

8302 Seawall Blvd Unit 4
Upgrades & Repairs

Date Completed	Vendor/Contractor	Cost	Scope of Job
April 2022	Marcos Balderas Remodeling	\$9,600.00	Removed kitchen back splash tile and counter to ceiling tile that was up the wall.
	Marcos Balderas Remodeling		Painted interior walls, ceilings, doors & trim (Sherwin Williams Paint)
April 2022	Binswinger Glass	\$1,922.33	Installed mirror back splash in kitchen, can see water while sitting at kitchen island.
	Binswinger Glass		Replaced glass in window to right of front door
	Binswinger Glass		Replaced glass in front door with clear glass and internal blinds. Clear view of water.
April 2022	Lamps Plus	\$3,181.56	Replace all five ceiling fans with new modern ceiling fans (remote for light and fan)
April 2022	Amazon	\$607.21	Replaced kitchen faucet, along with drinking water system under kitchen sink
April 2022		\$173.87	Replaced two shower heads with hand held sprayers
April 2022	Amazon	\$102.00	Front gate hardware replaced

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May 2022	Home Depot	\$40.03	Replaced toilet seat in upstairs guest bath - Brand: Weston Wood (Rnd Sta-Tite Slow Close)
	Home Depot	\$40.03	Replaced toilet seat in dn stairs bath - Brand: Weston Wood (Oval Sta-Tite Slow Close)
	Home Depot	\$92.53	Installed robe & towel hooks in MBath
June 2022	Budget Blinds	\$4,256.39	Installed new shades in every window
June - August 2022		\$2,600.00	New garage door
	Home Depot	\$995.81	New exterior back door (leading to back balcony) Clear glass and internal blinds.
	Sherwin Williams	\$330.40	Exterior Paint
	Donald Price	\$712.00	Remove shrub in back near garage, remove overgrown shrubs in front and plant new shrubs, install pantry shelves in closet, replaced all window screens
August 2022	Mark Bratcher Electric	\$2,600.00	Replaced electric meter panel, added whole house disconnect, rewired breaker panel, added surge protector, added generator hookup & bypass breaker switch. All inspected and to code per City of Galveston.

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August 2022	Amazon	\$171.42	New outdoor lights (upper balcony and outside garage)
August 2022	Home Depot	\$133.12	New indoor lighting in garage
August 2022	Donald Price	\$1,578.80	New paint in garage and on back of unit
August 2022	Royal Tile & Carpet	\$946.17	New designer tile installed at back doors
September 2022	Conn's	\$1,500.00	New refrigerator
May - July 2022	Charles O'Rourke Home Improvement	\$19,050.00	Replaced back balcony. Replaced support beam in garage to accommodate SUV vehicle. Improvements to garage (removed a wall, relocated hot water heater & elevated it, replaced water lines to hot water heater, installed new wiring for water heater, repaired all sheetrock). Remove and replaced main water turn off valve. Removed and replaced all rotted wood on back side of unit, replaced with 1/2" treated plywood, 30 grade tar paper, and new hardy plank.
	Total improvements	\$50,633.67	

Furniture items for sale but not included in price of condo.

April 2022	Sun Ray Patio Furniture (includes cushions and pillows)	\$9,987.09
May	Amazon Outdoor rugs	\$800.00

