



SAND & SEA
PROPERTIES

4230 Pirates Drive Updates and Upgrades

Electrical

Replaced 40 breakers.
Labeled breaker box.
Installed four motion-sensor flood lights.
Added a balcony light and switch.
Replaced two lights under the balcony.
Replaced lights under the carport.
Converted one light under the carport to a motion-sensor light.
Replaced 30 interior light switches with white Decora switches.
Added wall outlets to accommodate four televisions.
Replaced 40 wall plugs with Decora outlets.
Installed six USB outlets.
Added nine additional outlets (including TV outlets).
Relocated eight outlets to bedside positions and upgraded with USB capability.
Relocated two ceiling fans.
Replaced two hall lights.
Replaced all dome light fixtures.
Added an outlet in the loft.
Added one motion-sensor light on the porch and replaced two existing lights to match.

Exterior Improvements

Painted all siding.
Painted fascia and trim.
Pressure washed exterior surfaces.
Completed caulking as needed.
Applied exterior paint.
Painted columns and ceiling under the carport.
Prepped and primed rusted metal areas.
Repaired the front porch gate (wood and latch).
Repaired the shower gate.
Removed the handrail and bench under the carport.
Prepped concrete surfaces, including grinding and crack filling.
Leveled uneven transition areas with added concrete.

Applied an acrylic coating to concrete surfaces.
Incorporated a non-slip additive into the coating.

Interior Painting and Woodwork

Prepped walls and repaired all holes and imperfections.
Removed popcorn ceilings.
Retextured ceilings to match existing finishes.
Completed drywall repairs where electrical modifications occurred.
Painted walls and ceilings a uniform color.
Painted doors and trim.
Replaced damaged paneling under a window.
Replaced a bifold bedroom door.
Installed a handrail to the upstairs area.
Completed wall framing to accommodate a new fireplace.
Installed V-groove pine on the ceiling and wall behind the fireplace.
Stained all new wood materials.
Constructed and installed a mantel.