

4203 Green Heron Drive, Galveston (“Neptune's Nest”) – Renovations & Improvements

10/2017	FULL ROOF REPLACEMENT – Ernie Smith and Sons Roofing (installed October 18, 2017) - GAF Timberline® HD™ Lifetime Shingles (Charcoal) – rated for 130 mph winds, 6 nails per shingle - Complete GAF system: FeltBuster™ deck protection, StormGuard® leak barrier, Pro-Start™ starter strips, Cobra® Rigid Vent 3™ ridge ventilation - GAF GOLDEN PLEDGE® Warranty #1558444 – GAF's top-tier warranty with 25-year workmanship coverage – TRANSFERABLE TO BUYER - Roof inspected and serviced under warranty in November 2024 (GAF claim #30188905, paid by GAF)
05/2024	NEW HVAC SYSTEM – 14 SEER American Standard 3.5-Ton Electric System (Vanderford Air) - Installed late May 2024 by Vanderford Air & Plumbing
07-09/2024	ENTIRE EXTERIOR REPAINTED with NEW RAILINGS – Hannon Homes Galveston (completed September 2024) - Full exterior repaint of the home - New railings installed - Exterior bolts/hardware replaced
2024 - 2025	COMPLETE INTERIOR RENOVATION – Hannon Homes Galveston (completed March 2025) - NEW LUXURY VINYL PLANK FLOORING throughout entire house – all rooms, stairs, and closets - All old tile removed; floor joists and subfloor repaired/braced as needed - Soundproofing layer added to the top floor - NEW INTERIOR PAINT throughout – all walls, ceilings, doors, trim, closets, and baseboards - Kitchen island, kitchen cabinets, and bathroom cabinets painted (Sherwin-Williams designer palette) - ALL 4 BATHROOMS UPDATED: - Master Bath – full remodel: two new standalone vanities, freestanding tub, new tiled shower with frosted glass surround, new toilet - Top floor bath – new standalone vanity with sink and mirror, new toilet, shower re-caulked - Guest bath 1 – new vanity, mirror, and toilet; shower re-caulked - Guest bath 2 – new vanity and mirror; shower re-caulked
06/2022	NEW REFRIGERATOR – LG 26 cu. ft. French Door Smart Refrigerator - Wi-Fi enabled, Glide N' Serve drawer, PrintProof Stainless Steel (delivered June 17, 2022)
01/2021	NEW DISHWASHER – Maytag Top Control Built-In Tall Tub Dishwasher (Model MDB8959SKZ) - Fingerprint Resistant Stainless Steel, Dual Power Filtration (delivered January 9, 2021)
MISC	Although I don't have exact dates, the water heater, washer/dryer and microwave have all been replaced since I bought the home