

# Renovations and Upgrades Overview • 4110 Ave Q-1/2, Galveston, TX 77550

## 2018

- Both bathrooms renovated
- Wooden deck built in back yard
- Wooden fence with alley access
- Electrical panel replaced

## 2019

- New roof
- New attic insulation
- New top of the line American Standard HVAC system including new duct work
- New attic access pull down ladder
- New garage door
- New LiftMaster garage door opener
- New ceilings throughout entire house to remove old popcorn ceilings
- Extended bamboo floors throughout entire house
- Complete Kitchen renovation, including new granite countertops, walnut butcher block peninsula, soft close cabinets and drawers, oversized stainless steel kitchen sink, stainless steel GE 5-burner gas range with new GE exhaust to outside, stainless steel GE double ovens, stainless steel LG refrigerator with ice maker, stainless steel Bosch dishwasher, and InSinkErator garbage disposal
- New electrical outlets and light switches
- Home completely re-plumbed to water main
- New storm windows and sliding patio door to back yard
- New Hunter ceiling fans
- New clothes dryer ductwork to outside
- New exhaust fan ductwork in both bathrooms
- New floor joists (2x8 treated), installed new vent work and leveled out the foundation
- Hard-wired Ring system and security cameras
- New Schlage keyless entry locks for front door and garage

## 2020

- New 6-inch gutters with leaf screens
- Installed Two new screen doors
- New Elevation Certificate resulting in desirable Flood Zone X designation
- Repainted home exterior and soffit/fascia
- Repainted home interior and trim work

### Insurance Premium Costs

Homeowners	\$ 809.43/year with 2% deductible
Windstorm	\$1,834.00/year with 2% deductible
Flood	\$ 415.00/year with \$1,250 deductible