

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 work 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
Total:		50,353.05	

* Itemized statements included at the end of this document