



LIST OF UPGRADES

- **Brand new roof 30 year premium shingle and gutter system.**
- **Double pane windows**
- **Hardiplank siding**
- **Garage door, motor and rail**
- **Rain Soft Water Softener System**
- **Trane AC System and ducts**
- **Kitchen remodel: Quartz countertop and backsplash, appliances, and cabinets.**
- **Chandeliers: Dining and Living**
- **Stairs and rails**
- **Bathrooms: Primary, Power room and second floor bathroom.**
- **Artificial turf in the backyard**
- **Sprinkler System**
- **Entrance door**
- **Home Office/Study**
- **French door (Study)**
- **LED lights all over the house.**
- **Premium energy attic door insulation.**



LONE STAR CONSTRUCTIONS & ROOF
 24044 Cinco Village Center Blvd.
 Suite 100 Katy, Tx. 77494
 E-mail: lonestarroofco@gmail.com
 Phone: 346.257.7219
 lonestarroofco@gmail.com

INVOICE N°	DATE	CLIENT
30284	31-Jan-23	Patricia Brand
ADDRESS: 1646 Beaconshire Rd Houston, TX 77077		
PHONE: (832) 613-7860		CLAIM #: 0687515692
EMAIL: pbrand@kw.com		

Roof System

	DESCRIPTION	UNITS	COST PER UNITS (\$)		AMOUNT
1	Remove Laminated - comp. shingle rfg. - w/ felt	33.64	83.36	SQ	2,804.37
2	Roofing felt - 30 lb.	33.64	48.80	SQ	1,641.67
3	Laminated - comp. shingle rfg. - w/out felt	39.00	327.97	SQ	12,790.97
4	Asphalt starter - peel and stick	479.00	2.58	LF	1,235.06
5a	Remove Hip/Ridge cap -Standard profile- composition shingles	191.00	3.56	LF	680.73
5a	Hip / Ridge cap - Standard profile - composition shingles	191.00	7.26	LF	1,386.15
6a	Remove Continuous ridge vent - shingle-over style	44.00	1.28	LF	56.50
6b	Continuous ridge vent - shingle-over style	44.00	12.34	LF	542.92
7a	Remove Gable cornice return - laminated	3.00	18.99	EA	56.96
7b	Gable cornice return - laminated	3.00	103.21	EA	309.63
8a	Remove Gable cornice strip - laminated	31.42	3.25	LF	102.19
8b	Gable cornice strip - laminated	31.42	17.30	LF	543.44
9a	Remove Drip edge	479.00	0.49	LF	235.67
9b	Drip edge	479.00	3.56	LF	1,703.74
10	Seal & paint trim - two coats	479.00	1.76	LF	845.36
11a	Remove Valley metal	81.00	0.89	LF	71.92
11b	Valley metal	81.00	7.92	LF	641.40
12a	Remove Flashing - pipe jack - lead	5.00	10.69	EA	53.47
12b	Flashing - pipe jack - lead	5.00	102.14	EA	510.68
13	Prime & paint roof jack	5.00	42.50	EA	212.52
14a	Remove Roof vent - turtle type - Plastic	3.00	13.64	EA	40.93
14b	Roof vent - turtle type - Plastic	3.00	73.79	EA	221.37
15	Digital satellite system - Detach & reset	1.00	51.60	EA	51.60
16a	Remove Chimney flashing - average (32" x 36")	1.00	28.47	EA	28.47
16b	Chimney flashing - average (32" x 36")	1.00	539.21	EA	539.21
17	Remove Additional charge for steep roof - 7/12 to 9/12 slope	33.64	21.24	SQ	714.51
18	Additional charge for steep roof - 7/12 to 9/12 slope	33.64	58.27	SQ	1,960.28
19	Remove Additional charge for high roof (2 stories or greater)	17.60	8.03	SQ	141.28
20	Additional charge for high roof (2 stories or greater)	17.60	25.73	SQ	452.80
Exterior			Total		30,575.80
21a	Remove Gutter - aluminum - up to 5"*	479.00	0.76	LF	362.13
21b	Gutter - aluminum - up to 5"*	479.00	11.02	LF	5,277.26
General Conditions			Total		5,639.39
22	Dumpster load - Approx. 20 yards, 4 tons of debris	1.00	694.24	EA	694.24
			Total		694.24
GRAND TOTAL					36,909.43

ROOF REPLACEMENT 100% FINISHED