

42 Ridge Drive
New Braunfels, TX 78130

UPDATES, UPGRADES AND IMPROVEMENTS SINCE NOVEMBER 2023

- \$25,000 - Pool refinished using Radiant Fusion Turquoise Blue Mini-pebble and converted to salt system - saltwater pool
- \$7,000 - Repainted majority of main house interior, including ceilings
- \$3,700 - Master bath vanity remodel including mirrors, fixtures and woodwork
- \$3,200 - Glass installed in living room, bedroom suite, and full shower door in master bath
- \$2,500 - Restored kitchen cabinets (back to natural wood)
- \$2,300 - Restored main entry and dining room stone floors
- \$2,000 - Fence replaced between neighbor and driveway
- \$1,600 - Restored kitchen floor (back to natural wood)
- \$1,500 - installed custom wood blinds for all main house bedrooms
- \$1,325 - Duct Cleaning - ServePro
- \$1,000 - Installed bathroom sink and medicine cabinet in pool/guest house
- \$900 - Added a fresh coat of tar to asphalt driveway.
- \$750 - Installed dishwasher, mini-fridge and microwave installed in main house
- \$600 - Restored wood drawers in master closet and added organizer
- \$500 - Installed refrigerator in pool/guest house.
- \$450 - Reverse Osmosis Water filtration system in main and pool/guest house.
- \$400 - Installed Ring brand doorbell

Subtotal--Approximately: \$54,725

MISCELLANEOUS UPGRADES:

\$44,000 - 8/29/2022—Tony's Roofing Services LLC-Roof Coating and Exterior Painting (See Attached Invoice 1668-1 for full details)

TOTAL—Approximately: \$98,725

SERVICE PROVIDERS:

Eco-Friendly Organic Pest Control – Joseph/210-421-9246
Serenity Pools – Jared Grigg/830-481-4569

All measurements, financial, age and dates are listed to the best of Seller's knowledge. Buyers should independently verify information contained herein before relying thereon. All warranty transfers, if any are the responsibility of the Buyers.

INVOICE**Roof coating****\$26,500.00**

1. Pressure wash all metal roof surfaces
2. Seal exposed nails, screws, overlaps and fill in gaps at the edges of roof
3. Roll Alumanation roof coating to the back building
4. Spray Alumanation roof coating to the front main roof building

Exterior painting**\$17,500.00**

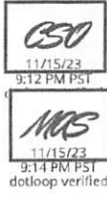
1. Pressure wash main house, back building, fence between front and back buildings, driveway and wood decks
2. Replace trim boards as needed, secure boards back into place
3. Caulk as needed to the front building, back building and fence in between the front and back building
4. Remove vines attached to the wood siding
5. Paint exterior house two tone

Subtotal: Invoice**\$44,000.00****Grand Total****\$44,000.00****Payments/Credits:**

08/23/2022	\$4,000.00
08/20/2022	\$1,100.00
08/23/2022	\$13,250.00
08/29/2022	\$5,000.00
08/29/2022	\$5,000.00

Total Received:**\$28,350.00****Invoice Balance Due:****\$15,650.00**

9:29



1668-1

PDF - 31 KB



Tony's Roofing Services LLC
1068 PR 3642
Copperas Cove, TX 76522

Location Address
42 Ridge Drive
New Braunfels, TX 78130

Theresa Trail
42 Ridge Drive
New Braunfels, TX 78130

INVOICE

Job: 1668 Theresa Trail
Invoice Name:
Invoice Number: 1668-1
Invoice Date: 8/29/2022
Terms: Upon Receipt

DESCRIPTION	AMOUNT
INVOICE	
Roof coating	\$26,500.00
<ul style="list-style-type: none"> 1. Pressure wash all metal roof surfaces 2. Seal exposed nails, cracks, overlaps and fill in gaps at the edges of roof 3. Roll Aluminum roof coating to the back building 4. Spray Aluminum roof coating to the front main roof building 	
Exterior painting	\$17,500.00
<ul style="list-style-type: none"> 1. Pressure wash main house, back building, fence between front and back buildings, driveway and wood decks 2. Replace trim boards as needed, secure boards back into place 3. Caulk as needed to the front building, back building and fence in between the front and back building 4. Remove vinyl affixtures to the wood siding 5. Paint exterior house trim color 	
Subtotal: Invoice	\$44,000.00
Grand Total	\$44,000.00

Payments/Credits:	
08/23/2022	\$4,000.00
08/20/2022	\$1,100.00
08/23/2022	\$13,250.00
08/29/2022	\$5,000.00
08/29/2022	\$5,000.00
Total Received:	\$28,350.00
Invoice Balance Due:	\$15,650.00

REMIT TO:
1068 PR 3642
Copperas Cove, TX 76522

Company Representative:
Tony Garza (254) 415 2744
tonyroofing@yahoo.com

