

Renovation Overview

5327 Borden Ave, Galveston, TX 77551

Interior Renovations

Plumbing

- Re-pipe water lines to PEX at newly remodeled bathrooms.
- Updated drain lines with PVC in bathrooms, kitchen and laundry.
- Installed all new faucets (kitchen, bathroom and laundry) throughout house.
- Installed all new sinks (bathrooms and kitchen) throughout house.
- Replaced all toilets throughout house.
- Installed new tile-in shower in primary bedroom.
- Installed new tub in hallway bathroom.
- Installed new gas tankless water heater.

Electrical

- Installed recessed lights in main living areas, kitchen, bathrooms and primary bedroom.
- Installed all new light fixtures throughout house, interior and exterior.
- Installed fan/light combos in every bedroom.

HVAC

- Replaced HVAC condenser with 10 years warranty.
- Replaced ducting throughout house.
- Replaced all HVAC registers and return throughout house.

Appliances

- Installed all new stainless steel kitchen appliances (gas range, dishwasher, microwave & waste disposal)

Painting

- Repaired all damaged drywall throughout house.
- Textured and painted entire interior.

Flooring

- Upgraded luxury floors throughout the living areas, bedrooms and kitchen.
- Upgraded tiles in both bathrooms.
- Replaced all baseboard throughout house.

Cabinets/Countertops

- Updated all kitchen cabinets with 42" white shaker style.
- Installed new quartz countertops in kitchen and bathrooms.
- Installed new vanity in primary and hallway bathroom.

Miscellaneous

- Replaced all doorknobs throughout house.
- Replaced all door trims and window sills.
- Installed new shower frameless shower glass.
- Installed new bathroom mirrors.
- Installed new bathroom accessories.

Exterior Renovations

Framing, Siding & Insulation

- Reframed all windows openings throughout house.
- Reframed most of the exterior walls.
- Installed hurricane clips and straps on all newly framed members to meet local windstorm code.
- Replaced all exterior walls insulation with new kraft-faced insulation.
- Covered all exterior walls with plywood sheathing to meet local windstorm shear wall requirements.
- Replaced all siding, trim, fascia and soffits with new Hardie.
- Obtained WPI-8 Certificate of Compliance #2254432
- All new Blow-in insulation in attic.

Foundation

- Complete foundation repairs, leveled all the house corner to corner with a 7 years warranty.

Exterior Painting

- Sealed entire newly installed siding.
- Painted entire exterior.

Landscaping

- Removed all dead trees from property.
- Installed new sod in the front yard and some in the back.
- Installed new flower beds on the front side.