

14033 Grambo Blvd, Galveston, Texas 77554

Mechanical Improvements and Renovations:

Replaced Composition Roof – Solar Reflecting – Light Grey

Replaced Roof Underlay Barrier

Replaced Roof Flashing and Ventilation

Replaced Hot Water Heater

Replaced Exterior Central AC System Compressors

Replaced Interior Central HVAC System Units

Installed Natural Gas Line to House

Installed Two Garage Door Openers

Replaced Three Deck Doors – High Impact Rated

Replaced All Six Ceiling Fans with Separate Light and Fan Controls

Added Lutron Lighting Dimmers Throughout

Added Lutron Ceiling Three Speed Controls Throughout

Added Lutron Lighting Dimmers Outdoor Deck Sconces

Replaced Electrical Outlet Covers Throughout

Dual Smart GOOGLE Home Thermostats

Smart RING Hardwired Front Door Camera with Audio and Recording

Smart RING Hardwired Rear Floodlight Camera with Audio and Recording

Rain Bird Automatic Landscaping Irrigation Sprinkler System – Five Zone

Rain Bird Automatic Smart Irrigation Rain Sensor

Interior/Exterior Remodel Improvements:

Exterior House Painted Classic Grey Sherwin Williams Paint

Exterior Trim Painted Classic White Sherwin Williams Paint

Exterior Columns Painted Classic White Sherwin Williams Paint

Exterior Front Door Painted True Red Sherwin Williams Paint

Luxury Waterproof Tongue and Groove Engineered Vinyl Flooring Throughout including Downstairs Entry and Bathroom

Main level ¾ Inch Plywood Sub flooring Replaced

Replaced Solid Oak Wood Stair Treads

Replaced Solid Oak Wood Stair Railing

Interior Walls Floated and Painted with Two Coats Bright White Matte Sherwin Williams Paint

Interior Ceiling Popcorn Removal

Interior Ceiling Floated and Painted with Two Coats Bright White Matte Sherwin Williams Paint

Interior Doors Sanded and Painted with Two Coats Bright White Semigloss Sherwin Williams Paint

Interior Baseboards Replaced with 6 Inch Trim

Interior Baseboards Painted with Two Coats Bright White Semigloss Sherwin Williams Paint

Interior Trim Replaced with 3.5 Inch Trim

Interior Trim Painted with Two Coats Bright White Semigloss Sherwin Williams Paint

Interior Door Hardware Knobs and Locks – Brushed Nickel

Interior Magnetic Door Stops – Brushed Nickel

Interior HVAC Supply Vents Grilles

Interior HVAC Return Grilles

Bathroom Under mount Sinks – White

Bathroom Faucets – Brushed Nickel

Bathroom Toilets

Bathroom Downstairs Pedestal Sink and Faucet

Custom 2-1/2 Inch Blinds Throughout – White

Kitchen Remodel Improvements:

Custom Designed Kitchen Remodel

Grey Quartz Counter tops with Square Edging

KitchenAid Pro Appliance Suite – Red Knob Handles

KitchenAid Pro 36 Inch Built-In Refrigerator – Stainless Steel

KitchenAid Pro Built-In Dishwasher – Stainless Steel

KitchenAid Pro 30 Inch Built in Range – Five Gas Burner with Gas Oven – Stainless Steel

KitchenAid Pro Built-In Ice Maker – Stainless Steel

KitchenAid Pro 36 Inch Dual Speed Dual Light 6 Foot Tall Custom Island Ventilation – Stainless Steel

Cabinets Upper and Lower

Central Gas Cooking Island

All Soft Close Doors

All Soft Close Drawers

Glass Upper Cabinets

Under cabinet Lighting

Interior Cabinet Lighting

Upper Cabinet Lighting

Hidden Under Counter Strip Electrical Outlets

Custom Pantry with Pullout Soft Close Drawers

Custom Corner Lazy Susan Cabinets

Custom Island Cutlery and Pot Drawers

Custom Hidden Microwave Cabinet

Under mount Deep 9 Inch Sink – Stainless Steel

Chef Faucet with Magnetic Sprayer – Brushed Nickel

Replaced Sink Disposal

Counter top Air Disposal Button

Door and Drawer Hardware – Brushed Nickel

Interior Walls Floated and Painted with Two Coats Bright White Matte Sherwin Williams Paint

Interior Ceiling Popcorn Removal

Interior Ceiling Floated and Painted with Two Coats Bright White Matte Sherwin Williams Paint

Upstairs Bathroom(s) Remodel Improvements:

Custom Designed Bathroom Remodel

Custom Walk-In Showers

Replaced Blue board Sheetrock and Plaster

White Shower Floor to Ceiling Square Tile 1-3/4 Inch x 1-3/4 Inch

Custom Shower Storage Niches

Dual Valve Function Shower System

10 Inch Rain Shower – Brushed Nickel

8 Inch Wall Mounted Handheld Shower Wand – Brushed Nickel

Replaced Toilet Fixtures – White

Grey Quartz Counter tops with Square Edging

Custom White Cabinets Soft Close Doors and Drawers

Door and Drawer Hardware – Brushed Nickel

Over sized Wood Mirror Frames

Vanity Lighting – Three Light – Brushed Chrome

Door and Drawer Hardware – Brushed Nickel

Freestanding 6 Foot Bathtub

Freestanding Tub Filler with Hand Wand – Brushed Nickel

Interior Walls Floated and Painted with Two Coats Bright White Matte Sherwin Williams Paint

Interior Ceiling Popcorn Removal

Interior Ceiling Floated and Painted with Two Coats Bright White Matte Sherwin Williams Paint

Remodel Improvement Dates:

Electrical – Outlets, Wall Plates, Ceiling Fans, Dimmers – 2018

Mechanical – HVAC System (2), Hot water Heater, Ventilation Supply and Return Grilles, Roof – 2020

Interior – Engineered Vinyl Flooring, Trim, Baseboards, Sub floor – 2020

Kitchen – Cabinets, Appliances, Exhaust, Counter tops, Fixtures, Gas Connection – 2020

Bathrooms – Cabinets, Lighting, Counter tops, Fixtures – 2020

Interior – Ceiling and Wall Painting, Popcorn Ceiling Removal – 2022

Bathrooms – Showers, Tub, Dual Valve Shower Systems, Tile, Glass – 2022

Irrigation – Sprinkler System, Rain Sensor – 2024