



14 Back Bay Circle, Galveston, TX 77551 Updates

- **Foundation** - Repaired in 2022 with transferable warranty and will be serviced in 2023 specifically in both bathrooms
- **HVAC** - Gas AC with Ecobee thermostat
- **Roof** - 2010 and has TDI Certificate
- **Windows** - Replaced by Window World in 2022 and have a TDI Certification
- **Electric**
 - Breaker panel
 - All ceiling fans and lights
 - Kitchen and bathroom wiring with GFCIs in bath and kitchen
- **Flooring** - Vinyl plank (waterproof)
- **Bathroom**
 - Vanity in guest
 - Tub + Shower
 - Toilet
 - Tile
 - Granite
- **Kitchen**
 - Cabinets
 - Granite countertop
 - Gas stove with matching microwave
 - Dishwasher
 - Tile backsplash
- **Garage**
 - 2 Garage door openers but 0 remotes
 - New gas water heater
- **Caulk** - Lots and lots of it everywhere
- **Fence** - New fence in 2022