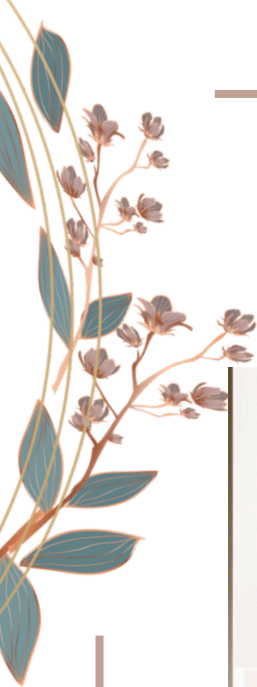




Upgrades List

All new International LOW-E dual pane windows and slider installed
New 12mm waterproof, AC4-rated wide-plank laminate wood flooring throughout
All new interior paint
All new exterior paint
New water heater installed
New HVAC ductwork installed
Amana HVAC installed in 05/2019 by Bob's Air Repair
New Hampton Bay Kitchen Cabinets
New Quartz countertops
New Stainless Steel Appliances
New gas line for gas oven installed and new stainless steel range hood
New Farmhouse fluted sink with brass finished faucet
Bedrosians Celine Backsplash
New Designer lighting and fans throughout
New Canned lighting in living room and kitchen
New tub and shower surround
New bathroom Vanity
New 6X6 Douglas Fir Wood Post
New Wood stained front door
Amarr Classica Golden Oak Garage Door with Seine style windows
Extensive landscaping design in front and backyard done with drip system in front yard, including new sections of fencing
Roof, dry rot repairs, and gutters installed 08/2015
New Sewer line connection by Earl's Plumbing in 2018
Extensive property repair work and cleanup done (see disclosures for more detailed information)





FLOORING

Durability Comparison

TWO BEAUTIFUL OPTIONS.
BOTH BUILT FOR REAL LIFE.



HOME DECORATORS COLLECTION

Virgil Island Oak

12MM AC4 WATERPROOF
LAMINATE WOOD

A beautiful, realistic wood look with exceptional durability for everyday life. Designed to handle busy households while maintaining a timeless, high-end look.

FEATURE	VIRGIL ISLAND OAK 12MM AC4 WATERPROOF LAMINATE WOOD	TRADITIONAL LVP LUXURY VINYL PLANK
 WATERPROOF PROTECTION	100% waterproof (Manufacturer advertised 100% waterproof)	Waterproof vinyl planks Excellent water protection
 SCRATCH RESISTANCE	Excellent AC4-rated for high-traffic durability	Good - Excellent Varies by wear layer thickness
 PET-FRIENDLY	Excellent choice Resists scratches, dents and everyday wear	Good - Excellent Durable, but may be more prone to dents depending on core type
 HIGH-TRAFFIC PERFORMANCE	AC4 commercial-medium rating Designed for busy households	Good - Excellent Depends on wear layer and brand
 DENT RESISTANCE	Strong, rigid 12mm core More resistant to dents and heavy furniture	Varies by core type Can be more flexible and softer under pressure
 STAIN RESISTANCE	Excellent Resists everyday stains and spills	Excellent Resists everyday stains and spills
 REALISTIC WOOD APPEARANCE	Very realistic Embossed wood texture with natural detail	Good - Very good High-quality visuals, but typically more uniform
 FEEL UNDERFOOT	Substantial and solid 12mm laminate wood planks provide a sturdy, premium feel	Often softer Can feel more flexible underfoot

KEY ADVANTAGES OF
LAMINATE WOOD



100%
waterproof
for real-life spills



AC4-rated
scratch, stain
and dent resistance



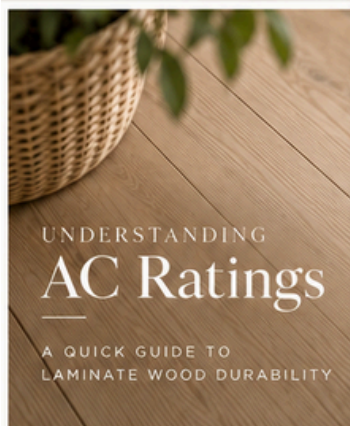
Beautiful,
realistic wood
texture



A durable, stylish
choice for
busy households



THE LOOK YOU LOVE. THE DURABILITY YOU NEED.



UNDERSTANDING
AC Ratings

A QUICK GUIDE TO
LAMINATE WOOD DURABILITY

WHAT IS AN AC RATING?

The AC (Abrasion Class) rating measures a floor's resistance to wear, scratches and everyday traffic. It's a European standard used for laminate wood flooring and helps indicate how durable the flooring will be in real-life conditions.

HOME DECORATORS COLLECTION

Virgil Island Oak

AC4 RATED

12MM WATERPROOF
LAMINATE WOOD

AC1	AC2	AC3	AC4	AC5
				
LIGHT RESIDENTIAL Best for low-traffic areas like guest bedrooms or closets.	GENERAL RESIDENTIAL Suitable for moderate traffic areas like bedrooms or home offices.	HEAVY RESIDENTIAL Designed for busy households and high-traffic areas like living rooms, hallways and kitchens.	COMMERCIAL-MEDIUM (HIGH-TRAFFIC) Built for very busy households and light commercial use. Excellent scratch and wear resistance.	COMMERCIAL-HEAVY Designed for commercial spaces with very high traffic, such as retail stores or offices.

HIGHER AC RATINGS MEAN GREATER DURABILITY.

