

Updates and remodel work performed at the property.

804 23rd Avenue North, Texas City TX 77590

EXTERIOR.

Remove old roofing down to solid shiplap decking.

OSB decking installed over existing shiplap roof decking.

Dry-in roof with double layer of synthetic underlayment installed over the OSB decking.

25 year fiberglass shingles installed using 6 hand-driven hot dipped galvanized nails per shingle.

Install new 2"x2" prefinished steel roof edging.

Install new lead pipe jacket flashing on all sewer vents.

(On file is the TDI Roof Certificate of Compliance WPI-8, Certificate Number 2164130)

Remove old siding/brick, windows, and exterior doors.

Install fiberglass insulation as needed and OSB over existing wall studs.

Dry-in all new OSB with Tyvek house wrap.

Install new double 4.5 Ocean Park vinyl siding including J-trim, inside/outside corners and soffit.

Install new vinyl coated aluminum fascia, post and trim as needed.

Install new Earthwise double pane single hung windows.

Install stainless steel Z flashing at the top of all windows.

Install 6" window tape around all windows.

Frame garage door opening with 2"x4" lumber on 16" centers.

Install two new exterior fiberglass 6-panel doors with new knob locks and deadbolts.

Install a new front door with oval light with new knob locks and deadbolts.

Install outer glass/aluminum door outside of the front entrance door.

Replace exterior wall mounted electrical breaker panel with new electrical breaker panel.

Pressure wash metal shed, apply Rust-oleum Rusty Metal Primer to the entire metal shed followed by a base coat and a top coat of gray Everest Systems Elastomeric Roof Coating.

Removed from the back yard one 30FT dead Ash tree and a 40FT decaying Ash tree.

Removed and trimmed other small trees in the back yard.

INTERIOR

Washed all interior wall surfaces to remove dust, grease and any surface substrate contaminants.

Repaired drywall dings as needed, applied primer as needed, applied one base coat and one top coat of Sherwin Williams A-1 Acrylic Latex paint -Antique White to walls, and white to ceilings.

Applied one base coat and one top coat of white Alkyd semi-gloss S-W paint to all wood trim.

Installed a new complete Daikin/ Goodman 3 ton air conditioning system including new plenum, transitions, ductwork as needed, registers, and condensate sump-pump.

Replaced galvanized hot and cold water piping with new PEX piping system, new faucets and spigots.

Existing bathroom was remodeled and a new master bedroom bathroom was built. Removed all old cast iron sewer piping from the bathroom, kitchen, laundry room and installed new PVC piping from the new bathroom, laundry room, kitchen and 2nd bathroom to the public sewer system.

Removed old ceiling light bulb fixtures and installed new energy saving LED lights throughout the house.

Replaced all electric wall outlets with new ones.

Replaced light switches with new ones as needed.

Installed new ceiling fans in all four bedrooms.

Painted all kitchen cabinets and installed new ones around the stainless steel/black stove.

Installed new vent hood, granite counter tops in new cabinets, and new cabinet hardware in all cabinets.

Installed new door knob sets on all interior doors and new door dead bolts on exterior doors.

Install new "peep-hole" viewers on fiberglass exterior doors.

Install new interior safety latches on all exterior doors.

March 2026:

Installed new pad and carpet throughout the house.

Installed porcelain tile in the kitchen, hallway and bathroom.

Installed custom made granite countertops and backsplash in the kitchen.

Painted the interior.

Performed foundation leveling work.