

COMPASS

Home Improvements, per Seller

404 S Beauregard St, Alvin, TX 77511

- All plumbing professionally replaced, including hot & cold, all drains to City (2020)
- New main entry door and frame (by driveway) (2020)
- New attic insulation (2022)
- Both clawfoot tubs refinished within last 5 years
- Primary bathtub faucet replaced within last 5 years
- Water heater replaced (2020)
- Refrigerator and dishwasher replaced (3-4 years old)

Twin Oaks History

Originally named “Birchfield-McCown House”, Twin Oaks was built by A.J. Birchfield, the first Editor of the Alvin “Sun”, in 1894. Often a storm refuge, the house kept over 100 people safe in the famed 1900 coastal hurricane.

Numerous leading townspeople – including the Greer, Carleton, Finger, and McCown families – have owned this 12-room Victorian structure.

Compass RE Texas, LLC
4200 Westheimer Rd, Suite 1000, Houston, TX 77027
(832) 899-4788

Jerry Collier Plumbing

19030 CR 669C
Alvin, TX 77511
832-208-1633
1961jerry@gmail.com

Responsible Master Plumber 42429

2018312

PLUMBING

Work Order/ Invoice

TO: Angie Poole
404 S. Beau regard st.
Alvin Tx. 77511

DATE OF ORDER	2/7/2020	HOME TELEPHONE	
JOB TELEPHONE		WORK TELEPHONE	
CUSTOMER ORDER NO.		<input checked="" type="checkbox"/> DAYWORK	<input type="checkbox"/> OTHER
STARTING DATE	approx. 2/13/2020		
JOB NAME/NO.			
JOB LOCATION	JAME		
INVOICE DATE		ORDER TAKEN BY	Jerry
TERMS	50% down 50% completion		

DESCRIPTION OF WORK
Replace 15' of Schedule 40 PVC and 20' under porch and Building. Tie downstairs bath to new sewer line. Permit and inspection included.

TASK CODE	MATERIAL	UNIT	TOTAL
(1)	excavation and replacement of 35' sewer		9875.00
			7000.00
(2)	replace bathroom drains in ceiling of dining room, remove cast iron		3400.00
(3)	replace cold PVC and hot CPVC water lines in ceiling of dining room while ceiling is open.		3200.00
			7000.00
TOTAL MATERIALS			7725.00

HRS	LABOR	UNIT	LABOR
	cc deposit 2/7/2020		3500.00
**	includes new p-traps at lavs		
***	includes Opinar Pex, new valves, supply lines		

WORK ORDERED BY		TOTAL LABOR	
x <u>Angie Poole</u>	<u>2/19/20</u>	TOTAL MATERIALS	
Signature	Date	TOTAL LABOR	
I hereby acknowledge the satisfactory completion of the above described work.		OTHER CHARGES	
x _____	_____	SUBTOTAL	
Signature	Date	TAX	
		TOTAL	7000.00

THANK YOU! Total \$13,600.00

All Checks Payable to Jerry Collier

Regulated by The The Texas Department of Licencing and Regulation, P. O. Box 12157, Austin Texas 78771

1-800-803-9202, 512-463-6599, www.license.state.tx.us

Angie Poole

Jerry Collier Plumbing

19030 CR 669C
Alvin, TX 77511
832-208-1633
1961jerrycc@gmail.com

2018313

PLUMBING Work Order/ Invoice

TO: Angie Poole
404 S. Beauregard
Alvin, Texas 77511

DATE OF ORDER	2-10-20	HOME TELEPHONE	832-118 1040
JOB TELEPHONE		WORK TELEPHONE	8-748-1040
CUSTOMER ORDER NO.		<input checked="" type="checkbox"/> DAYWORK	<input type="checkbox"/> OTHER
STARTING DATE	open		
JOB NAME / NO.			
JOB LOCATION			
INVOICE DATE		ORDER TAKEN BY	Matthew
TERMS	50% down .50% on completion		

DESCRIPTION OF WORK

Cut sheetrock in ceiling and wall to replace approx 24' of 4" drain due to fractured cast iron drain leaking. Will demo sheetrock and lathe but are not responsible for repairs to lathe and sheetrock.

TASK CODE	MATERIAL	UNIT	TOTAL
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	Replace approx 24' of 4" cast pre iron with new 4" PVC upstairs including connections to 1 lavatory sink and 1 bathtub and 1 toilet with new flange and 5 year warranty.		\$3400.00
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Cost may increase due to unseen issues in the wall and we won't know until we open the ceiling completely.

TOTAL MATERIALS

HRS	LABOR	UNIT	LABOR
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WORK ORDERED BY

X _____
Signature Date

I hereby acknowledge the satisfactory completion of the above described work.

X _____
Signature Date

TOTAL MATERIALS	
TOTAL LABOR	
OTHER CHARGES	
SUBTOTAL	
TAX	
TOTAL	

THANK YOU!

All Checks Payable to Jerry Collier

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B. Rodriguez Foundation Contract

4922 Cicada
Houston, TX. 77039

Phone: 281-731-7183 or 832-758-6909
Fax: 281-442-2212
Email: benny_b.rodz.foundation@outlook.com

Propose Submitted to

Name: *Sarah Hathwell*
Street: *404 South Beauregard St.*
City: *Alvin*
State: *TX. 77511*
Telephone Number: *832-477-3621*

THIS AGREEMENT made this 01 day of December, 2022 by and between B.R. Foundation Benito Rodriguez, (contractor) and Sarah Hathwell (owner).

Article 1. Scope of the work: The Contractor shall furnish all the materials and perform all the labor necessary for the completion of the outlined below on property located at:

Address: 404 South Beauregard St. Alvin, TX. 77511

Phone: 832-477-3621

- *Install 36 4x16x16 base pads*
- *Install 80 8x8x16 concrete blocks*
- *Install 32' of new 4x6 beam*
- *Replace rotten beam*
- *Replace rotten joists*
- *Install flashing for termites*
- *Level house*

We mud pump only when necessary and it is an extra cost and if not marked yes, it is included.

Yes _____ No mud pumping to fill voids but not to be used as leveling.

Article: 2. Lifetime Unconditional Warranty: Contractors warrants Piers work only for a period of Four Years free of charge following completion, \$75.00 per pier adjusted after Four Years. Warranty covers re-jacking and shimming of the original piers only. Warranty is transferable and is attached to the property. There is a service charge of \$250.00 to transfer the Lifetime Service Agreement. However, should the ground shift due to unforeseen event or natural disaster, current rate will be applied to time of repairs. Warranty covers new piers only. Re-jacks on existing piers done by other companies are not covered under this warranty.

2B. Warranty on houses on blocks will have 1 year unconditional warranty. Anything after 1 year, there will be a charge.

Article: 3. The Contract Price: The owner shall pay the Contractor for material and labor to be performed the sum of **\$5,450.00**

Article: 4. Progress Payment: Payment of the Contractor Price should be paid in the manner following: 50% upon start date and remaining 50% upon completion.

Article: 5. General Previsions

1. All work shall be completed in a workman-like manner.
2. Contractor shall furnish owner appropriate release or wavers of lien for all work performed or materials provided at the time the next periodic payment shall be due. Contractor will put a lien on the property if the owner refuses to pay in full the completed work.
3. Any alterations or deviation from above specifications involve extra cost, will be executed only upon written order, and will become an extra charge over and above the estimate and shall be incorporated in, and become part of the contract.
4. City Permits where required to, their spec. City of Houston and Bellaire 9" shaft-12' deep, except inside the house, then approximately 8' deep. There are additional fees for permits if required by owner. There are additional fees for the permits.
5. Contractors agree to remove all debris created by us and leave the premises in broom clean condition.
6. In the event owner should fail to pay any payment due hereunder, Contractor may cease work without breach until pending payment has been made. A failure to make payment on the due date shall be deemed a material breach of the contract, and late fees will be applied.
7. Contractor is not responsible for sheetrock cracks, concrete slab cracks, displaced shrubs and/or, plants, or any other damage caused by the damage foundation, or any plumbing under the foundation. Cracks in the sheetrock may or may not close up. Contractor does not agree to mortal patch in cracks on the drywall or concrete slab.
8. Contractor agrees to place the landscape as close to its original condition as possible. If plants are removed, they will be replanted, but plants may or may not survive. We do not guarantee plants survival and we are not responsible for any plants that don't survive.
9. Contractor requires from the homeowner, access to both water and electricity.
10. Contractor is not responsible for any moisture coming up through the floor or stopped up pipes from mud pumping.
11. Contractor does not replace any flooring such as carpet, tile etc. that has to be taken up inside the house.
12. Contractor is not responsible for any loose pets such as dogs, cats, rabbits etc. Owner should properly restrain them.
13. Contractor should not be liable for any delay due to circumstances beyond its control including strikes, casually or general unavailability or materials.

Article: 6. Additional Terms: Note- This proposal may be withdrawn by the contractor if not accepted within 30 days.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. B. Rodriguez Foundation is authorized to do the work as specified.

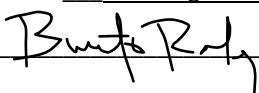
Signed this 01 day of December, 2022

Address: 404 South Beauregard St. Alvin, TX. 77511

Name of Owner: Angela Poole

By (signature): 

Name of Contractor: B. Rodriguez Foundation

By (signature): 

Bunky and Son Construction, LLC
 PO Box 1755
 ALVIN, TX 77512
 281-245-6243
 bunkyandson@gmail.com
 www.bunkyandsonconstruction.com

Invoice



BILL TO

Ms. Angela Poole
 404 S Beauregard Street
 Texas
 Alvin, TX 77511

SHIP TO

Ms. Angela Poole
 404 S Beauregard Street
 Texas
 Alvin, TX 77511

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1616	03/14/2023	\$1,132.97	03/16/2023	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Const. Draw	Construction Draw Clear glass Addendum (3-2-23) work completed 3-13-23. Pictures are attached.	1	1,132.97	1,132.97

This is for the clear glass work that is done.

We've had to change suppliers and start over with another one regarding the tempered glass with the grills in the kitchen area. I should have a bid for you soon.

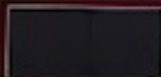
BALANCE DUE

\$1,132.97





TWIN LANE



424





