

850 FM 390 E Notes

History

- Front house was an all girls catholic boarding school started in the early 1900s
 - o Two bathrooms upstairs used to be a communal bathroom. Sleeping rooms upstairs and downstairs was classrooms
 - o Mudroom was kitchen
 - o Headstone under tree was teacher that worked/lived on site
- Alan Dula bought in 1950s and added breezeway and back part of house and basement
 - o Was the main house to a much larger ranch which was approximately 600 acres

Remodel/Add

- Outside
 - o Grading around entire of house for runoff from under house
 - Brought dirt in to do so
 - Flashing around front house to keep water away and dry under
 - o Brand new wrap around porch
 - New substructure, channels (support blocks)
 - Used IPE wood (most expensive wood in world/hardest/longest life)
 - Needs to be cleaned and restained for the red color.
 - Flashed and clip install so no external screws
 - Matching handrails to exterior fence, all steel
 - New cedar beams
 - o All new lighting fixtures
 - House, cabana, barn, front entrance
 - o Plumbed in all gutters to take water away from house
 - o All new Gutters
 - o Leveled all front of house and replaced all the foundation wood with new beams
 - Added 30+ channels (support structures)
 - Replaced beams, joist in front of house
 - Sprayed foam insulation (closed cell) around ½ of first floor in front house to prevent any humidity and air tight seal
 - o Removed all of old insulation under house with chicken wire, treated wood and sprayed mold barrier and protection
 - o Installed fans to keep air moving throughout to reduce humidity
 - o Installed humidifier under house
 - o Old kidney style pool was demolished, filled and redug for new pool
 - New Pool installed with hot tub
 - Salt water pool, cleaned once a week by pool company
 - Broken coping lid will be replaced by pool company
 - Brand new coping (1 month old) and color variation should lessen with sun exposure

- Cabana was added to and remodeled entirely, all brand new, new roof, new appliances, new toilet, sink, fans and plumbing.
 - Hot water heater for outdoor shower installed
- Skinned and replaced large barn with Tractor, brand new metal
 - New barn door roller style
- Painted entire inside/outside house, was red now white
- Painted barns and all metal structures, were red now grey
- Planted mature live oaks along highway
 - 1 died and 1 suffering, have replacements to put in after summer heat
 - Installed 30 gal trees on driveway
 - Installed 30 gal trees in backyard
 - Installed 100 gal tree in backyard
 - Have 5 – 15' Easter red cedars coming for backyard
- All large oak trees have been trimmed annually by only arborist in Washington county
 - This year the oak tree above headstone was cable secured to ensure nothing breaks
- New fence along highway
- New entrance, brick pillars and lighting
- All new fencing around car garage, garden and courtyard entrance
 - Garden all new above ground planters
- Irrigation
 - Trees near highway
 - Trees along driveway
 - Ivy along fences
 - Courtyard
 - Backyard
 - Garden
 - Planters, trees, grass
 - Garden beds
 - Back pasture oak tree plant (small ones) have manual irrigation lines
 - Weed barrier tree/plant storage has auto sprinklers
 - Drainage installed throughout courtyard and big barn near house
- Lighting
 - All outdoor lighting installed throughout
 - Ivy fence
 - Trees along highway
 - Flags
 - Large oak trees
 - Courtyard
 - Cabana
 - Garden
 - Back of house
- New Flag poles and anchors poured
- All new landscaping throughout

- Cherry laurel hedges throughout
 - Holly steven hedges in front
 - Holly Eagleston trees installed in back and on side of house in line with drip line manual
 - Removed trash trees in courtyard
 - Installed Bermuda grass
- Buried electrical lines from meter to pump house
- Tree orchard
 - Been in ground for about a year at end of summer
 - Over 1000 live oaks
 - 150 Red Oaks
 - 100 leyland cypress
 - 100 Arizona cypress
- Inside
 - Installed/Replaced all new fuse boxes in back of house
 - Cleaned electrical lines and replaced single phase lines under house
 - Restained all wood floors and restored
 - All original 100+ years old on front of house
 - Mud room
 - Installed new cabinets
 - Lockers
 - Installed dog shower
 - New sink, washer, dryer
 - New hot water heater for front house
 - Ripped up plastic floors and restored original +100 year old floor
 - Hallway Bathroom
 - New bathtub
 - New sink
 - New shower and tile, entirely replaced
 - New toilet
 - Replaced most sheetrock and painted trim and sheetrock throughout whole house
 - Living room
 - Took down cedar walls
 - Foam sprayed whole room
 - Sheetrocked
 - Installed all new TV cabinets and bookshelves and storage
 - Repainted entire room and cabinets, including existing bar
 - White washed fireplace
 - Installed all new fans and light fixture
 - New AC and all ducts replaced and brand new
 - Kitchen
 - Replaced all front cabinets, with glass and painted
 - Installed new fridge built in
 - Installed new oven fan overhead

- New sink, sink fixture, garbage disposal
- Replaced entire substructure and floor underneath bay window where kitchen table is
 - Added floor and restored
- Master Bath
 - New bathtub, functional
 - Restored wood floors under bathtub
 - New counters, sink, faucets all functional
 - Have mirrors for both sinks
 - Needs paint, starting this week
 - Plumbing done on shower, just need tile, on schedule
 - New toilet
- Powder bath
 - New lighting, mirror, and toilet
- Entry
 - Have a chandelier waiting on electrician to come install

TODO

- Painter coming this week
 - Master bath
 - Touch up cabinets in kitchen
 - Outside master bedroom external hardy plank
 - Outside porch repaint
 - Touchup throughout house
- Tile in master shower
- Pantry cabinets
- Basement plan to coat floors, install sheetrock and insulation
- Cabana
 - Install sink in changing area
 - Steam room in back storage room
- Finish lake
- Skeet range where old mobile home was
- Shooting range in corner +300 yards
- Cleanup barn down by creek