

# Scope of Work (Retroactive)

## Work Completed 2022-2025

941 Lee St, New Braunfels TX 78130  
 Property ID 1776  
 City Block 4029, Lot 3-E 56.25', Life Estate

### Objectives

- **Objective 1:** Replace 2004 Ruud (estimated useful life of approximately 15 years) split system in the main house that was noted as deficient on the 2018 home inspection report by Nathan Vick, Professional Inspector, TRED#20219
- **Objective 2:** Take a conservative approach to performing improvements until long-term adequate property drainage is achieved so flooding of the original one-car garage no longer occurs (original one-car garage was turned into a small guest house by previous homeowner)
- **Objective 3:** After reaching a complete solution for adequate property drainage, address water damage in the original one-car garage so the structure once again becomes useable

### Timelines

The February 2026 update to the incentives ordinance places a 3-year lookback timeframe from when a complete retroactive application for certification and verification is submitted. A significant rehabilitation effort took place in 2022 and is included in this application for the Historic Landmark Commission’s consideration during this time of ordinance transition. Table 1 includes actual costs of worked performed by vendors and the associated objective. Itemized statements of actual work performed is included at the end of this document. Table 2 presents the fluctuating improvement values by year with actual costs noted. Improvement value is an important factor when determining the 10% threshold of the improvements value reflected on the tax rolls of the Comal Appraisal District.

**Table 1: Final Costs\* by Objective**

Year-Month	Vendor	Cost	Objective
2022-4	EZ Air Conditioning and Heating	15,059.00	1
2022-4	Zellner Electric	2,555.00	1
2024-2	Lessards Gutters	1,393.50	2
2024-6	Olshan Foundation Solutions	6,500.00	2
2025-5	All Out Concrete	21,275.00	2
2025-5	Expert Flooring Services	3,570.55	3
	<b>Total:</b>	<b>50,353.05</b>	

\* Itemized statements included at the end of this document

**Table 2: Improvement Values and Final Costs by Year**

Improvement		
Year	Value**	Work Performed
2026	287,640	
2025	328,270	All Out Concrete \$21,275 + Expert Flooring Services \$3,570.55 = <b>\$24,845.55</b>
2024	327,450	Lessards Gutters \$1,393.50 + Olshan Foundation Solutions \$6,500 = <b>\$7,893.50</b>
2023	338,630	
2022	300,920	EZ Air Conditioning and Heating \$15,059 + Zellner Electric \$2,555 = <b>\$17,614</b>
2021	176,240	
2020	170,730	
2019	183,930	
2018	109,860	941 Lee St purchased, designated historic landmark
**Source: CAD April 30, 2026		

# Vendor Documentation



**EZ AIR CONDITIONING AND HEATING**  
 7755 Eckhart Rd. #102 San Antonio, TX 78240  
 Tel: 210-558-7883  
 Email: service@ezacandheat.com

Invoice 13619  
 Invoice Date 4/6/2022  
 Completed Date  
 Customer PO

**Billing Address**  
 Pamela Johnson  
 941 Lee Street  
 New Braunfels, TX 78130 USA

**Job Address**  
 Pamela Johnson  
 941 Lee Street  
 New Braunfels, TX 78130 USA

**Description of Work**

INSTALLED A CARRIER INFINITY GREEN SPEED HEAT PUMP 2 TON 22 SEER  
 INVERTER-DRIVEN VARIABLE SPEED COMPRESSOR VARIABLE SPEED BLOWER MOTOR COMMUNICATION SYSTEM

UPGRADE APPROVED ACCESORIES:  
 UpGrade #1: Infinity Air Purifier

EQUIPMENT:  
 CONDENSER: MODEL #25VNA424A003, SERIAL #0822E15921  
 FAN COIL: MODEL #FE4ANF002L00, SERIAL #3721F23865  
 CONTROL: MODEL #SYSTXCCITC01-B, SERIAL #3621W204910

ACCESSORIES:  
 AIR PURIFIER: MODEL #DGAPAXX1620, SERIAL #2220V71126

WARRANTIES: (Equipment)  
 COMPRESSOR.....10YRS  
 HEAT STRIP.....10YRS  
 PARTS.....10YRS  
 LABOR..... 1YRS  
 \*\*10 YEAR LIMITED 1 TIME REPLACEMENT WARRANTY IF COMPRESSOR FAILURE\*\*

WARRANTIES: (Accessories)  
 PARTS.....10YRS

CREDITS/REBATES:  
 -INSTANT MANUFACTURE CARRIER COOL CASH REBATE of \$1,500.00  
 (APPLIED TO & DEDUCTED FROM TOTAL BALANCE)  
 For any questions Please log on to [www.CarrierCoolChoices.com](http://www.CarrierCoolChoices.com)  
 or ask your dealer whom installed your Carrier Infinity (EZ A/C & Heating)

Task #	Description	Quantity	Your Price	Your Total
INSTALL 2TCU	2 Ton Carrier Infinity GS HP Unit 22 Seer	1.00	\$16,163.93	\$16,163.93
IAQ-130	UpGrade #1 : Air purification system to ensure a high standard of air quality.	1.00	\$1,350.00	\$1,350.00
REBATES - CARRIER	Carrier Cool Cash Instant Rebates: GS System	1.00	\$-1,350.00	\$-1,350.00
REBATES - CARRIER	Carrier Cool Cash Rebates: Infinity AP	1.00	\$-150.00	\$-150.00
DISCOUNT	Senior Citizen/Military/1st Responders/Teacher Discount Awarded	1.00	\$-484.93	\$-484.93
DISCOUNT	Cash/Check Payment Discount Awarded	1.00	\$-470.00	\$-470.00

**Sub-Total** \$15,059.00  
**Tax** \$0.00  
**Total Due** \$15,059.00  
  
**Balance Due** \$15,059.00



## Your receipt from Zellner Electric

**Invoice Number:** 5327  
**Service Date:** Apr 05, 2022  
**Customer Name:** Pamela Johnson  
**Service Address:** 941 Lee St New Braunfels, TX 78130

### Services

<b>Heater Circuit</b> Add a new 30amp 240v circuit from the outside panel through the attic to the new heating unit and install a new disconnect. Note: this is sized per the AC company requirements.	<b>\$850.00</b>
<b>LED Recessed Can Trims</b> Replace the existing can trims and bulbs with new LED can trims around the house.	<b>\$945.00</b>
<b>New Garage Light</b> Add a new garage light above the side garage entry door with new box, wiring, and light box. (fixture not included)	<b>\$275.00</b>
<b>LED Adjustable Can Trims</b> Replace 4 4" recessed can trims with new LED adjustable trims.	<b>\$120.00</b>
<b>Install - Ceiling Fan</b> Demo and removal of existing ceiling fan. Installation of new owner purchased ceiling fan in same location. and moving old fan to livingroom	<b>\$185.00</b>
<b>Install - LED Dimmer Switch</b> Provide and install a new LED dimmer switch.	<b>\$65.00</b>
<b>Install - Light Fixture (interior or exterior)</b> Removal of old fixture and installation of new owner purchased light fixture.	<b>\$65.00</b>

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Subtotal	\$2,505.00
Tip	\$50.00

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**Amount Paid** **\$2,555.00**

**Lessards Gutters II, LLC**  
 105 Schumans Beach Rd ST #4  
 New Braunfels, TX 78130  
 210-480-0009  
 www.LessardsGutters.com



<b>Bill To</b>
Pamela Johnson 941 Lee St New Braunfels, TX 78130

<b>Date</b>	<b>Invoice #</b>
2/16/2024	13085

## Invoice

<b>P.O. No.</b>	<b>Project</b>

Quantity	Description	Rate	Amount
	6" Gutter Installation	945.00	945.00
	Leaf Blaster Screen	448.50	448.50
	Deposit	-696.75	-696.75
		<b>Total</b>	\$696.75



[www.olshanfoundation.com](http://www.olshanfoundation.com)  
210-495-5758  
1720 South East Loop 410  
San Antonio, Texas, 78220

### Agreement / Contract

SA Structural Repair Solutions, LLC dba Olshan Foundation Repair Solutions (dba Olshan Foundation Solutions), hereinafter called CONTRACTOR, enters into this agreement on this June 27, 2024, with: **Pamela Johnson**, hereinafter called OWNER to provide labor, equipment, and materials for the work herein upon the structure located at:

941 Lee St, New Braunfels, Comal, TX 78130, United States

#### Owner's Contact

Pamela Johnson  
(830) 310-2498  
jhnsns@me.com

#### Certified Structural Technician

Jarred Peeples  
(210) 901-3364  
jpeeples@olshanfoundation.com

#### Product List

Water Mgmt. / Drainage	Quantity	Amount
6" drainage pipe	67 ft	\$4,355.00
6" drainage discharge solid pipe		
Catch Basin (12 x 12)	2	\$250.00
Channel Drain 5"	11 ft	\$2,200.00
Includes concrete cut		
	Subtotal	\$6,805.00
	Subtotal	\$6,805.00
	Discount	-\$305.00
	Total	\$6,500.00

#### Payment

Deposit **\$0.00**  
Balance **\$6,500.00**

Payment Terms:

Payment for services to be paid: (1/2) \$3,250.00 Payment Due before the Repair Work Begins, (1/2) \$3,250.00 Payment Due upon Completion of Repair Work

#### 3rd party payment method

Financing Amount Request

Payment options

\$6500.0

As low as **\$209.43 per month\*** with

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[SEE FINANCING OPTIONS](#)

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\*All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. See <http://www.wisetack.com/lenders>. For example, a \$1,200 purchase could cost \$104.89 a month for 12 months, based on an 8.9% APR, or \$400 a month for 3 months, based on a 0% APR. Offers range from 0-35.9% APR based on creditworthiness. No other financing charges or participation fees. See additional terms at <http://www.wisetack.com/faqs>.

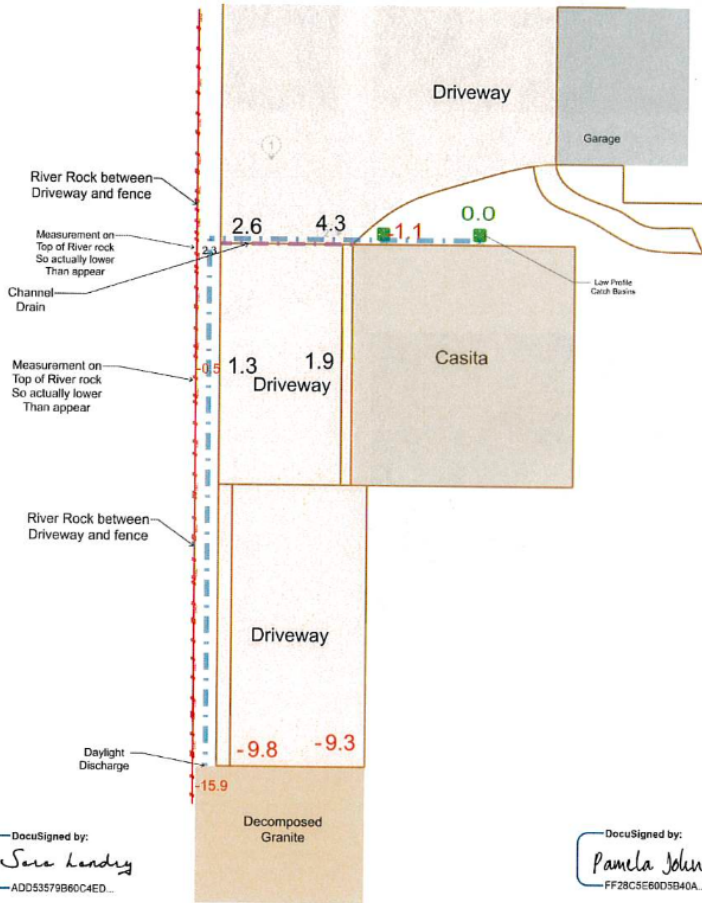


**B.E.C./C.S.T.**  
 Jarred Peebles  
 jpeebles@olshanfoundation.com  
 CELL - (210) 901-3364

**Olshan**  
 Since 1933

1-877-4-OLSHAN  
 WWW.OLSHANFOUNDATION.COM

Pamela Johnson  
 941 Lee St  
 New Braunfels, TX, 78130  
 jhnsns@me.com  
 (830) 310-2498  
 June 27, 2024



DocuSigned by:  
*Sara Landry*  
 ADD53579B60C4ED...

DocuSigned by:  
*Pamela Johnson*  
 FF28C5E60D5B40A...

6" drainage pipe	67 ft	Catch Basin (12 x 12)	2
Channel Drain 5"	11 ft		

Addendum "A" Signature

**All Out Concrete**

31903 Lakewind Drive  
Bulverde, TX 78163 US  
+18304816924  
sales@alloutconcrete.net

**INVOICE**

BILL TO  
Pam Johnson  
941 Lee St New Braunfels Texas 78130

INVOICE 1617  
DATE 05/21/2025  
TERMS Due on receipt  
DUE DATE 05/21/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	DRIVEWAY REPLACEMENT	-Pull city permit -Tear out existing asphalt driveway, demo concrete near house, curb cut squared hail off all debris -install 4" of subgrade base materials -set and form driveway discussed with homeowner -tie 3/8 rebar 14" on center -Get inspection -pour 3500 psi concrete 4" thick through out -broom finish		14,825.00	14,825.00
	DEMO EXISTING CEMENT DISCUSSED WITH HOMEOWNERS NEAR GARAGE	-Demo 1000sqft of existing concrete near garage , haul off materials - set and form area back -dowel into all concrete - install 4" of base -tie rebar 14" on center -pour 3500 psi concrete 4" -broom finish		6,450.00	6,450.00
		DONE SEPARATELY- \$9450 COMPLETED SAME TIME AS NEW DRIVEWAY -\$6450			

Notes:

- All Out Concrete will supply all materials to complete the project except hardware, railings, coping edging, and other pool supplies if needed.
- All Out Concrete will complete the job in a clean and timely manner.
- All Out Concrete will plaster for an additional fee.
- All Out Concrete is not responsible for any underground obstructions including sprinkler systems.
- All Out Concrete is not responsible for grass or landscaping during construction.
- All Out Concrete is not responsible for the integrity of any obstacles outside of their work.
- All Out Concrete is not responsible for HOA approvals or permits.
- The homeowner is responsible for 100% of payment after the area is demoed, forms, and steel are in place and concrete is poured.
- Late payments are subjected to a interest charge of 10% for the first 7 days after pour and 25% there after.

SUBTOTAL	21,275.00
TAX	0.00
TOTAL	21,275.00
PAYMENT	21,275.00
BALANCE DUE	<b>\$0.00</b>

**PAID**

# EXPERT FLOORING SERVICES, INC

## QUOTATION

### LAMINATE.WOOD.TILE.CARPET

DATE 4/30/26

542 S WALNUT AVE, NEW BRAUNFELS, TX. 78130



Expert Flooring Services

**Quotation For:**  
 PAMELA JOHNSON  
 941 W LEE ST  
 NEW BRAUNFELS, TX 78130  
 830-310-2498

**Special Instructions: MAKE CHECK PAYABLE TO:  
 EXPERT FLOORING SERVICES.**

Quotation valid until: 5/10/26  
 Prepared by: JR

SALESREP	OFFICE	EMAIL	PAYMENT TERMS		
JR	830.387.4409	<a href="mailto:gmartinez@expertflooringservices.com">gmartinez@expertflooringservices.com</a>	DUE UP FRONT		
QUANTITY	DESCRIPTION	UNIT PRICE	TAX	AMOUNT	
282.75	BPI- SEQUOIA- SE-72014 EAGLE SCOUT (15 CTNS)	3.79	T	1,071.62	
282.75	BPI- 6 MIL POLY SHEETING- (1 ROLLS) (IN STOCK)	0.20	T	56.55	
4	BPI- FLOOR PREPERATION-ARDEX SKM- 10 LBS BAGS	28.00	T	112.00	
72	READ- SHOEMOLD- PRIMED WHITE (6-12' PCS)(STK)	1.00	T	72.00	
1	DAL- MAPEI- WATERSTOP CRACK ISOLATION MEMBRANE 1 GA	70.00	T	70.00	
1	DAL- MAPEI- 6" ENFORCED MESH TAPE (1 ROLL)	30.00	T	30.00	
245	LABOR TO GRIND PAINT OFF SLAB	2.29		561.05	
72	LABOR TO INSTALL SHOEMOLD	1.25		90.00	
282.75	LABOR TO INSTALL LAMINATE-EMPTY	3.00		848.25	
282.75	LABOR TO MOVE & RESET FURNITURE	0.30		84.83	
1	LABOR TO MOVE & RESET DESK	40.00		40.00	
19	LABOR TO APPLY CRACK ISOLATION MEMBRANE	3.25		61.75	
14	LABOR TO UNDER CUT TILE ON STEP UP	14.00		196.00	
4	LABOR TO DO MINOR FLOOR PREP	40.00		160.00	
NOTES: WE DO NOT PAINT OR CAULK SHOEMOLD. IF GRINDING IS NECESSARY ADDITIONAL CHARGES WILL APPLY.					

This is a quotation on the goods and services named, subject to the conditions noted below: All quotes are subject to measure. Goods delivered per customer measurement will be the responsibility of customer. Note: Tax rate will change according to city or county of delivery. This quote does not have base molding of any kind or the labor to install such. Also, if any additional floor prep is needed due to the condition of the subfloor then what has been already calculated, it will be billed separately and be the sole responsibility of the consumer to pay as billed. If you have any questions concerning this quotation, contact Gilbert@830.387.4409.

SUBTOTAL	\$ 3,454.05
TAX RATE	8.250%
SALES TAX	116.50
<b>TOTAL</b>	<b>\$ 3,570.55</b>

PLEASE SIGN HERE IF QUOTE IS A *Pamela Johnson*



REQUIRED DEPOSIT	1,785.28
BALANCE	1,785.27

**THANK YOU FOR YOUR BUSINESS!**