

**258 ISLES END RD
TIKI ISLAND, TX 77554**

**Closing Date: 2/26/2021
Move-In Date: 4/17/2021**

**Lot Size: 4,966 / Appr Dist
SqFt: 1,269 / Appr Dist
Year Built: 1990 / Appr Dist
Legal Desc: ABST 7 S C BUNDICK SUR, LOT 45 TIKI ISLAND SEC 11**

DATE	ITEM/WORK COMPLETED	NOTES
Feb 2021	Appliances Present as of Closing Date	Electric Range/Oven, Dishwasher, (Boat Deck) Refrigerator, Water Heater (1/5/21), Microwave
Mar 2021	Complete Interior Painting	Walls: Benjamin Moore, Balboa Mist # 1549 Ceilings/Trim: Benjamin Moore, Alabaster # 876
Mar 2021	Remove Palm Trees & Garden/Re-Sod	
Mar 2021	Rebuild Boat Deck	
Apr 2021	Rebuild Exterior Stairway	
Apr 2021	New Appliances Purchased/Delivered	GE Kitchen Refrigerator, Speed Queen Clothes Washer, Speed Queen Clothes Dryer
May 2021	Build Boat Deck Louvered Walls	
Jun 2021	Boat Deck Painting	
Jun 2021	<u>Original</u> HVAC Repair/Maintenance	6/30/21: Lines checked & cleaned 7/21/21: Repair of capacitor 11/17/21: Maintenance check
Jul 2021	Install Boat Deck Plumbing	Cut-Off Valve & Plex Piping
Jul 2021	Additional Concrete Poured on Pilings	
Jul 2021	Install Driveway French Drains	
Aug 2021	Demo/Rebuild Upper Back Deck (with Trex)	
Aug 2021	Rebuild Front Upper Deck & Replace Pilings	
Sep 2021	Install Gutters on Sides of House	
Sep 2021	Repair Wood on HVAC Platform	
Sep 2021	Terminix Termite Preventative Stations Installed w/Monthly Monitoring Plan	Monthly plan is transferrable
Dec 2021	Install Stairway/Back Deck Lighting	
Feb 2022	Pour Concrete Border Along Shop Wall	
Apr 2022	Installation of <u>New</u> HVAC System	4 ton/16 seer Heil system w/new emergency drain pan w/float system installed
Sep 2022	Remodel Main Deck Bath	Celing raised, wainscoating installed, new tile floor, new shower door & vanity installed
Oct 2022	Installation of Exterior Electrical Transfer System	
Dec 2022	Installation of 12' Garage Doors	New roll-up garage doors installed w/trim & vinyl siding additions

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Apr 2023	New Interior Draperies	New draperies measured, sewed & installed for main deck windows/doors x 5, guest bedroom x 1 & master bedroom x 3
Sep 2023	Construction of Boat Deck Outside Shower	Hot & cold shower
Feb 2024	Repair Wood & Construction of New Roof	JC Roofing: Tamko Titan XT shingles in Old English Pewter color w/chimney cap repair & caulking of windows
Mar 2024	Repair & Construction of New HVAC Platform	
Apr 2024	WPI-8 Certification of Cargo Lift	
May 2024	Repair & Installation of New Flooring	Complete replacement of main deck flooring (CoreTec Pro Classics Warsaw Pine VV490-01652) w/replacement of any "suspect" wood sub-floor, complete sub-floor foam insulation & complete sheet rock, texture & paint to boat deck "ceiling"
Ongoing	Boat Lift Maintenance	5/17/22: Maintenance check 10/12/22: Maintenance check 7/25/23: Maintenance check
Ongoing	Cargo Lift Maintenance	6/1/2022: Maintenance check 7/25/23: Mainrenance check 1/31/24: Replacement of limit switch
Ongoing	New HVAV System Maintenance	10/12/22: Maintenance check 3/20/23: New thermostat installed & maintenance check 3/15/24: Maintenance check & upgrade of HVAC unit power box
Ongoing	Replacement/Maintenance of Green Fishing Lights	3/23/21: Replacement of lights 8/3/21: Maintenance 1/12/22: Cleaning/maintenance 3/14/23: New overhead light, new GFI plug & maintenance of exisitng lights 12/12/23: Underwater light installation 1/10/24: Overhead light repair
Ongoing	Vinyl Siding Replacement, Repair & Washing	5/10/21: Repair/replacement 5/24/21: Washing 10/8/21: Replacement 4/12/23: Washing