

5217 Rose St. Unit A
Upgrades/Maintenance: 2018-2026

Exterior - Stucco/Windows

<u>Vendor</u>	<u>Description</u>	<u>Cost</u>	<u>Year</u>	<u>Notes</u>
Stillo Construction	Windows & Stucco	\$ 54,147	2019	Exterior stucco and upgrade windows
Hector Ortiz	Exterior Paint service	1,550	2019	Exterior metal trim painting
Loan Star Stucco, LLC	Inspection	650	2021	Stucco inspection
Stillo Construction	2-Year Warranty	2,090	2021	Warranty - stucco
Stillo Construction	Stucco maintenance	2,090	2022	Warranty - stucco
Loan Star Stucco, LLC	Inspection	795	2023	Stucco inspection
Stillo Construction	Stucco maintenance	3,270	2023	Stucco maintenance
Loan Star Stucco, LLC	Inspection	795	2025	Stucco inspection
Stillo Construction	Stucco maintenance	4,661	2026	Stucco maintenance - SW corner
		<u>\$ 70,048</u>		

Exterior - Roof/Gutters

<u>Vendor</u>	<u>Description</u>	<u>Cost</u>	<u>Year</u>	<u>Notes</u>
Amadiel Contractor	Roof Repair	\$ 1,000	2019	SW corner maintenance
Gulledge Contractor	Roof replacement	13,851	2024	30-year roof, transferrable warranty
Water Strategy	Gutter replacement	<u>1,800</u>	2024	Replaced gutters & down spouts
		<u>\$ 16,651</u>		

Exterior - Landscape/Pool

<u>Vendor</u>	<u>Description</u>	<u>Cost</u>	<u>Year</u>	<u>Notes</u>
Ravencourt	Backyard upgrade	\$ 8,711	2018	Upgraded landscaping
Gulledge Contractor	Backyard upgrade	4,921	2018	Replaced fencing
Amadeil Contractor	Fence Removal	400	2020	Removed fence in front yard
Byron's Landscaping	Sprinklers, front & back	3,312	2021	Installed underground sprinklers
Byron's Landscaping	Hardscape Repair	4,968	2021	Ditch walls & flagstone masonry
Third Coast Plaster	Pool Deck Upgrade	2,350	2022	Pool deck caulking & sealing
Third Coast Pool Plaster	Pool Deck maintenance	1,250	2026	Pool deck caulking & sealing
Butcher's	Pool Upgrade	<u>1,243</u>	2021	Valve O-Ring Kit, Handheld Remote

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\$ 27,154

Exterior - Garage & Miscellaneous

<u>Vendor</u>	<u>Description</u>	<u>Cost</u>	<u>Year</u>	<u>Notes</u>
Mr. Sparky	Upgrade Outlets	\$ 484	2019	Upgrade Exterior Outlets
Rhino Shelf	Shelving systems	939	2021	Garage shelving
John Moore Service	Electrical Panel	99	2021	Breaker panel maintenance
Rick's Front Door R/Ing	Front door repair	675	2024	Refinish front door
Allied Services	Garage Door Repair	633	2025	Garage door maintenance
Mr. Sparky	Exterior Lighting	357	2026	Motion sensitive lighting/installation
		<u>\$ 3,187</u>		

Utilities

<u>Vendor</u>	<u>Description</u>	<u>Cost</u>	<u>Year</u>	<u>Notes</u>
J&V Air Conditioning	AC/Furnace Replacement	\$ 7,550	2021	3rd floor AC and furnace
J&V Air Conditioning	AC Replacement	9,300	2022	1st/2nd floor AC
Santoff Plumbing	Water heater/plumbing	8,755	2024	Upgraded water heater/toilet, 10-yr warranty
		<u>\$ 25,605</u>		

Interior - Appliances

<u>Vendor</u>	<u>Description</u>	<u>Cost</u>	<u>Year</u>	<u>Notes</u>
K & N Sales	Oven/Microwave	\$ 4,031	2018	Replaced appliances
Javier Cazares Plumbing	Faucets and Installation	2,149	2023	Replaced faucets - all bathrooms
Santoff Plumbing	Kitchen faucet	307	2024	Replaced faucet
Santhoff	Replace piping	590	2024	Primary bathroom toilet piping
		<u>\$ 7,077</u>		

Interior - Upgrades/Maintenance

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Shade Shop	Louvered Blinds	\$ 3,024	2019	Front Room Louvered Blinds upgrade
Blueprint Frameless	Replace shower glass	1,795	2023	Replaced shower glass in primary bathroom
Blueprint Frameless	Replace mirrors	2,230	2023	Replaced mirrors, all bathrooms
Gulledge Contractor	3rd Floor window sill	1,125	2023	Added weep holes
Buffaloe Floors	Laminate Flooring	<u>2,535</u>	2024	Replaced 1st floor carpeting
		\$ 10,709		

Total		\$	160,431	
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