

# Remodeling Details: 11510 Del Monte Dr.

## Plumbing:

- Met Plumbing, 1005 Airline Dr Suite A, Katy, TX 77493, 281-599-3336
- All new western toilets. 2 year warranty. Toilets have glazed p-traps for better performance and a 3' flush valve. Drain lines and sewer system is in good condition.
- All new pipes: Replace all the galvanized pipe in the home, Uponor Pex and Brass fittings were used inside walls and attic, 1/4 turn emergency shut off valve was installed as well, new supply line to every fixture, new ice maker box and washer machine box was installed. 10 year transferable warranty. See attachment from Met Plumbing.

## Air Conditioning:

- Courtesy Air Conditioning & Heating, Inc., 3780 Tanglewild Ste 101, Houston, TX 77063, 281-496-9450 Contact: Mike Roach (he is excellent, btw!!)
- 7-18-19: Replaced upstairs AC condenser and coil, new condenser pad, replaced drain pan, added aqua guard switch, new supply plenum, and replaced thermostat
- 9-25-18: Replaced downstairs AC, coil and thermostat

## Pool:

- The Pool Depot, Chris, 11211 Richmond Avenue, Suite B104, Houston, TX 77082, 281.484.8840 Office
- Pool equipment: New pump and Filter repair
- They clean the pool weekly for ~\$195 per month

## Landscaping:

- Daryl Brooks: 936-224-0858
- All trees trimmed
- New mulch, New St. Augustine grass in yard
- Weekly grass serviced by Lorenzo, 832-863-1108

## Foundation Repair:

- Allied Foundation Specialists, Inc. 4906 Luella Ave, Deer Park TX 77536, 281-479-4760
- 24 piers installed on the front portion of the house
- Lifetime transferrable warranty document and map of piers

## **Major Remodeling:**

- Jeon Designs, Complete Remodeling & Design, 713-377-6636
- Carpet: All new carpeting and padding, upstairs & downstairs
- Painting: House completely repainted including walls, ceilings, trim, built-ins, vanities and closets
- New vanity tops & faucets: Upstairs Jack & Jill bath and Master bath
- Master shower and bathtub completely re-tiled with polished Carrara marble look; All new plumbing and fixtures and new glass shower door; New shower chrome trim + valve; New chrome tub filler fixture
- Tile grout refreshed and sealed (original tile installed in 2009)
- All new electrical outlets throughout the house
- New master closet metal rods
- New staircase banister, iron rods, rail, step refresh
- Refinish back French doors and new locks installed
- Refinished front door
- Kitchen:
  - Freshly painted cabinets (solid wood cabinets)
  - New backsplash
  - Under cabinet lighting
  - 2009 – all new appliances
  - 2009 – new granite

## **Miscellaneous:**

- New Toilet paper holders
- New light fixtures: Master bath and vanity, powder bath, kitchen area, dining room
- New fans: All upstairs bedrooms and family room
- New front door lock set & keypad
- New garage entry door



# COURTESY AIR CONDITIONING & HEATING, INC.

3780 Tanglewilde Ste 101 • Houston TX, 77063  
281-496-9450 • 713-460-8874



TACLB# 008060E EMERGENCY SERVICE 7 DAYS A WEEK

NAME <i>Beth Murphy</i>	TECH <i>MIKE</i>	BEGINNING MILEAGE	DATE <i>7-18-19</i>
STREET <i>11510 Del Monte Dr</i>	CERT #	ENDING MILEAGE	TIME IN <i>1025</i> TIME OUT <i>1110</i>
CITY <i>H</i> STATE <i>TX</i> ZIP <i>77077</i>	HOME PHONE (713) (281) <i>705-4045</i>	KEY LOCK	
<b>COOLING CHECK LIST</b>	MAKE	MODEL	SERIAL NUMBER
	WORK PHONE (713) (281)		
	ADVERTISING		
			<input type="checkbox"/> WARRANTY <input type="checkbox"/> SERVICE CONTRACT <input type="checkbox"/> NORMAL <input type="checkbox"/> RES. <input type="checkbox"/> COMM.

### Courtesy's Arbitration Agreement

Courtesy Air Conditioning & Heating inc., including its agents, employees and representatives ("Courtesy") and Customer mutually agree to submit to binding arbitration any and all disputes of any kind whatsoever arising in any way whatsoever between them and that relate to or involve or arise out of the purchase, sale, use, repair, service, testing or possession of any air conditioning or heating good or service as well as any and all actual and alleged representation related thereto, except for any and all claims Courtesy has or may have for any amount owed by Customer or services rendered or goods sold which shall not be subject to arbitration ("Disputes for Arbitration"), pursuant to the Federal Arbitration Act, 9 U.S.C. 1-16, or the Texas General Arbitration Act, Tex. Civ. Prac. & Rem. Code Chs. 171-173, including applicable amendments and other changes to those statutes, or the common law of the United States, or the common law of the State of Texas, as may be applicable. Courtesy and Customer further mutually agree that binding arbitration before the Better Business Bureau in Houston, Harris County, Texas in accordance with the procedures and rules of the Better Business Bureau shall be the exclusive means of resolving Dispute for Arbitration described above; that their agreement to arbitrate may be specifically enforced by a court only in Harris County, Texas and that such a court may enter on enforceable judgement on any arbitration award.

### HEATING CHECK LIST

- Clean Pilot Assembly
- Check heat exchanger
- Adjust air and gas mixture
- Check pressure on gas valve
- Set blower control
- Temp comes on \_\_\_\_\_ Temp goes off \_\_\_\_\_
- Set gas limit
- Check blower
- Check fan belt
- Check all safety controls
- Check vent for obstructions
- Lubricate blower motor & all moving parts
- Check & adjust for proper temperature rise
- Check filters
- Check vent pipe for leaks
- Check all electrical connections
- Check voltage for proper AMP draw
- Check evaporator coil if accessible
- Check burners and heat exchanger
- Check for gas leaks (from the gas cock to the furnace parts)

### ELECTRICAL FURNACES

- most of the above
- Check heat strips
  - Check breakers and fuses for AMP draw
  - Check thermostat
  - Check thermostat
  - Check for proper air flow
- HEAT PUMPS**  
most of the above
- Check freon
  - Check unit for proper cycling and adjust if needed
- PMS: \$69.95  
Each additional unit: \$59.95

THIS IS A PREVENTATIVE MAINTENANCE INSPECTION ONLY  
Any repairs will require additional charges on parts, labor & materials.

QTY.	DESCRIPTION
1	Condenser
1	Coil
	Condenser PAN
	DRAIN PAN
	SSI-Flat
	Alum Guard Switch
	2-sticks 7/8 x 1 AMAR
	2-sticks 3/4 PVC
	1-stick 1 1/8 x 1 AMAR
	Supply Plenum
	Acoust 600 STAT
Total Parts & Labor	
8 1/2% Sales Tax	
TOTAL	

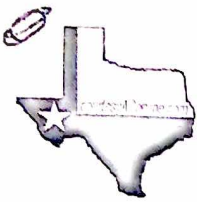
Description of Work *Bid for New equipment: (GAS/SLAB)*  
*Install A New, 3 Ton 14 Efficiency American Standard*  
*Condenser And Coil - Comes with a 10 Year Parts and Compressor*  
*Warranty from American Standard.*

Recommendations and Additional Work  
*\*Current plenum + transition opening 16 1/2 x 20 @ Coil*

**Thirty (30) days labor warranty on all work performed**

Customer Approval x \_\_\_\_\_ Recommended work not done at this time x \_\_\_\_\_

I acknowledge the satisfactory completion of above describe work x \_\_\_\_\_



# COURTESY AIR CONDITIONING & HEATING, INC.

3780 Tanglewilde Ste 101 • Houston TX, 77063  
281-496-9450 • 713-460-8874



TACLB# 008060E EMERGENCY SERVICE 7 DAYS A WEEK

NAME <i>Beth <del>Reese</del> Murphy</i>		TECH <i>Mike</i>		BEGINNING MILEAGE	DATE <i>9-25-18</i>
STREET <i>11510 Del Monte DR</i>		CERT #		ENDING MILEAGE	TIME IN <i>1:50</i> TIME OUT
CITY <i>H</i> STATE <i>TX</i> ZIP <i>77077</i>		HOME PHONE (713) (281) <i>705-4045</i>		KEY LOCK	
COOLING CHECK LIST	MAKE	MODEL	SERIAL NUMBER	WORK PHONE (713) (281)	<input type="checkbox"/> WARRANTY
				ADVERTISING	<input type="checkbox"/> SERVICE CONTRACT <input type="checkbox"/> NORMAL <input type="checkbox"/> RES. <input type="checkbox"/> COMM.
<b>COMPRESSOR</b>			<p align="center"><b>Courtesy's Arbitration Agreement</b></p> <p>Courtesy Air Conditioning &amp; Heating inc., including it's agents, employees and representatives ("Courtesy") and Customer mutually agree to submit to binding arbitration any and all disputes of any kind whatsoever arising in any way whatsoever between them and that relate to or involve or arise out of the purchase, sale, use, repair, service, testing or possession of any air conditioning or heating good or service as well as any and all actual and alleged representation related thereto, except for any and all claims Courtesy has or may have for any amount owed by Customer or services rendered or goods sold which shall not be subject to arbitration ("Disputes for Arbitration"), pursuant to the Federal Arbitration Act, 9 U.S.C. 1-16, or the Texas General Arbitration Act, Tex. Civ. Prac. &amp; Rem. Code Chs. 171-173, including applicable amendments and other changes to those statutes, or the common law of the United States, or the common law of the State of Texas, as may be applicable. Courtesy and Customer further mutually agree that binding arbitration before the Better Business Bureau in Houston, Harris County, Texas in accordance with the procedures and rules of the Better Business Bureau shall be the exclusive means of resolving Dispute for Arbitration described above; that their agreement to arbitrate may be specifically enforced by a court only in Harris County, Texas and that such a court may enter on enforceable judgement on any arbitration award.</p>		
<input type="checkbox"/> SUCTION _____ PSI <input type="checkbox"/> HEAD _____ PSI <input type="checkbox"/> VOLTS _____ <input type="checkbox"/> ELECTRICAL CONNECTIONS <input type="checkbox"/> CHECK THE STARTING CAPABILITIES <input type="checkbox"/> AMPS					
<b>CONDENSER COIL</b>			<p align="center"><b>HEATING CHECK LIST</b></p>		
<input type="checkbox"/> INSPECT COIL & CHECK FIN COND. <input type="checkbox"/> ENT. _____ "F LVG. _____ "F			<input type="checkbox"/> Clean Pilot Assembly <input type="checkbox"/> Check heat exchanger <input type="checkbox"/> Adjust air and gas mixture <input type="checkbox"/> Check pressure on gas valve <input type="checkbox"/> Set blower control <input type="checkbox"/> Temp comes on _____ Temp goes off _____ <input type="checkbox"/> Set gas limit <input type="checkbox"/> Check blower <input type="checkbox"/> Check fan belt <input type="checkbox"/> Check all safety controls <input type="checkbox"/> Check vent for obstructions <input type="checkbox"/> Lubricate blower motor & all moving parts <input type="checkbox"/> Check & adjust for proper temperature rise <input type="checkbox"/> Check filters <input type="checkbox"/> Check vent pipe for leaks <input type="checkbox"/> Check all electrical connections <input type="checkbox"/> Check voltage for proper AMP draw <input type="checkbox"/> Check evaporator coil if accessible <input type="checkbox"/> Check burners and heat exchanger <input type="checkbox"/> Check for gas leaks (from the gas cock to the furnace parts)		
<b>REFRIGERANT</b>			<p align="center"><b>ELECTRICAL FURNACES</b> most of the above</p> <input type="checkbox"/> Check heat strips <input type="checkbox"/> Check breakers and fuses for AMP draw <input type="checkbox"/> Clean thermostat <input type="checkbox"/> Calibrate thermostat <input type="checkbox"/> Check for proper air flow		
<b>FAN AND MOTOR</b>			<p align="center"><b>HEAT PUMPS</b> most of the above</p> <input type="checkbox"/> Check froon <input type="checkbox"/> Check unit for proper cycling and adjust if needed PMS: \$69.95 Each additional unit: \$59.95		
<b>EVAPORATOR COIL</b>			<p align="center"><b>CONDENSATE AREAS</b></p> <input type="checkbox"/> INSPECT DRAIN PAN <input type="checkbox"/> INSPECT DRAIN LINES		
<b>AIR FILTERS</b>			<p align="center"><b>THERMOSTAT</b></p> <input type="checkbox"/> O.K. <input type="checkbox"/> REPLACE <input type="checkbox"/> RELOCATE <input type="checkbox"/> CALIBRATE		
<b>ELECTRICAL COMP'TS</b>			<p>THIS IS A PREVENTATIVE MAINTENANCE INSPECTION ONLY Any repairs will require additional charges on parts, labor &amp; materials. NO WARRANTY ON DRAIN LINES.</p>		
<input type="checkbox"/> RELAYS <input type="checkbox"/> CONTACTORS <input type="checkbox"/> OVERLOAD <input type="checkbox"/> PRESS SWITCH <input type="checkbox"/> CHECK BREAKERS AND FUSES FOR PROPER SIZE AND DEFECTS			<p align="right">Total Parts &amp; Labor _____ 8 1/4% Sales Tax _____ <b>TOTAL</b> _____</p>		

Description of Work AC Diagnostics  
Install A New 3 Ton Condenser And Coil From American Standard - Comes with A 10 year Compressor + Parts Warranty From American Standard

Recommendations and Additional Work (SSJ-F) OAT  
ADUA Guard Drain  
PAN Transition  
7/8" 1 stick, 1 stick PVC

1 Year **Thirty (30) days labor warranty on all work performed**

Customer Approval x \_\_\_\_\_ Recommended work not done at this time x \_\_\_\_\_

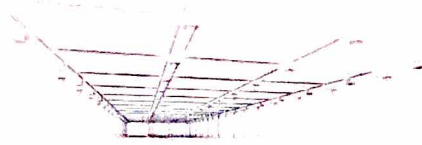
I acknowledge the satisfactory completion of above describe work x \_\_\_\_\_

*Jeon Designs*  
Complete Renovations and Design  
(713) 377-6636

INVOICE# DD1142

Appointment: August 24, 2019  
Invoice Date: August 26, 2019  
Customer ID: 00032

Compass Concierge LLC  
90 5th Ave 3rd floor  
New York, NY 10011  
(936) 270-8788  
kari.riddle@compass.com



Beth Murphy  
11510 Del Monte Dr  
Houston, TX 77077  
(713) 705-4045  
bethmurp@gmail.com

Shaw Altitude 4002 - iceland  
1/2" 6# Padding  
Schluter 1/2" Square (Shower trim)  
Tile 12x24 Polished Carrara Marble Look (shower)  
Shower Floor Mosaic  
Horizontal Sconces 304242280  
56" White Ceiling Fans 550, 60" FR Fan 140  
Light Fixtures (Dining, Breakfast, M Bath)  
Widespread Faucet  
Grout Refresh  
Burgler Bars Removal

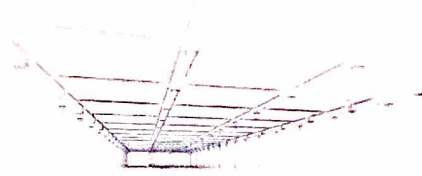
Paint Wall, Ceiling, Trim, Interior Doors (primer/paint inc)  
Paint Kitchen Cabinets (special Primer to hide stain, incl.)  
Paint Laundry Cabinets (special Primer to hide stain, incl.)  
Swap To Soft-Close Hardware in the Kitchen  
Carpet Installation, KOOL Glide and Power Stretch  
Back Door Replacement, Glass Swap + Paint Both Outside  
Repair Brick at the top of Front Porch (scaffolding invlvd)  
Replace Tile in Master Shower, build new pan, new, nitch  
Frameless Shower Glass Door with Chrome Hardware  
Plumber to connect drain and fixtures (shower + 3 vanit.)  
Electr. Outlets/Switches, 5 Ceiling fans, 6 fixtures  
MB Door, New Closet Shelves, Metal Rods, Attic Door  
Staircase Banister, Iron Rods, Rail, Step Refinish, Fr Door  
Vanity Replacments, New Sinks, Plumbing, Backsplash

*Jeon Designs*  
Complete Renovations and Design  
(713) 377-6636

INVOICE# 001143

Appointment: August 24, 2019  
Invoice Date: August 26, 2019  
Customer ID: 00032

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90 5th Ave 3rd floor  
New York, NY 10011  
(936) 270-8788  
kari.riddle@compass.com



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11510 Del Monte Dr  
Houston, TX 77077  
(713) 705-4045  
bethmurp@gmail.com

Air Filter (20x30)  
Toilet paper holders  
Light Fixtures difference between estimate and actual  
Polished Carrara Marble 12x24 (estimate)  
Door Stops  
Front Door Dual Lock-Set + Key Pad (matching key)  
added 1 for Garag Rear Doors Lock-Sets + matching key  
Shower Chrome Trim + Valve (Customer Satisfaction)  
New Chrome Tub Filler Fixture (Customer to provide)  
Garage Door Masonite Single Pre-Hung Door RH In-Swing  
Subway Tile and Grout  
Additional Closet Rods (courtesy)

Kitchen LED \$300 Additional patches and Texture to rid of build in PT hold  
3 Recessed Lights in Upstairs Bath + Undermount LED Kit  
Install new set of risers to decrease overlap of cur. Treads  
LockSmith install and program front locks + 2 Back Doors  
Grout Re-Fresh for Upstairs Bath and Shower Wall  
Shower Bathrub re-tile labor  
Fix the leak under the tub (estimate)  
Touch up Paint after tile work around the tub  
Kitchen hardware treatment and fix  
Credit for Soft Close hardware  
Door del., build-out thresh, install, paint, install locks  
Window Glass Repair (breakfast area)  
Refinish AC return grid and Doorbell on Second Floor  
Remove Backsplash in the kitchen, replace sheet., install

**Part 2, added items, change order**

**I declare that the information mentioned above is true and correct to the best of my knowledge.**

Signature

Date



**Billing Address**  
Beth Murphy  
11510 Del Monte Drive  
Houston, TX 77077 USA

1005 Airline Dr Suite A  
Katy, TX 77493  
M37282  
TACLB2785C  
281-599-3336

**Estimate** 23186229  
**Job** 242532  
**Estimate Date** 7/18/2019  
**Technician** PAUL RAMIREZ  
**Customer PO**

**Job Address**  
Beth Murphy  
11510 Del Monte Drive  
Houston, TX 77077 USA

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**Estimate Details**

Repipe whole house : Estimate is to replace all the galvanized pipe in the home, uponor pex and brass fitting will be used inside walls and attic, 1/4 turn emergency shut off valve will be installed as well, new supply line to every fixture, new ice maker box and washer machine box will be installed.

10 year transferable warranty  
Uponor pex and brass fittings  
Sheetrock not included  
Price includes taxes, materials Andy labor

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1005 Airline Dr Suite A  
Katy, TX 77493  
M37282  
TACLB2785C  
281-599-3336

Estimate 23313718  
Job 242878  
Estimate Date 8/19/2019  
Technician PAUL RAMIREZ  
Customer PO

**Billing Address**  
Compass Concierge LLC  
90 rth Ave 3rd FL  
New York, NY 10011 USA

**Job Address**  
Beth Murphy  
11510 Del Monte Drive  
Houston, TX 77077 USA

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#### Estimate Details

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Western toilets : Did diagnostic to the toilet in master bathroom, toilet is from 2007. The flush valve is shocked it doesn't flush properly causing a weak flush not allowing water to flow the right way to make a full flush. Toilet in half bathroom by the stairs has the same issue is not flushing correctly. The one upstairs didn't flush at all internal parts are bad. Recommended replacement of toilets with a 2 year warranty. Our toilets have glazed ptraps for better performance and a 3' flush valve. Drain lines and sewer system is good condition.

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Task #	Description
1	WESTERN GOOD BASIC ELONGATED FRONT TOILET

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# Allied Foundation Specialists Inc.

Lifetime Service Agreement

Date

1/19/2011

Allied Foundation Specialists has installed: ( 24 ) Exterior Driven Concrete Piers and/or ( 0 ) Interior Driven Concrete Piers.

Address: 11510 DEL MONTE DR HOUSTON, TX 77077

Allied Foundation issues a transferable Limited Lifetime Service Agreement for the area of the foundation that has been underpinned by our company.

If a structure is partially underpinned, settlement may occur in areas not underpinned by Allied, such as the remainder of the perimeter and/or interior of the building. Allied Foundation provides a warranty for the area where piers are installed. The remaining structure not supported by underpinning may move independently and could require additional pier work in the future. Any new installation of piers or repair outside of our service area and agreement will be at an extra cost to the Owner.

Soil conditions, particularly during periods of extended dry weather, may result in new or additional settlement. We do not guarantee that the structure will not experience additional movement. This warranty provides that Allied will re-raise or adjust settled areas where the work has been installed. Our warranty does not include additional underpinning in other areas not supported by our piers.

Access for Exterior piers under warranty will require excavation of some or all piers underpinned by Allied at no cost to the Owner. Any Interior Breakouts and excavation for adjustments, Owner will be responsible for moving furniture, floor removal and replacement. If pier adjustments need to be made by tunneling under the foundation, there will be a \$95/foot (warranty rate only) charge to gain access to the interior piers.

As a result of raising or adjusting piers, new cracks in sheetrock, tile, grout and all rigid surfaces, seen or unseen, can occur. Allied assumes responsibility for the foundation alone. No other part of the structure, interior or exterior, such as doors, windows, cabinets, decks, landscaping, roofs, plumbing, drain lines and electric is covered and is the sole responsibility of the Owner.

Drain lines of any kind: PVC, ABS, or Cast Iron must be properly maintained. Cast Iron and ABS sewer lines deteriorate and leak over a period of time. Our company will void the warranty if sewer lines are leaking under the foundation. Owner must maintain positive drainage away from the foundation with proper grading and control large tree root growth.

This warranty will become Null and Void if any major structural changes have been made after the foundation has been repaired.

Allied Foundation Specialists Inc.

4906 Luella Ave. Deer Park, Texas 77536

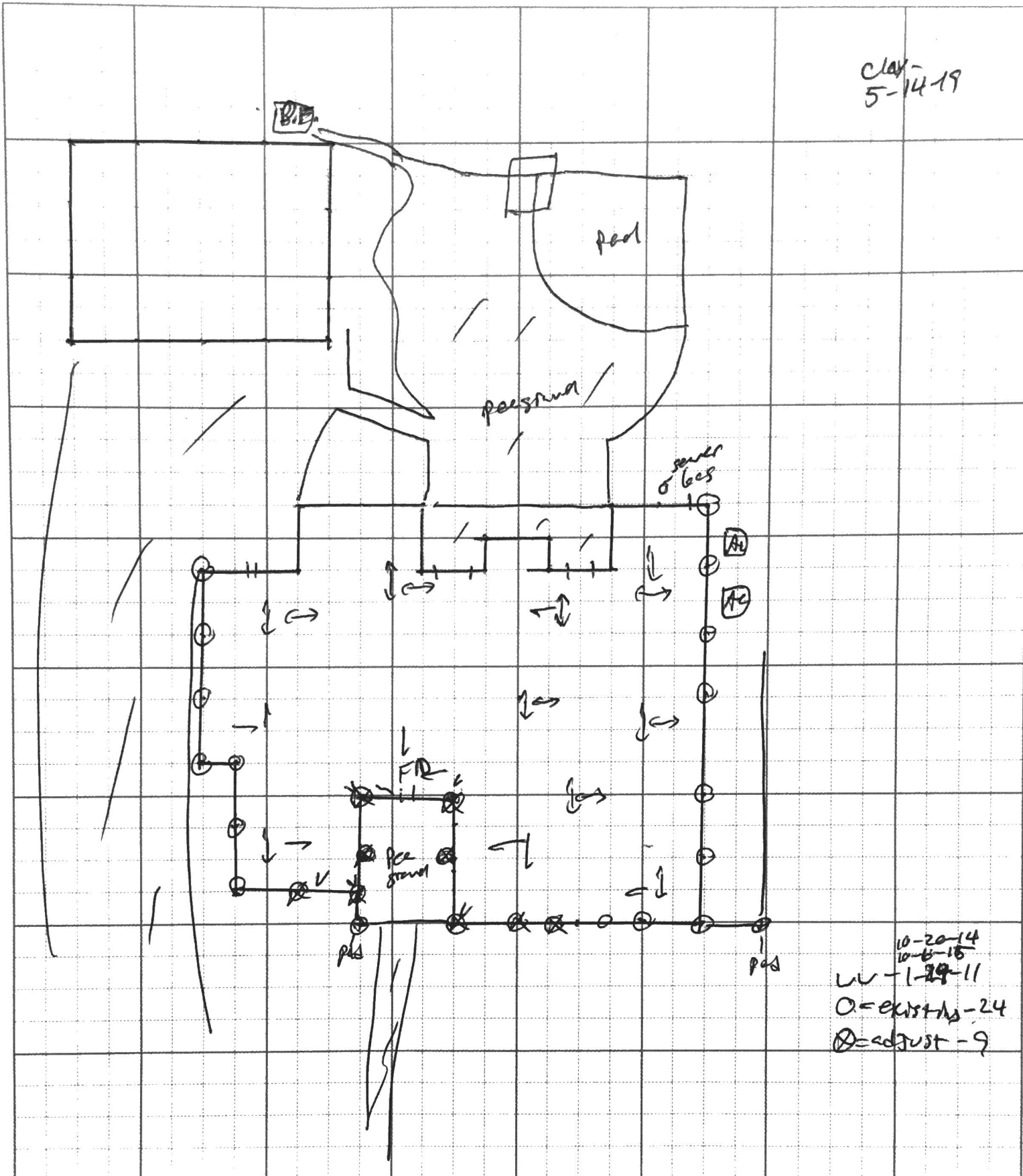
281-479-5247 Office

[slab82@alliedfoundation.net](mailto:slab82@alliedfoundation.net)

281-476-4760 Fax

[www.crackedslab.com](http://www.crackedslab.com)

Clay -  
5-14-19



10-20-14  
10-15-15  
LV-1-29-11  
O = exists - 24  
⊗ = adjust - 9

**ALLIED FOUNDATION SPECIALIST, INC.**  
**ALLIED PLUMBING LLC**  
MPL LIC #39626

4906 Luella Ave. • Deer Park, TX 77536  
Ph. 281-479-5247  
Fax 281-476-4760

Texas State Board of Plumbing Examiners  
929 E. 41<sup>st</sup> St., Austin, TX 78571 • 512.936.5200

NAME Elizabeth Murphy  
ADDRESS 11510 Del monte dr  
CITY ZIP 77077  
HOME # \_\_\_\_\_  
WORK # 713-705-4045  
CELL # \_\_\_\_\_  
EMAIL Bethmurp@gmail.com

NO. OF PIERS 9  
BREAKOUTS \_\_\_\_\_  
KEY MAP \_\_\_\_\_  
COST OF JOB Ⓟ  
CHECK   
CREDIT CARD