

**Improvements' Costs and Receipts:
for 104 Barnes Spring Court**

Area	Improvement	Date	Price	Permit # - ending IF required or n/a	Clue	Vendor	Receipt x-ref #
Outside:							
	New roof: shingles and new gutters	9-Nov-2020	\$22,392	n/a	A	Top Roofing	1
	Related deck repair, screens, downspouts	^	2,067		A	^	
	Fence: replaced with new pickets	^	\$2,731	n/a	A	Home Depot	
	Crawl: new vapor barrier, humidifier and drainage rerouted	28-Aug-2024	\$3,925	n/a	B	Shamrock Waterproofing	2
	Back Deck repainted under pergola	4-Mar-2025	\$1,300	n/a		Superior	3
	New garage door	around 2021	?	n/a		Home Depot	can't find
Systems:	HVAC:						
	New HVAC 1st floor with 20 year warranty on heating by Tower Heating	4-Nov-2020	\$7,450	yes (-4094)		Tower Heating & Air	4
	new AC motor 2nd floor by Biggs	30-Jun-2008		yes (-6184)		Biggs	can't find
	Latest check up and required service	1-Nov-2024	\$739	n/a		Tower HVAC	4b
Kitchen:	New Bosch dishwasher	1-May-2024	\$1,382	n/a		Best Buy	5
	New Microwave	July 29.2024	\$780	n/a		Home Depot	6
	New Custom Kitchen soft close cabinets , granite countertops, matching hardwood floors, tile backsplash by Pinkus Constr.	1-Aug-2013	\$35,790	yes (-0567)		Pinkus Const	7
Bathroom	Primary remodeled with marble and new glass shower area, cabinet refresh and new tile	1-Sep-2021	\$19,338	n/a		TIM Inst.\$11,016 Daltile \$2712 Cabinet G \$906	8a-d
Flooring:	Hardwood floors restained and refinished and new carpet	1-Jun-2017	?			Metcalf	can't find
Water	New 60 gal water heater	5-Dec-2023	\$2,333	same n/a		TCR R & Plumbin	9

total Improvements and upgrades

\$100,227

Receipt 1



Top Roofing
QUALITY SERVICE

INVOICE

105 Glade Park Road
Cary, NC, 27518
Phone: (919) 670 9749

Date 11/09/2020
Invoice # 1022020

info@toproofingnc.com

Due Upon Receipt

Bill To:

Mr. Thomas and Mrs. Janis Cohorst
104 Barnes Spring Ct. Cary, NC 27519

Roof replacement at: 104 Barnes Spring Ct.
Cary, NC 27519

Quantity	Description	Unit price	Amount	Notes
	Tearoff, haul and dispose shingles and debris			
	Installation of Roofing synthetic underlayment/Installation of Tridimensional shingles/New Gutters			
	Flashing pipe jacks / gables / others			
	Installation Continuos Ridgevent - shingle- over style		\$ 22,391.55	
	Deck Repair and staining		\$ 1,044.54	

Subtotal **\$23,436.09**

Make all checks payable to Top Roofing LLC.

Banking Instructions: Wells Fargo Bank NA

Domestic RTNABA: 121000248
Wires: Checking account # 52226054509

If you have any questions concerning this invoice, contact Jaime Rueda at info@toproofingnc.com.

Thank you for your business!

Payment Received	\$ 8,000.00
Tax	
Additional discount	
Balance due	\$15,436.09

Receipt 2

Shamrock Waterproofing, Inc.
6021 Glenthorne Dr
Raleigh, NC 27613 US
+19198817719
keith@shamrockwaterproofing.com
shamrockwaterproofing.com

Invoice



BILL TO

Tom Cohorst
104 Barnes Spring Ct.
Cary, NC 27519
919-656-9812

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
12798	08/28/2024	\$0.00	08/28/2024	Due on receipt	

SALES REP

Keith

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
INSULATION	REMOVE ** DAMAGED ** INSULATION IN CRAWL SPACE. REPLACE WITH NEW R-19 INSULATION.	160	2.00	320.00
VAPOR BARRIER	INSTALL NEW VAPOR BARRIER ON CRAWL SPACE FLOOR 100% COVERAGE. 6 MILL PLASTIC REMOVE OLD PLASTIC AND DEBRIS **	1	700.00	700.00
VENTS	CLOSE VENTS WITH FOAM BLOCKS. *** IF ANY GAS RUNNING EQUIPMENT IS LOCATED IN THE CRAWL SPACE, (1) VENTS WILL BE LEFT OPEN FOR VENTILATION.	1	150.00	150.00
FRAL DEHUMIDIFIER	FRAL COMMERCIAL DEHUMIDIFIER ** INCLUDE CONDENSATION RUN OFF LINE & ELECTRICAL OUTLET. OUTLET INSTALLED BY LICENSED ELECTRICIAN. WARRANTY THROUGH MANUFACTURER ** 5- YEAR LIMITED WARRANTY THAT COVERS COMPRESSORS AND COILS **	1	2,175.00	2,175.00
OTHER	PATCH HOLE IN FRONT FOUNDATION WALL ** JUST TO THE LEFT OF FRONT STOOP ** CAP OFF EXISTING 4" LINE ** FILL AREA WITH CONCRETE **	1	275.00	275.00
SOLID PIPE	4" SOLID CORRUGATED PIPE ** FOR DOWNSPOUT ** ON LEFT SIDE OF STOOP ** DISCHARGE IN FRONT PLANTER BED **	20	13.00	260.00

PAID

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
POP UP	INSTALL POP UP ADAPTOR.	1	45.00	45.00
PAYMENT	PAYMENT IS DUE UPON COMPLETION OF WORK.	1	0.00	0.00
PAID	PAID IN FULL 8/29/24	1	-3,925.00	-3,925.00
BALANCE DUE				\$0.00



Insurance Solutions

C.L.U.E.® Comprehensive Underwriting Exchange Property Report

Order Date: 02/24/2025 - 12:12:00 p.m. ET
Complete Date: 02/24/2025 - 12:12:00 p.m. ET

Case ID: Cohorst

Report for Tom Cohorst

Case ID: Cohorst
Node/Location: JH8721000
Reference Number: 25055005137677

Quoteback: Cohorst
User ID: idm5cgsi
Processing Status: Processing Complete - with claim Information

Account: 332828-AFF
Special Billing ID:

General Information

RECAP

RISK:2 Claim(s) Reported
SUBJECT:0 Claim(s) Reported

Messages

AGENT REPORT

Search Information

Subject 1

Name: TOM COHORST

LexID: 478910865

Date of Birth:

SSN:

Gender:

Telephone:

Risk Address:

Street: 104 BARNES SPRING CT

Unit/Apt#:

City, State, Zip: CARY NC 27519-6666

Reported Claims History - SUBJECT

Reported Claims History - RISK

See crawl space barrier + new humidifier Receipt #2

Claim Date: 07/26/2024

Claim Age: 0 Year - 6 Months

Claim Number:

Policy Type: H-Homeowners

Policy Number:

Catastrophe: NO

Carrier Name:

AMB:

SSN:

Insured:

Date of Birth:

Gender:

Claimant:

Date of Birth:

SSN:

Telephone:

Gender:

Risk Address:

Mortgage Company Name:

Loan Number:

Location of Loss:

Cause of Loss:

Disposition:

Amount Paid:

Water Damage

Closed

\$0.00

C.L.U.E. File Number:

Narrative Information:

Date Filed:

By:

Relation:

Statement:

(B)

See Receipt 1
New roof, gutters, downspouts, deck fence

Claim Date: 09/25/2020

Claim Age: 4 Years - 4 Months

Claim Number:

Policy Type: H-Homeowners

Policy Number:

Carrier Name:

AMB:

Catastrophe: YES

Insured:

Date of Birth:

SSN:

Telephone:

Gender:

Claimant:

Date of Birth:

SSN:

Telephone:

Gender:

Risk Address:

Mortgage Company Name:

Loan Number:

Location of Loss:

Cause of Loss:

Disposition:

Amount Paid:

Hail

Closed

\$26,178.00

C.L.U.E. File Number:

Narrative Information:

Date Filed:

By:

Relation:

Statement:

-----Prepared by: Comprehensive Loss Underwriting Exchange-----
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If you have questions, Contact
LexisNexis Technical Support
P.O. Box 105179
Atlanta, Georgia 30348-5179
Telephone: 1-800-456-6432

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P.O. Box 105108
Atlanta, Georgia 30348-5108
Telephone: 1-800-456-6004
www.consumerdisclosure.com

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Receipt #4



TOWER Heating & Air

Tower Heating and Air
138 Donmoor Ct, Garner, North Carolina
27529 United States

Estimate 8399099
Job 8399218
Estimate Date 11/4/2020
Customer PO

Billing Address
Tom Cohorst
104 Barnes Spring Court
Cary, NC 27519 USA

Job Address
Tom Cohorst
104 Barnes Spring Court
Cary, NC 27519 USA

Estimate Details

2.5 ton Goodman 16 Seer 2 stage package system: Install Goodman GPG 1630080, 2 stage gas package system, outdoor pad, rain hood, disconnect box, thermostat, pull permits and register warranties, 1 year labor, 10 years parts and 20 year heat exchanger warranty. \$500 maintenance customer discount

Task #	Description	Quantity	Your Price	Your Total
Total Due of Installation	Total amount of installation due	1.00	\$7,450.00	\$7,450.00
				Potential Savings \$0.00
				Sub-Total \$7,450.00
				County 2.25% \$0.00
				State 4.75% \$0.00
				Total \$7,450.00

Thank you for choosing Tower Heating and Air, we appreciate your business.

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Tower Heating & Air, LLC as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Tom Cohorst

11/4/2020



Tower Heating & Air LLC
 138 Donmoor Ct
 Garner, NC 27529

Phone: (919) 755-1957
 acctg@towerheatingandair.com
 www.towerheatingandair.com/

Bill to
Tom Cohorst
 104 Barnes Spring Court
 Cary, NC 27519

Ship to
Tom Cohorst
 Tom Cohorst
 104 Barnes Spring Court
 Cary, NC 27519

Work Order Description

2 of 2 visits, Fall/ Winter Visit, do not collect - cust spoke of an expired quote for float switch- would like that re-evaluated and possibly changed same day if possible

Work Summary

Dispatched for 2 system heat check. Homeowner needed emergency pan switch and ss2 replaced from recommendations last visit went ahead and replaced both while onsite. Checked blower amps bearings and wheel. Checked inducer motor amps the upstairs system sounds as if the bearings were going out on that inducer motor could present an issue in the future and cause system to not heat. Checked draft pressures. Cleaned flame sensor and burners. Checked for cracks in the heat exchangers and found none at this time. Checked igniter ohms. Checked gas pressures. Checked temp rise. Units are running at time of departure

Work Order #: 9805

Transaction Date: 11/1/2024

Terms: Due on receipt

Invoice #: I7181

Item	Description	Quantity	Price	Amount
CF-016-080394	RECTORSEAL IN-LINE OVERFLOW SAFETY SWITCH	1	\$161.00	\$161.00
CF-001-074362	AQUAGUARD IN-LINE OVERFLOW SWITCH	1	\$225.00	\$225.00

Agreement Savings \$68.00

Subtotal:	\$386.00
Tax:	\$27.99
Total:	\$413.99
Payments:	\$413.99
Balance Due:	\$0.00

Quote #: q2841



Tower Heating & Air LLC
138 Donmoor Ct
Gamer, NC 27529

Phone: (919) 755-1957
acctg@towerheatingandair.com
www.towerheatingandair.com/

Item	Description	Quantity	Price	Amount
CF-039-026483	TRANE-AM STD INDUCED DRAFT MOTOR	1	\$689.00	\$689.00

Quote is Valid for 30 days from day of Quote or Service If expired please call for updated pricing

Subtotal: \$689.00

Tax: \$49.96

Total: \$738.96

Payments: \$413.99

Balance Due: \$0.00

Acceptance

I accept the services performed are complete and to my satisfaction.

Tom Cohorst