5307 Virginia Dr, Richmond Texas 77406 Major Improvements / Repairs

Month / Year	Сотралу	Description Of Major Improvement / Repair	Cost / Value	alue
May 2014	Colony Roofing & Exteriors	Installed new composite shingle roof.	Added \$ 10	10,275
July 2014	DIY - Owner	Relocated 200A overhead electrical service to underground (with spare conduit)	•	1,600
February 2015	Hurt's Wastewater Management Ltd.	Installed new aerobic septic system.	S	8,300
January 2016	Aqua Systems of Houston	Installed whole house water softener system	•	1,700
February 2016	Green Oasis Irrigation	Installed lawn sprinkler system (front/side yards only)	S	1,695
October 2016	Garage Doors & Openers Inc.	Replace damaged existing french doors with new garage door and opener	•	1,209
September 2018	The Hightower Co.	Replaced all windows with new energy efficient Don Young single hung vinyl windows	s	9,174
October 2019	DIY - Owner	Replaced exterior door (hollow, interior rated) to garage 1/2 bath with new solid core steel exterior rated door	· s	336
March 2020	DIY - Owner	Replaced damaged exterior french doors (master bedroom to patio) with new energy efficient french doors	w	700
October 2020	DIY - Owner	Replaced all existing rotten facia boards and drip edge	\$	130
November 2020	360 Painting of Katy	New exterior siding & trim paint, professionaly applied (two color)	₩ *>	3,087
March 2021	Dove Construction Inc.	Complete kitchen remodel / new tile floor in kitchen/living/dining/hall	\$ 57	57,600
July 2021	DIY - Owner	Replaced water heater	\$	683
November 2021	DIY - Owner	Installed 30A emergency generator interlock and connection at electrical panel	\$	265
June 2022	Texas American Air	Serviced HVAC system, resealed ducts, cleaned condensor coil, reinsulated coolant line and replaced insufficiently sized overflow pan with new larger overflow pan satisfying current code	\$	2,300
		Total Cost / Value Added	66 \$	99,054

Dove Construction - Final Estimate (01-10-2021) Plus Owner Purchased Material

	Description	\$
Tile	Remove all existing floors and baseboards, install new customer provided porcelain tile. Includes all labor, grout and thinset.	\$ 4,445.2
	Float is not included, if needed it is \$100 (labor & materials)	\$ 100.00
	Owner supplied new porcelain tile (material)	\$ 3,130.00
Baseboard	Install all new baseboard where tile was installed, material included.	\$ 1,250.00
Framing	Demo and frame new kitchen as designed, frame arch in dining room to be a straight fur down and frame opening near refrigerator to make 1 solid wall.	\$ 4,923.08
	Engineered beam - 1113 Structural Engineers, PLLC	\$ 750.00
220 Electrical	Move existing circuit reusing existing wiring.	\$ 714.29
	If not long enough, will have to give price to replace or add junction box in attic and run additional wiring.	
Recessed Cans in Kitchen	Provide and install 6 LED cans in kitchen using existing switch, includes removing fan. Provide 4 LED cans in family room and 2 LED cans in dining room.	\$ 3,336.35
Kitchen Cabinets	Providing and installing all labor and materials for custom made cabinets. All cabinets are made with maple/birch plywood for boxes and solid birch/poplar face frames. All soft closing hinges. All to be paint grade.	\$ 17,857.00
Backsplash	Install owner provided backsplash in areas seen on drawings. All labor, grout and thinset included.	\$ 1,285.71
	Owner supplied backsplash (material)	\$ 50.40
Kitchen Granite Countertops	Labor for kitchen granite includes square or round edge, hole for sink and fixtures, owner provide material.	\$ 2,666.67
	Owner supplied granite (material)	\$ 1,200.00
Sheetrock & Painting	Sheetrock repair in kitchen 2 spots, and 1 spot in the dining room. Remove all popcorn ceiling in kitchen, living, hallway, foyer and double dining room. Install orange peel texture on ceiling.	\$ 7,926.99
	Paint ceiling in kitchen, living, hallway, foyer and double dining room. Skim and paint kitchen, fix all sheetrock in kitchen and dining room.	
Paint Kitchen Cabinets	Painting kitchen cabinets inside and out using Benjamin Moore paint. Include all caulking, sanding, prime coat and final coat.	\$ 2,857.14
Trash haul off & disposal	Removal of demoed trash	\$ 1,500.00



#### 1113 STRUCTURAL ENGINEERS, PLLC KEVIN MOEDER, PE, LEED AP **OWNER**

C: 713-530-4425 E: 1113se@comcast.net A: 705 Nicholson St, Houston, TX 77007

# **Estimate**

Date	Estimate #
9/16/2020	1

Name / Address	
Ronnie Aymond 5307 Virginia Dr Richmond, TX 77406	

Project	
5307 Virginia Dr-Reno	

Description	Qty	Rate	Total
STRUCTURAL ENGINEERING: -Design/Detail Ceiling Framing for Interior Renovation -(3) load bearing transfer beams -Includes (0) Site Visits	1	750.00	750.00
***CONTRACT TERMS ATTACHED***			
Thank you for the opportunity to provide my Estimate for this Project. If this Estimate acceptable, please sign and return to the above address via mail/e-mail. I look forward working with you on this Project. Please feel free to contact me if you have any questions.	e is rd to		
Accepted by:	A contract of the contract of		
Ronnie G. Aymond, PE 01/12/2021			
Name/Date:			
Thank you for your business.	Total		\$750.00



## 1113 STRUCTURAL ENGINEERS, PLLC

KEVIN MOEDER, PE, LEED AP OWNER

C: 713-530-4425

E: 1113se@comcast.net

A: 705 Nicholson St, Houston, TX 77007

# Firm Reg: F-14428

### **CONTRACT TERMS:**

#### SCOPE:

Provide items indicated in Estimate (attached).

Soil information to be provided by Owner/Client (as required).

Perform field observations during construction as required by the Client/Contractor/City/County, which may include the following: foundations, reinforcing, framing, etc. The Engineer shall respond promptly to any request to perform field observations. Engineer requires a minimum of 24-hour notice prior to any field observations. Following such observations and completion of any corrective work in the field, an observation letter addressed to the Client/Project will be provided stating the date of the observation and certifying the observed work has been constructed in accordance with the Engineering design and should perform as intended. Any such letters shall be signed and sealed by the Engineer.

#### **DELIVERABLES:**

Provide scaled drawings (PDF) showing plans, sections, and details of the above items, including all applicable construction notes, bearing my Professional Engineer's seal.

Electronic files (CAD, etc.) remain the copyrighted intellectual property of 1113 Structural Engineers PLLC and will NOT be provided or included in this Estimate.

The following will be provided (as required for the Project):

\*General Notes/Plans/Elevations/Sections/Details/Schedules/3D Views/Letters

#### **ADDITIONAL SERVICES:**

Any work outside the Scope of this Estimate (attached) will be charged at the following hourly rates:

- \*Professional Engineer: \$100/hr
- \*Designer/Drafter: \$75/hr
- \*Additional Site Visit/Observation: \$150 per request

#### SCHEDULE:

We will work diligently and efficiently to meet or exceed the Project schedule as determined by the Client and Project Team.

#### **PAYMENT TERMS:**

Total Design Fee is to be paid upon delivery of Construction Documents. Invoices for any Additional Services will be sent up completion of each occurrence.

# THE HIGHTOWER CO.

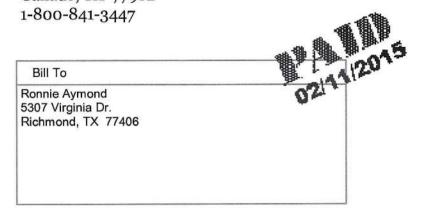
Keeping Texas Beautiful with Quality Windows & Doors

415 Willow Vista Şeabrook, TX 77586 Ph. (713) 54**2** 8812 Fax (281) 326 -3593

NAME RONNIE AYMOND	
ADDRESS 5307 VIRGINIA DR	
CITY, STATE, RICHMOND TEXAS	ZIP 77406
PHONE NO. 281 728 8527	ALT. PHONE
The Hightower Co. will provide and install 21 custom built energy efficient All windows will be supplied with advanced Lo-E glass packages that are fit noted below.  The Hightower Co. will ensure that all new windows will be cleaned and co. is also responsible for collecting and disposing of all job related debris warranty which not only covers the operation of the window but also seal fall Hightower Co. also stands behind our craftsmanship with a 2 year labor warranty which makes the control of the window but also seal fall the control of the window but	lled with Argon gas unless otherwise aulked after installation. The Hightower . All windows come with a lifetime allure (fogging between glass panes). The
Details / Options  COLOR  White  White  Tan  Clay  Bronze  Notes: WINDOW TYPE  Viny  Viny  Aluminum  Double Hun  Fixed / Pict  Fiberglass  Casement  Notes: WINDOWS WILL BP DON YOUNG CO. /5227 / SUNS  ARGON GIVED	yes Partial (Specify Below)
All material is guaranteed to be as specified, and the above work drawings and specifications submitted for above work and completed in of \$\frac{9175}{90}\$ Down Payment and \$\frac{4507}{90}\$ Due Upon Completio Any alteration or deviation from the above specifications involving extra costs will be executed only upon above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control.	n a workmanlike manner for the sum
Submitted by on _9 1/3 / 18	
This proposal may be withdrawn by The Hightower Co. if not accepted within 90 days.	-
Acceptance of Proposal	
The above prices, specifications and conditions are satisfactory and are hereby act do the work as specified above. Payments will be made as outlined above.  Signature Date of Acceptance/_/	CK# 1139 \$4587.90 - 9/21/18
	CK#1141 \$4587.90

## Hurt's Wastewater Management, Ltd.

P. O. Box 662 Ganado, TX 77962 1-800-841-3447



Date	Invoice #
2/10/2015	50126

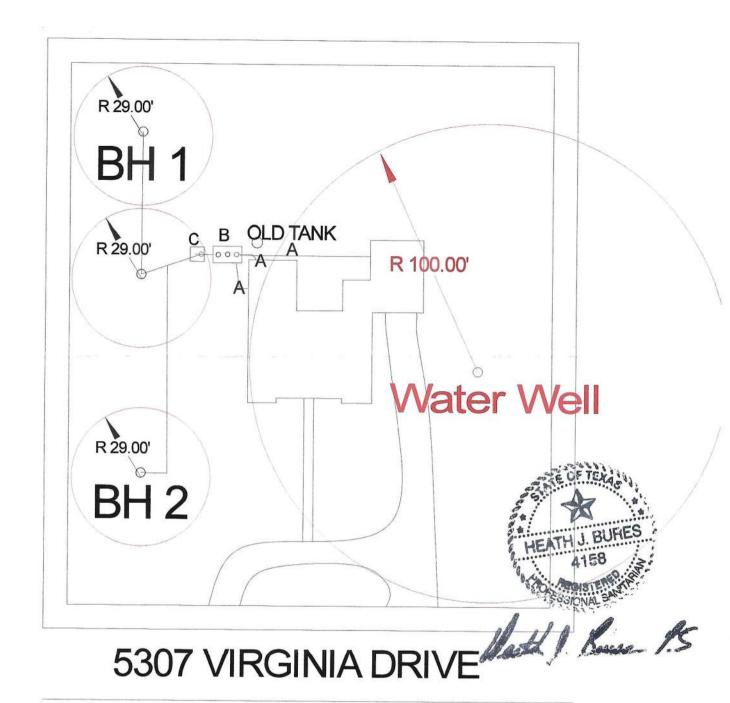
Description		Amount
600 GPD Norweco Aerobic Septic System Pump and collapse existing tanks Installed		8,300.00
Less Initial Payment		-1,000.0
Site Address: 5307 Virginia Dr.		
POC: 832-945-2714 or 281-728-8527 owrngnear@yahoo.com Sales Tax		0.0
	-	
Thank you for your business!	Total	\$7,300.0

# Hurt's Wastewater Management, Ltd. John P. Hurt -Norweco Certified Technician No. 5208134 PO Box 662, Ganado, Texas 77962 321 Hwy 172 1-800-841-3447

# **NORWECO SINGULAIR**

**Initial Service Contract** 

Owners Name: Ronnie Aymo	and
Address: 5307 Virginia Dr.	Effective Date: 2-10-15 Per final inspection
Richmond Tx 77406	Expiration Date: 2-10-17
City State Zip	Expiration Date: 0 1
Telephone No:	System Installed On:
Directions:	1117
- Pine	Hill Ranchettles Sub.
Singulair unit, as well as non-scheduled or special some this contract is in force, the owner will not be this service agreement, a technician will regularly in The site will be visited following each special owner shall remain in effect for a period of two years, as some All components of the Singulair unit are covered for above. The components include: concrete tanks, are as part of the system, filter / chlorination assembly, not include the pipe from the structure to the tanks of It shall also be understood that the homeowner is restrained to the sewage facility permit is considered void. All performed annually. Additional charges will be billed homeowner agrees to provide Hurt's Wastewater Magain access to the system for the purpose of conduction immediately notify with any changes and provide the	anagement Ltd. with all gate combinations, keys, etc. to ing routine inspections or service calls and to e new combinations or keys.
rour nours, disconnecting the alarm system, restricting	off the electric current to the system for more than twenty- ng ventilation to the aerator, overloading the system nounts of harmful matter into the system, or any other
Customer Signature	1   13   15 Date
Hurt's Wastewater Management, Ltd.	1-19-15 Date



A 2-way cleanout

B proposed aerobic treatment unit

c pump tank

OSSF Design
For RONNIE AYMOND
1"= 40'

This property is out of the flood zone

< 2% Slope

THERE STILLED THEES TOTAL CLOSING RO TOTAL TX 77407 \$250 F 277 2013

Bank ID 1540 Derchant ID 2516 Term ID: 001

# Bill Bownds Nursery

Sale

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# Invoice

Invoice: 51679 Total: \$3,430.60

Bill To: Aymond, Ronnie 5307 Virginia Dr

RICHMOND, TX 77406

Primary Contact: Ronnie Aymond

Ph.: (281) 728-8527

Email: Pwrngnear@yahoo.com



Forward Payment To: 360 Painting of Katy 23103 North Warmstone Way KATY, TX 77494

Contact: Juan Bermudez Ph.: (281) 845-8554

Email: jbermudez@360painting.com

		250 A		
	Terms		Date Issued	Due Date
Due Upon Rec	eipt		11/05/2020	11/05/2020
#	Item		MARKERIN	
Labor     Materials				
			Subtotal Invoice Total Payments Made Balance Due	\$3,430.60 \$3,430.60 \$343.06 \$3,087.54
To accept pleas	se sign and date below:			· ·
Signed By:		Date:		
Representative	Signature:			With the same and
Signed By:		Date:		
			Paid CR#10	2010



Class III Texas Licensed Water Treatment Specialist

Corporate Address:

8834 Ballinger Drive, Houston, Texas 77064

richard@loveourwater.com www.loveourwater.com

Main: 281-469-9227 Service: 832-731-1293

Quote Date 1 / 4 / 16	P.O.#	Water Tech	Richard De Young
Customer Ronnie Aymond		_ Referred by	Internet Search
Address 5307 Virginia Drive	r	Builder	n/a
City_Richmond	Texas Zip 77406		
Cell# 281.728.8527	Other #	-	
Home #	email:	pwrngnear@yaho	oo.com
Work Date: 1 / 22 / 16	Time: 8 to 9 AM an	rival window	3.77

#### TESTED SPECS

Home GPM Flow Rate	n/a
PSI	n/a
Hardness	14gpg
Chlorine	n/a
TDS	n/a
Iron	n/a

#### **EQUIPMENT DESCRIPTION**

Whole Home System (WHS): An AquaSystems SmartChoice GEN II 100VTWhole Home Water Softener to include bypass, 160# of salt and raw water hose bib.

#### **INSTALL SPECS**

## > Installers will perform what is required to complete the Installation Details described below.<

To do maintenance myself.

I am not sure what I want, but please contact us in 6 months.

WHS: Ronnie already has a 1"PVC three way bypass/loop in the back closet of the garage. Just above this in the attic there is the main water line in 1" Copper. We will intersect the copper line using two 1" sharkbite elbows, connect to CPVC and transition to the 1"PVC bypass mentioned prior. Drain line will go over garage closet in the attic then outside through the soffit eves, down the backside of the garage into the rock bed. We need to "T" the drain line to allow for 4 different disbursement outlets. There is a 110 outlet close by for the low voltage transformer.

Installed ADDITIONAL DETAILS

Found

TO SE

CK# 1085

#### PRICE BID CREDIT CARD INFO Additional 3% for processing credit card transactions \$1549.00 WHS DWS \$1549.00 Sub Total \$ 127.79 Tax \$1676.79 System Total \$ 35.00 Installation Date: \$1711.79 Vame on Card Final Total Security Code Exp. Signature: Pay Method 2 Additional 3% for processing credit card transactions.

1/20/17 2/3/17

### **Ronnie Aymond**

From:

Aymond, Ronnie J. [ronnie.j.aymond@centerpointenergy.com]

Sent:

Monday, January 16, 2017 6:34 AM

To: Subject: 'pwrngnear@yahoo.com' FW: IRRIGATION ESTIMATE

EXTERNAL EMAIL

# **Green Oasis**

## **IRRIGATION**

**PROPOSAL** 

INSTALLATION

SERVICE

DRAINAGE

**OUTDOOR LIGHTING** 

PROPOSAL FOR:

**RONNIE AYMOND** 

YOUR SYSTEM WILL CONSIST OF **FIVE ZONES** CONTAINING THE FOLLOWING PARTS:

PART DESCRIPTION----MANUFACTURER----MODEL----QUANTITY

ROTATING SPRAY HEAD----HUNTER----PGP/MP----8

4" POP-UP SPRAY HEAD----RAINBIRD----PRO04----24

1" ELECTRIC VALVE----RAINBIRD----100-DV-SS----5

VACUUM BREAKER----FEBCO----765EBV----1

AUTOMATIC TIMER----HUNTER----PRO-C---1

RAIN SENSOR----HUNTER----MINI-CLIK----1

SPRAY HEADS ARE APPROXIMATE NUMBER

#### **SPECIFICATIONS**

- Mainline to be schedule 40 1" PVC pipe
- Branch lines to be schedule 21 PVC pipe
- Electric valves to be located in 6" valve boxes
- Wire connections to be sealed in silicone grease capsules
- Sprinkler heads to be installed within manufacturer's guidelines for spacing
- Timer to be installed in garage / rain sensor on garage eve or fence
- Main cutoff valve to be installed by water meter
- Electrical outlet to be installed for timer if required
- Three year written warranty on labor and parts / one year extension for referrals
- Permits to be obtained if required by city
- Utilities to be notified before excavation

PROPOSED PRICE: \$ 1695.00 (tax included, payment due two weeks after installation)

## Major credit cards accepted

DATE OF PROPOSAL: 1/8/17	
Thank you for having	ne come out and visit with you!
***** This email is from an external ser or opening attachments from unknown	ler outside of the CenterPoint Energy network. Be cautious about clicking links ources. ****



P.O. BOX 11789 SPRING, TX 77391

281-320-9975

# Installation Invoice

INSTALLATION SERVICE **OUTDOOR LIGHTING** DRAINAGE

RONNIE AYMOND	

DATE	INVOICE#
2/2/2017	9820

TERMS	INSTALL DATE		
Due on receipt	2/3/17		
	AMOUNT		

ITEM INSTALL

SPRINKLER SYSTEM INSTALLATION

1,695.00

#### WARRANTY

DESCRIPTION

Green Oasis Irrigation warrants that your sprinkler system will be free of defects in material and workmanship for (3) years from the date of installation. During the 3 year warranty period, Green Oasis will repair or replace any parts which are defective under normal use. This warranty does not apply if the sprinkler system has been subject to purchaser negligence, accident, or damage subsequent to purchase.

This industry is regulated by the following:

**Texas Natural Resource Conservation Commission Texas Irrigators Advisory Council** P.O. Box 13087 Austin, TX 78711 512-239-6719

Thank you for your business.

Amount due:

\$1,695.00

Please make check payable to: GREEN OASIS

aid 2/3/17 CK#1109 \*Installed 2/3/17

Jetering Co. JO HELMERS JOUSTON, TX 77022 Phone: (713) 869-3761 Fax: (713) 869-4595

# THE DETERING CO.

## **BUILDING MATERIALS**

Since 1926 www.detering.com

To: CASH07

PAT WHITAKER/RONNIE

Ship To: PREFERRED CASH ACCOUNT QUOTE

Quo #: 803609

Route: NONE Page: 1 of 1

Quote: 01/23/20

Sched:

Printed
Date: 01/23/20
Time: 12:07 PM

END. NIV	D   Entd By: TGB1	Via: Our Truck	Contact:		
FOB: DLV	D Ellica by: Idb1	VIA. OUI ITUCK	55.164667		
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0001.00	*803609001.00	MTL/FG DBL 5/0X6/8 1-3/4"	1.00	EA 663.	25 663.25
		FLUSH SM FG TT, 20" X 64" 1			
		LITE INSERT, RH OI, BRONZE ADJ SILL, 4-5/8" L/T WARRANTY PG			
		W/S JAMB, 4" RAD CORNER PRIMED			
		HINGES, DB, ALUMAWOOD RIGHT			
	· ·	HAND, FLIP HD & FLIP FT BOLT			
	**	BRASS, ADJ SILL COVER			
				1 1	
		1			
THIS OHOT	ATION IS A FIRM QUOT	ATTON FOR A Misc	c Charges	Merchandise.	
PERIOD OF	30 DAYS FROM ABOVE			Misc Charges	5: 5.00
RESERVE THE RIGHT TO CORRECT CLERICAL ERRORS.					
FOR ESTIMATION PURPOSES, ADD 1% PER MONTH  Quote Total: 723.38					

Total Doors: 1

AFTER QUOTE EXPIRATION DATE.

Item		Unit Price	Qty	Item Total
5	Rheem Performance Plus 50 Gal. Medium 9 Year 5500/5500-Watt Elements Electric Tank Water Heater with LED Indicator	\$579.00	1	\$579.00
	Store SKU # 1001301855 Internet # 205810460			
	HOME-FLEX 3/4 in. FIP x 3/4 in. FIP 24 in. Stainless Steel Corrugated Water Heater Connector (2-Piece)	\$29.98	1	\$29.98
	Store SKU # 1003421153 Internet # 306035644			
S + 3-	Everbilt 26 in. Aluminum Drain Pan Store SKU # 1000045424 Internet # 205681002	\$21.98	1	\$21.98

**Check Order Status** 

Order Total	\$683.01		
Sales Tax	\$52.05		
Shipping	FREE		
Subtotal	\$630.96		



SAVINGS DELIVERED RIGHT TO YOUR INBOX

SIGN UP TODAY >