

Interior Notes for 909 Muirfield Drive
Bruce Gunstock 3 1/4" hardwood floors throughout upstairs on top of two layers of marine grade 3/4 in tongue/groove plywood (plywood is screwed down)
Custom 3/4" maple hardwood/plywood used on cabinets in kitchen, baths, laundry room and mantle over fireplace
Granite countertops in kitchen, baths, and laundry room
Tile floors in laundry and bathrooms
All 3 bathrooms have double sink vanities and shower/tub combination in 2 with separate shower and jetted tub in principal suite
Large wood burning fireplace with stacked stone surround - firewood stacked in alcove downstairs
6 x 24 glazed porcelain tile in basement - installed in 2016
Professional painted interior upstairs and downstairs March 2020
2 AC units - 4 ton upstairs and 2 ton downstairs
4 ton AC unit replaced August 2020 - Luckie Heating and AC services regularly
Security system wired for all doors and windows and is monitored by Preventia Security (office in Montgomery) - remote access is available
All screen windows rescreened in 2023
Manual lift for putting stuff in attic - 200lb weight limit
Downstairs room (by the stairs) has all 2x6 walls (for safe room).
Vinyl double hung windows throughout with tilting sashes for easy cleaning
Attic has lighting throughout. Each light fixture also has an outlet and there are a couple of extra outlets as well.
ALL remaining indoor and outdoor furniture and appliances, exercise equipment and wall art (except for a few personal items) are negotiable in sale.
<u>Construction Notes (Homeowner was on site as general contractor and on site for entire construction process and oversaw trades as well as handled inspection process with City of Prattville)</u>
Aluminum siding and gutters
Closed cell spray foam throughout (except garage - open cell foam). Attic remains cool all year long.
80 gallon electric water heater in garage.
All studs, joists, rafters are 16in on center.
All plumbing walls are 2x6.
All downstairs outside walls (that are not rebar/concrete filled blocks) are 2x6.
All load bearing walls are 2x6.
All concrete blocks are filled with rebar/cement.
All retaining walls are tied into the house structure and have engineered foundations.
Front porch stair foundation goes all the way down to house foundation.
1500 sqft flooring in attic.
All concrete (including sidewalk) is 5000psi fiber reinforced concrete.
Extra wide sidewalk (for parking moving vans) and extra wide driveway.
All sheathing is 1/2in plywood.
All brick ties are 16in (or less).
Roof has every other rafter strapped to the wall.
Upstairs/downstairs are also strapped together at every other stud.