

Property History supplied by Owners/Sellers

Of: **5809 Roxboro Drive**
Montgomery AL 36117

Purchased May 1983

(Standard 3-Br, 2 Bath; LR; Den; small kitchen; dining nook; back patio).

Alterations and renovations made to dwelling by present Owners/Sellers

- **1984-1986---** Built onto back side of the house, 3 more rooms and storage. Added a kitchen/dining room, den, master bed room, plus a small storage room, and back porch area. Wood used was **2X6** and treated, insulated with Styrofoam, energy shields and R19 with an additional vapor lock. Removed old brick from old part of the house.
Concrete poured was **3000psi** with nylon and **6 mil vapor lock**. Due to pouring over the back patio and old utility room floors we had to raise the concrete level higher than the original pours. The master bedroom was originally designed for a step down Florida room and that is the reason it is a lower pour. Being the original land line was in a decline the back areas of the pour are as much as 3-4 feet deep. Ground under the footings is all clay.
Footings were 5/8 rebar and steel mesh wall to wall.
- Changed all windows to current energy efficient, double paned windows, plus storm windows
- Used Styrofoam and energy shield around the entire structure old and new, plus **new vapor barrier and replaced insulation in walls with 6 inch** (that was a trick).
- **Re-bricked the entire structure with new brick.**
- **Wired half the old house and all the new addition with 12-2 copper** and **all new outside service with 12-2 copper.**
- **Built a fireplace in the new den. All natural gas NON-VENTED 26,000 BTU** (run it on low and put the fans on).
- Installed **2 new HVAC and heating systems** (3.5 and 2.5 tons)
- **New roof – 30 yr, Attic fans – 3, Sky Lights – 3.**
- **Upgraded all attic insulation to R40. Attic also has a vapor lock.**
- **Four inch sewer pipe to street was upgraded with a “clean-out”** chamber access.
- House now has large kitchen with long counter space and cabinet space, dining area, 2 dens, living room, 4 bed rooms, 2 baths.
- **All plumbing was upgraded.** All **new doors**, installed. **Bathrooms remodeled.**

- **1994---** Pool installed 16 x 32 Grecian. New Cypress fence installed.
- **Backyard raised 12 inches.**

- **1995---** New Shop constructed, insulated, paneled, 12-2 electrical used with a front and back shelter, with upstairs storage attic and exhaust fan.

- **1996---**
- New **Hot water heater installed.**

- 1997---- New Front Porch installed. Concrete pour 3000 with 5/8 inch rebar, steel mesh and nylon, footing and vapor lock plastic. It can be used to construct another room if chosen. HVAC sized to accommodate.
- 1999--- Driveway re-poured and widened with 3000, 5/8 steel re-bar, steel mesh and nylon. Current drive is 8 inches thick.
- 2003--- 3.5 ton HVAC heater replaced with latest technology.
- 2004--- (Dec.) New roof replaced on house and shop with 30 – yr shingles and #30 underlay, new attic fans with temp controls, new sky lights.
- 2005--- (May) Pool liner replaced with 40 mil liner.
Installed underground sprinkler system and re-sod with Tifton Bermuda.
Replaced gas stove, dish washer, gas dryer.
- 2006--- Pool motors (both), pump and sand replaced.
2.5 HVAC heater replaced with latest technology.
- 2006 - 2007--- Inside of whole house remodeled and painted – all rooms
bathrooms and upgraded plumbing.
Remodeled kitchen cabinets.
All room ceiling fans were replaced.
Outside Fascia and eaves replaced with vinyl and alum fascia covering
Landscape light and timers installed around the house
Chain link fence painted and Cypress fence stained.

Above information provided by Owners 12/10/2007 10:19 AM

This information provided by Ron Hidalgo on through www.RonSellsAlabama.Com
Ron is a Alabama licensed Realtor®/Broker since 1984 and associated with **EDDINS PROPERTIES** of Montgomery, Alabama, 36106.

