
- New GE Profile dishwasher and New GE Café stovetop were installed
- All bathroom toilets, sinks and faucets were replaced
- Kitchen island and breakfast nook pendant lights were replaced

**Additional house renovation that were performed while freeze damage was being repaired:**

Above garage ~900 sq\*ft studio/office was finished:

- Added American Standard HVAC air conditioning to studio/office and first floor bathroom
- Added insulation, sheetrock, tap, float, baseboards

- Painted all walls, ceilings, doors, baseboards, and window sills
- Added wood laminate flooring
- Added recessed lighting and 2 ceiling fans with lights
- Added 8 foot of kitchen cabinetry with granite countertop
- Added all window blinds
- Finished stairwell and added oak handrail

All window blinds in the house were replaced

Front door was re-stained and sealed

Back porch outdoor ceiling fans were replaced

**Property upgrades (within the past 7 -8 years) include:**

- 4'x10' air conditioned and custom shelved wine room that holds ~700 bottles
- Floor to ceiling all hardwood and plywood custom kitchen cabinetry
- Outdoor kitchen and BBQ grill
- Underground 500 gallon propane tank
- Drive through garage doors
- Wrap around side concrete driveway
- Wrought iron gated fencing surrounding 150'x150' backyard
- 8'x12' air conditioned dog house/storage building with matching house brick