

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2023

HDRC CASE NO: 2023-260
ADDRESS: 1902 W KINGS HWY
LEGAL DESCRIPTION: NCB 1941 BLK 29 LOT 26
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: JT McFarland
OWNER: John B & Jill S McFarland
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: June 30, 2023
60-DAY REVIEW: October 19, 2023 (application was completed on August 20, 2023)
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 1902 W Kings Hwy.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

UDC Section 35-618 Tax Exemption Qualifications:

(e) *Verification of Completion.* Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

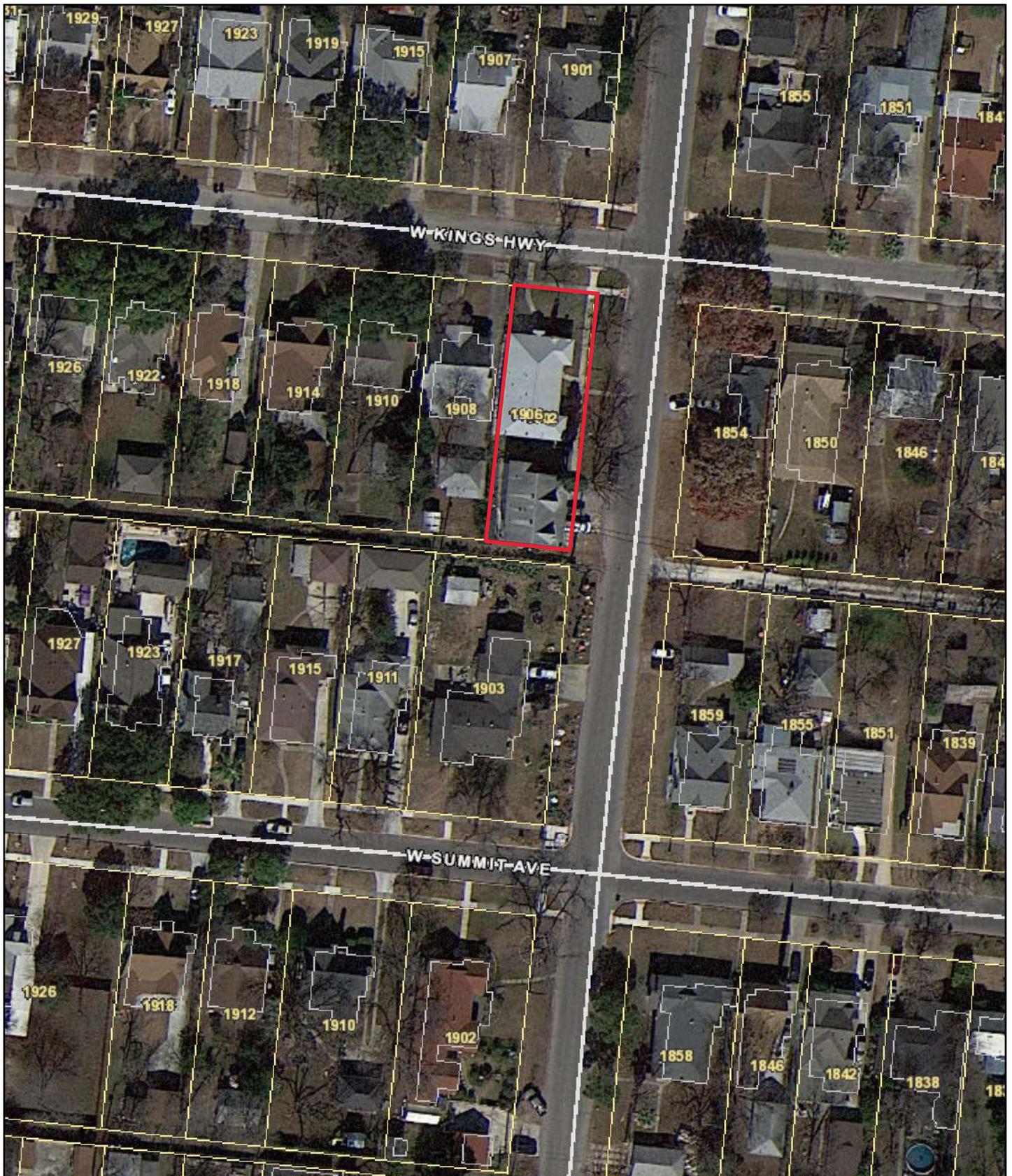
- a. The primary structure located at 1902 W Kings Hwy is a 1-story, duplex structure constructed in the Minimal Traditional style circa 1940. The property first appears on the 1951 Sanborn Map. The house features a composition shingle hip roof, a prominent stone chimney on the front façade, front and side porch entrances with metal columns and handrails, asbestos shingle cladding, and one-over-one wood windows with wood window screens. The property is contributing to the Monticello Park Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, mechanical, electrical, and plumbing upgrades, roof replacement, gutter installation, foundation repair, window repair, brick restoration, landscaping improvements, and site work modifications.

- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.
- d. Staff conducted a site visit on July 31, 2023, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- e. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- f. Approval of Tax Verification by the HDRC in 2023 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2024. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

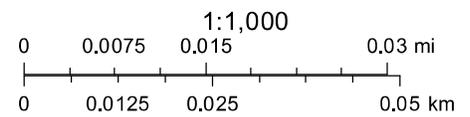
Staff recommends approval based on findings a through f.

City of San Antonio One Stop



September 1, 2023

— User drawn lines





CUIDADO

86360470
CITY OF SAN ANTONIO
RECYCLING

CITY OF SAN ANTONIO
ORGANIC MATERIALS





Good Morning,

We believe work at 1902 W Kings Hwy has been sufficiently completed to qualify for the Tax Incentive Program. Inspections on the duplex were passed and a certificate of occupancy awarded by the city. Here is an itemized list of costs incurred:

Remove and replace roofing, underlayment, and rotten roof sheathing:	\$9,218.41
Mobilization, engineer review for the LVL beams in both units, to include the fire-escape review, building permit, Electrical rough-in completed for inspections, plumbing rough-in completed for inspections to include water heaters, Frame water heater closets, Repair subfloors in bathroom and kitchen as needed, Exterior repairs to include fascia, soffit, window frames and siding replacement as needed to PREP for paint, Fire mantle repairs as needed, General bathroom demolition as needed, framing new ceiling height in bathrooms.	\$26,230.82
Electrical top-out, plumbing top-out for inspection, relocate gas lines to desired location, begin installing drywall on the ceilings and walls, tape and float all joints, texture all walls and ceilings to prep for paint, install shoe molding, sand floor to prep for stain, paint the exterior of the home: walls, soffit, fascia – replace all window screens as needed	\$18,736.29
Paint the interior walls and ceilings and close bathroom shower walls with cement board and red gard prep for tile installation, install doors and closet doors, Paint doors, trim and baseboards as needed, stain wood floors throughout each unit, set kitchen wall and base cabinets	\$10,494.51
Electrical final fixture install and inspection, epoxy and reglaze bathroom tubs, level set bathroom floor to prep for ceramic tile installation, set tile on bathroom floors, set tile on shower walls, plumbing final fixture install and inspection, begin kitchen backsplash, float out walls to prep and install backsplash, set bathroom toilet, set bathroom vanity, set bathroom mirror, set bathroom cabinets	\$10,494.51
Final punch out, final electrical approval and placement, final plumbing approval and placement, final building inspection for certificate of occupancy	\$8,989.06
Relocate Countertop Plug, Dishwasher Plug, Disposal Plug, and Disposal Switch in Kitchen, Relocate bathroom Vanity Light Switch, Add 120v receptacle for microwave	\$905.00
Refinish and stain original wood floors	\$8,125.88
Cabinet materials	\$15,692.67
Demolish, remove, and replace driveway	\$8,924.00
Complete electrical replacement (change order)	\$12,090.00
Foundation engineer's report	\$750.00
Foundation repairs	\$8,760.00
Rain gutter installation	\$3,224.40
Subfloor repairs (change order)	\$2,050.00
Add central HVAC to building and remove window units	\$19,825.00
Install appliances	\$6,383.98



McFarland > Accessory Dwelling Project - 03/16/2022 07:23

March 28, 2022

Submitted by:

JG, LLC
2935 Thousand Oaks#6244
San Antonio, TX 78247
Business: (830)-481-7241
Mobile: (210)-480-6173
Fax: (210)-496-0709
Business: Trenden@jordenglobal.com
Personal: Trenden@trendenmartinez.com
License Number: H-931853

Submitted to:

John McFarland
1902 W Kings Hwy
San Antonio, TX 78201

Project Information:

March 16, 2022
Accessory Dwelling Project - 03/16/2022 07:23

The following estimate outlines repairs/replacement requested for the 1902 W Kings Hwy, San Antonio TX 78201 property due TO

REQUEST .This is a preliminary estimate based upon our initial site visit. At any time this estimate may be altered to conform to the buildings OR homeowners specifications for the scope of work or nature and or condition of building OR proposed buildings . Please note: This estimate is based on a site visit take off - All measurements (lineal and square footage) are based on either field measurements or plan set take offs by others . Additionally, this estimate was constructed prior to the completion of demolition. grading, or any other site work . As such, our estimate does not include or otherwise address any hidden damage to real property (any damage to real property of which JORDEN GLOBAL , LLC may be unaware of) . Repair costs relating to such damage which are not included in our estimate may include, but is not limited to: costs related to hidden rot; decay; electrical; plumbing; HVAC ; code updates; abatement services, architectural or structural details and/or permits or fees. In the event that we discover any additional damage and/or increased costs associated to the property in question, supplemental estimates and/or change orders will be constructed and disseminated in a timely manner, AND approved for payment from land/home/property owner prior to any changes being adjusted . This is a cost estimate which is based on market conditions established by ClearEstimates as outlined in the individual line items, all costs are calculated using cost plus adherence . This estimate is only valid for 30 days due to fluctuating market prices. Any and all credits to the property owner will be exclusive of the overhead and profit. Contractors overhead and profit is not affected by credits Should you have any questions associated to this estimate, please phone me at the number listed. WE WILL COVER AN 18 MONTH WARRANTY FOR ALL CRAFT AND WORKMANSHIP

Best Regards,

Trenden Martinez
JG, LLC - Owner
(830)-481-7241
Trenden@jordenglobal.com

General Project Contents

Category	Qty	Type	Description	Material	Lab. Hours	Labor	Sub. Cont	Total
4 GENERAL DEMOLITION	1600	Sq. Feet	Demolish architectural shingles/shake roof, up to 16" long, to 8/12 slope	\$0.00	27.2	\$1,364.55	\$0.00	\$1,364.55
12 ROOFING AND GUTTERS	1600	Sq. Feet	Install architectural shingles throughout, up to 16" long, medium grade pitch (no shingles or material included) Labor only	\$0.00	48	\$4,524.00	\$0.00	\$4,524.00
14 WOOD WINDOWS	3	Pieces	Labor to repair wood windows as needed, large. Window are pre existing and glass needs to be replaced.	\$0.00	6	\$329.86	\$0.00	\$329.86

General Project Contents

Category	Qty	Type	Description	Material	Lab. Hours	Labor	Sub. Cont	Total
222 Handyman - ROOFING & GUTTERING	200	Pieces	Additional material costs for roofing felt, drip edge, weather shield and needed supplies. Does not include shingles.*	\$3,000.00	0	\$0.00	\$0.00	\$3,000.00
				\$3,000.00	81.2	\$6,218.41	\$0.00	\$9,218.41
							<i>Sub-Total is: \$9,218.41</i>	
				\$3,000.00	81.2	\$6,218.41	\$0.00	\$9,218.41

Total Project Base Bid is \$9,218.41

John McFarland

DocuSigned by:

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3/28/2022



McFarland > Duplex Renovation Project - 01/30/2022 14:26

February 05, 2022

Submitted by:

JG, LLC
2935 Thousand Oaks#6244
San Antonio, TX 78247
Business: (830)-481-7241
Mobile: (210)-480-6173
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Submitted to:

John McFarland
1902 W Kings Hwy
San Antonio, TX 78201

Project Information:

January 30, 2022
Duplex Renovation Project - 01/30/2022 14:26
The following estimate outlines repairs/replacement requested for the 1902 W Kings Hwy, San Antonio TX 78201 property due TO

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Trenden@jordenglobal.com

General Project Contents

Category	Qty	Type	Description	Material	Lab. Hours	Labor	Sub. Cont	Total
1 PROJECT PREPARATION	1	Pieces	Building permit fee, historical district (Full Renovation Permit) ~ San Antonio DSD	\$525.00	0	\$0.00	\$0.00	\$525.00
1 PROJECT PREPARATION	1	Pieces	Install portable toilet for crews to use (no running water or toilet)	\$184.80	0	\$0.00	\$0.00	\$184.80
1 PROJECT PREPARATION	1	Pieces	Deliver dumpster, pickup and dump after 31 days, 20 cubic yards, 3 tons	\$1,512.00	0	\$0.00	\$0.00	\$1,512.00
1 PROJECT PREPARATION	1500	Dollars	Professional Service requested, Builders Rick Policy for 1902 W Kings Hwy	\$2,250.00	0	\$0.00	\$0.00	\$2,250.00
1 PROJECT PREPARATION	750	Dollars	Structural Engineer Report for LVL beam install leading into kitchen, and attic stair evaluation - 1 flat cost for both units	\$1,125.00	0	\$0.00	\$0.00	\$1,125.00
4 GENERAL DEMOLITION	56.58	Sq. Feet	Demolish ceramic tile wall in thin-set in the bathroom(s), remove duroc and cement board	\$0.00	2.2	\$86.85	\$0.00	\$86.85

General Project Contents

Category	Qty	Type	Description	Material	Lab. Hours	Labor	Sub. Cont	Total
4 GENERAL DEMOLITION	56.58	Sq. Feet	General demolition of the bathroom ceilings above the shower to create more head space for the shower. To include repairing the open space with moisture resistant drywall once electrical placement is made for now shower.	\$0.00	11.3	\$531.56	\$0.00	\$531.56
8 MASONRY	125	Dollars	Replace the top mantle in Unit(s) and set, caulk edges and seal to prep for paint	\$187.50	0	\$0.00	\$0.00	\$187.50
11 ROOF FRAMING	25	Lin. Feet	Install LVL beam, 1-3/4"x11-7/8" - contingent on engineers report and verdict	\$312.38	1.9	\$109.49	\$0.00	\$421.87
21 GENERAL PLUMBING	1	Pieces	Install electric water heater, 40 gallon in designated location with inspections. Master tradesman item - Labor only	\$0.00	3.5	\$277.77	\$0.00	\$277.77
22 BATHROOM PLUMBING	1	Pieces	Labor for shower rough-in, open walls & ceiling. In new fixed location. Fixture not included. No patching.	\$128.36	7	\$555.53	\$0.00	\$683.89
22 BATHROOM PLUMBING	1	Pieces	Labor to install toilet in prepared location. No fixture, fixture removal or rough-in included.	\$0.00	1.5	\$119.04	\$0.00	\$119.04
22 BATHROOM PLUMBING	1	Pieces	Labor to install vanity & top with single sink & faucet, in prepared location. No fixture, fixture removal or rough-in included.	\$0.00	3	\$238.08	\$0.00	\$238.08
22 BATHROOM PLUMBING	1	Pieces	Reglaze standard tub inside and on the outside	\$525.00	0	\$0.00	\$0.00	\$525.00
25 ELECTRICAL	3	Pieces	Install ceiling fan, existing wiring, average grade. Within 10' of power source. No patching.	\$0.00	2.3	\$188.73	\$0.00	\$188.73
25 ELECTRICAL	3100	Dollars	Electrical ~ New grounded plugs and sockets at counter height and on each wall in the new bedroom. Recessed lighting in the kitchen, living room, and hall. Sub panels are to be located appropriately according to electricians recommendations. Contingency*	\$4,650.00	0	\$0.00	\$0.00	\$4,650.00

General Project Contents

Category	Qty	Type	Description	Material	Lab. Hours	Labor	Sub. Cont	Total
28 WALL COVERINGS	56.68	Sq. Feet	Labor to install ceramic tile on shower walls, in adhesive, grout & seal. Labor only, ceramic tile not included.	\$151.34	11.6	\$545.81	\$0.00	\$697.15
29 CEILING COVERINGS	940.38	Sq. Feet	Install 5/8" drywall on interior walls, taped & finished, throughout the interior of the home	\$578.34	29.2	\$1,657.92	\$0.00	\$2,236.26
29 CEILING COVERINGS	940.38	Sq. Feet	Install 1/2" drywall on ceilings, finished, throughout the interior of the home	\$648.86	28.2	\$1,604.43	\$0.00	\$2,253.29
29 CEILING COVERINGS	940.38	Sq. Feet	Apply skim-coat texture (orange peel) plaster over finished drywall on interior ceilings and walls	\$239.79	19.7	\$1,123.10	\$0.00	\$1,362.89
30 INTERIOR DOORS	5	Pieces	Labor to install interior pre-hung door units in fixed location of each unit. Door not included.	\$0.00	7.5	\$426.54	\$0.00	\$426.54
31 INTERIOR TRIM, STAIRS AND ACCESSORIES	175	Lin. Feet	Install base shoe moulding as needed, NOT larger than 3/4" - product not included.	\$157.50	3.7	\$209.01	\$0.00	\$366.51
31 INTERIOR TRIM, STAIRS AND ACCESSORIES	45	Dollars	Install glass in designated area over bathroom vanity - Labor only*	\$67.50	0	\$0.00	\$0.00	\$67.50
32 CABINETS AND COUNTERTOPS	5	Lin. Feet	Labor to install base cabinets per lineal foot. Cabinets not included.	\$0.00	1.7	\$94.70	\$0.00	\$94.70
32 CABINETS AND COUNTERTOPS	35	Lin. Feet	Labor to install base cabinets in the Kitchen. Cabinets not included.	\$0.00	11.7	\$662.84	\$0.00	\$662.84
32 CABINETS AND COUNTERTOPS	22	Lin. Feet	Labor to install wall cabinets in the Kitchen. Cabinets not included.	\$0.00	11	\$625.59	\$0.00	\$625.59
32 CABINETS AND COUNTERTOPS	1	Pieces	Install economy base blinds over windows in the living room, kitchen and master bedroom. Labor only*	\$293.84	1.5	\$85.31	\$0.00	\$379.15
32 CABINETS AND COUNTERTOPS	22	Lin. Feet	Install ceramic tile surface backsplash, 4", average grade in the kitchen about the granite - Labor only*	\$604.89	2.9	\$162.66	\$0.00	\$767.55

General Project Contents

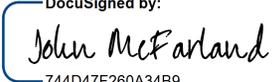
Category	Qty	Type	Description	Material	Lab. Hours	Labor	Sub. Cont	Total
33 FLOOR COVERING	58.56	Sq. Feet	Labor to install flooring in bathroom or cut-up room, up to 6" inch ceramic tile floor, in adhesive, grout & seal. No flooring materials included.	\$156.36	7.8	\$365.85	\$0.00	\$522.21
33 FLOOR COVERING	56.58	Sq. Feet	Install cement board 1/2" in the bathroom, seal with red gard, prep for tile install ~	\$140.04	2.8	\$157.67	\$0.00	\$297.71
33 FLOOR COVERING	1	Pieces	Install sub-floor in bathroom and level before final flooring is installed (per bathroom) To include around valves and kitchen sink- Labor only*	\$0.00	6	\$341.24	\$0.00	\$341.24
34 EXTERIOR PAINTING	940.38	Sq. Feet	Stain wood flooring in the unit, brush, 2-3 coats	\$352.65	38.1	\$1,919.49	\$0.00	\$2,272.14
35 INTERIOR PAINTING AND WALLPAPER	940.38	Sq. Feet	Paint unit interior ceilings, over smooth finish, flat white, roll, 2 coats	\$239.79	13.2	\$667.32	\$0.00	\$907.11
35 INTERIOR PAINTING AND WALLPAPER	940.38	Sq. Feet	Machine sand wood floors, 1 machine pass, to prep for staining and refinish	\$0.00	7.5	\$733.50	\$0.00	\$733.50
202 Handyman - INSULATION	1	Pieces	Install attic fir-escape with stairs, code compliant, Labor only *	\$75.00	1	\$97.50	\$0.00	\$172.50
208 Handyman - HVAC	1	Pieces	Labor to install bathroom light/fan with existing electrical, open above ceiling, vent through fiberglass shingle roof, no patch/paint	\$48.00	3.5	\$341.25	\$0.00	\$389.25
208 Handyman - HVAC	1	Pieces	Remove existing bath light/fan	\$0.00	1.3	\$121.88	\$0.00	\$121.88
209 Handyman - GENERAL PLUMBING	1	Pieces	Provide and install point-of-use water heater to existing water and electrical supply at \$150	\$262.50	2.5	\$243.75	\$0.00	\$506.25
212 Handyman - KITCHEN PLUMBING & APPLIANCES	2	Pieces	Additional installation labor for kitchen plumbing and bathroom toilets	\$0.00	3	\$292.50	\$0.00	\$292.50
214 Handyman - INTERIOR PAINTING	940.38	Sq. Feet	Paint interior walls with 2 coats of semi gloss paint, (client to choose color)	\$282.12	20.7	\$2,017.11	\$0.00	\$2,299.23

General Project Contents

Category	Qty	Type	Description	Material	Lab. Hours	Labor	Sub. Cont	Total
214 Handyman - INTERIOR PAINTING	175	Lin. Feet	Paint interior base moldings with 1 coat of water based enamel paint"	\$21.00	6.1	\$597.20	\$0.00	\$618.20
216 Handyman - WINDOWS	10	Pieces	Labor to replace insect screens, 10 or more windows - Labor only	\$0.00	2	\$195.00	\$0.00	\$195.00
				\$15,719.56	276.9	\$17,396.22	\$0.00	\$33,115.78
				Sub-Total is: \$33,115.78				
				\$15,719.56	276.9	\$17,396.22	\$0.00	\$33,115.78

Total Project Base Bid is \$33,115.78

John McFarland

DocuSigned by:

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 2/7/2022



McFarland > Duplex Renovation Project - 01/30/2022 14:26

February 07, 2022

Submitted by:

JG, LLC
2935 Thousand Oaks#6244
San Antonio, TX 78247
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1 PROJECT PREPARATION	1	Pieces	Install portable toilet for crews to use (no running water or toilet)	\$184.80	0	\$0.00	\$0.00	\$184.80
1 PROJECT PREPARATION	1	Pieces	Deliver dumpster, pickup and dump after 31 days, 20 cubic yards, 3 tons	\$1,512.00	0	\$0.00	\$0.00	\$1,512.00
4 GENERAL DEMOLITION	56.58	Sq. Feet	Demolish ceramic tile wall in thin-set in the bathroom(s), remove duroc and cement board	\$0.00	2.2	\$86.85	\$0.00	\$86.85

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8 MASONRY	125	Dollars	Replace the top mantle in Unit(s) and set, caulk edges and seal to prep for paint	\$187.50	0	\$0.00	\$0.00	\$187.50
11 ROOF FRAMING	25	Lin. Feet	Install LVL beam, 1-3/4"x11-7/8" - contingent on engineers report and verdict	\$312.38	1.9	\$109.49	\$0.00	\$421.87
20 EXTERIOR TRIM	185	Lin. Feet	Install fir/pine fascia, 1" x 4" - on the exterior of the unit, replace and repair, prep for paint. To include exterior window frames*	\$197.03	7.8	\$441.90	\$0.00	\$638.93
20 EXTERIOR TRIM	185	Lin. Feet	Install fir plywood soffit, 3/8" x 36", on the exterior of the unit, repair and replace as needed to prep for paint	\$1,373.63	13.1	\$1,280.67	\$0.00	\$2,654.30
21 GENERAL PLUMBING	1	Pieces	Install electric water heater, 40 gallon in designated location with inspections. Master tradesman item - Labor only	\$0.00	3.5	\$277.77	\$0.00	\$277.77
21 GENERAL PLUMBING	1800	Dollars	General plumbing services needed for units A & B - to reflect relocating gas lines, proper drain locations and supply lines for city inspections. Flat cost. (Both units reflect on Unit A proposal)	\$2,700.00	0	\$0.00	\$0.00	\$2,700.00
22 BATHROOM PLUMBING	1	Pieces	Labor for shower rough-in, open walls & ceiling. In new fixed location. Fixture not included. No patching.	\$128.36	7	\$555.53	\$0.00	\$683.89
22 BATHROOM PLUMBING	1	Pieces	Labor to install toilet in prepared location. No fixture, fixture removal or rough-in included.	\$0.00	1.5	\$119.04	\$0.00	\$119.04
22 BATHROOM PLUMBING	1	Pieces	Labor to install vanity & top with single sink & faucet, in prepared location. No fixture, fixture removal or rough-in included.	\$0.00	3	\$238.08	\$0.00	\$238.08
22 BATHROOM PLUMBING	1	Pieces	Reglaze standard tub inside and on the outside	\$525.00	0	\$0.00	\$0.00	\$525.00

General Project Contents

Category	Qty	Type	Description	Material	Lab. Hours	Labor	Sub. Cont	Total
25 ELECTRICAL	3	Pieces	Install ceiling fan, existing wiring, average grade. Within 10' of power source. No patching.	\$0.00	2.3	\$188.73	\$0.00	\$188.73
25 ELECTRICAL	3100	Dollars	Electrical ~ New grounded plugs and sockets at counter height and on each wall in the new bedroom. Recessed lighting in the kitchen, living room, and hall. Sub panels are to be located appropriately according to electricians recommendations. Contingency*	\$4,650.00	0	\$0.00	\$0.00	\$4,650.00
28 WALL COVERINGS	56.68	Sq. Feet	Labor to install ceramic tile on shower walls, in adhesive, grout & seal. Labor only, ceramic tile not included.	\$151.34	11.6	\$545.81	\$0.00	\$697.15
29 CEILING COVERINGS	940.38	Sq. Feet	Install 5/8" drywall on interior walls, taped & finished, throughout the interior of the home	\$578.34	29.2	\$1,657.92	\$0.00	\$2,236.26
29 CEILING COVERINGS	940.38	Sq. Feet	Install 1/2" drywall on ceilings, finished, throughout the interior of the home	\$648.86	28.2	\$1,604.43	\$0.00	\$2,253.29
29 CEILING COVERINGS	940.38	Sq. Feet	Apply skim-coat texture (orange peel) plaster over finished drywall on interior ceilings and walls	\$239.79	19.7	\$1,123.10	\$0.00	\$1,362.89
30 INTERIOR DOORS	5	Pieces	Labor to install interior pre-hung door units in fixed location of each unit. Door not included.	\$0.00	7.5	\$426.54	\$0.00	\$426.54
31 INTERIOR TRIM, STAIRS AND ACCESSORIES	175	Lin. Feet	Install base shoe moulding as needed, NOT larger than 3/4" - product not included.	\$157.50	3.7	\$209.01	\$0.00	\$366.51
31 INTERIOR TRIM, STAIRS AND ACCESSORIES	45	Dollars	Install glass in designated area over bathroom vanity - Labor only*	\$67.50	0	\$0.00	\$0.00	\$67.50
32 CABINETS AND COUNTERTOPS	25	Lin. Feet	Labor to install base cabinets in the Kitchen. Cabinets not included.	\$0.00	8.3	\$473.46	\$0.00	\$473.46
32 CABINETS AND COUNTERTOPS	18	Lin. Feet	Labor to install wall cabinets in the Kitchen. Cabinets not included.	\$0.00	9	\$511.85	\$0.00	\$511.85

General Project Contents

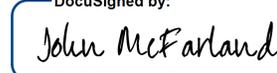
Category	Qty	Type	Description	Material	Lab. Hours	Labor	Sub. Cont	Total
32 CABINETS AND COUNTERTOPS	1	Pieces	Install economy base blinds over windows in the living room, kitchen and master bedroom. Labor only*	\$293.84	1.5	\$85.31	\$0.00	\$379.15
32 CABINETS AND COUNTERTOPS	22	Lin. Feet	Install ceramic tile surface backsplash, 4", average grade in the kitchen about the granite - Labor only*	\$604.89	2.9	\$162.66	\$0.00	\$767.55
33 FLOOR COVERING	58.56	Sq. Feet	Labor to install flooring in bathroom or cut-up room, up to 6" inch ceramic tile floor, in adhesive, grout & seal. No flooring materials included.	\$156.36	7.8	\$365.85	\$0.00	\$522.21
33 FLOOR COVERING	56.58	Sq. Feet	Install cement board 1/2" in the bathroom, seal with red gard, prep for tile install ~	\$140.04	2.8	\$157.67	\$0.00	\$297.71
33 FLOOR COVERING	1	Pieces	Install sub-floor in bathroom and level before final flooring is installed (per bathroom) To include around valves and kitchen sink- Labor only*	\$0.00	6	\$341.24	\$0.00	\$341.24
34 EXTERIOR PAINTING	940.38	Sq. Feet	Stain wood flooring in the unit, brush, 2-3 coats	\$352.65	38.1	\$1,919.49	\$0.00	\$2,272.14
34 EXTERIOR PAINTING	185	Lin. Feet	Paint fascia & trim up to 4" wide, latex based paint, brush, 1 coat	\$30.53	3.3	\$324.68	\$0.00	\$355.21
34 EXTERIOR PAINTING	940.38	Sq. Feet	Paint soffit, latex based paint, brush, 1 coat	\$155.16	19.7	\$995.30	\$0.00	\$1,150.46
34 EXTERIOR PAINTING	2	Pieces	Paint ext. panel door, water based enamel, brush, 2 coats, 1 side only. Includes jamb & trim.	\$9.63	1.3	\$63.51	\$0.00	\$73.14
34 EXTERIOR PAINTING	2047.46	Dollars	Paint exterior asbestos siding, 2 coats, latex paint (client chooses color)	\$3,071.19	0	\$0.00	\$0.00	\$3,071.19
35 INTERIOR PAINTING AND WALLPAPER	940.38	Sq. Feet	Paint unit interior ceilings, over smooth finish, flat white, roll, 2 coats	\$239.79	13.2	\$667.32	\$0.00	\$907.11
35 INTERIOR PAINTING AND WALLPAPER	940.38	Sq. Feet	Machine sand wood floors, 1 machine pass, to prep for staining and refinish	\$0.00	7.5	\$733.50	\$0.00	\$733.50
202 Handyman - INSULATION	1	Pieces	Install attic fir-escape with stairs, code compliant, Labor only *	\$75.00	1	\$97.50	\$0.00	\$172.50

General Project Contents

Category	Qty	Type	Description	Material	Lab. Hours	Labor	Sub. Cont	Total
208 Handyman - HVAC	1	Pieces	Labor to install bathroom light/fan with existing electrical, open above ceiling, vent through fiberglass shingle roof, no patch/paint	\$48.00	3.5	\$341.25	\$0.00	\$389.25
209 Handyman - GENERAL PLUMBING	1	Pieces	Provide and install point-of-use water heater to existing water and electrical supply.	\$262.50	2.5	\$243.75	\$0.00	\$506.25
212 Handyman - KITCHEN PLUMBING & APPLIANCES	2	Pieces	Additional installation labor for kitchen plumbing and bathroom toilets	\$0.00	3	\$292.50	\$0.00	\$292.50
214 Handyman - INTERIOR PAINTING	940.38	Sq. Feet	Paint interior walls with 2 coats of semi gloss paint, (client to choose color)	\$282.12	20.7	\$2,017.11	\$0.00	\$2,299.23
214 Handyman - INTERIOR PAINTING	175	Lin. Feet	Paint interior base moldings with 1 coat of water based enamel paint"	\$21.00	6.1	\$597.20	\$0.00	\$618.20
215 Handyman - EXTERIOR WALLS & TRIM	120	Lin. Feet	Remove & replace fiber asbestos style siding where needed, install and caulk to prep for paint - roughly 40 pieces	\$252.00	4.8	\$468.00	\$0.00	\$720.00
215 Handyman - EXTERIOR WALLS & TRIM	940.38	Sq. Feet	Pressure wash exterior of the home to prep for paint ~	\$28.22	9.4	\$916.88	\$0.00	\$945.10
216 Handyman - WINDOWS	10	Pieces	Labor to replace insect screens, 10 or more windows - Labor only	\$300.00	2	\$195.00	\$0.00	\$495.00
				\$20,461.95	327.9	\$21,367.46	\$0.00	\$41,829.41
				Sub-Total is: \$41,829.41				
				\$20,461.95	327.9	\$21,367.46	\$0.00	\$41,829.41

John McFarland

Total Project Base Bid is \$41,829.41

DocuSigned by:

 744D47F260A34B9...

2/7/2022



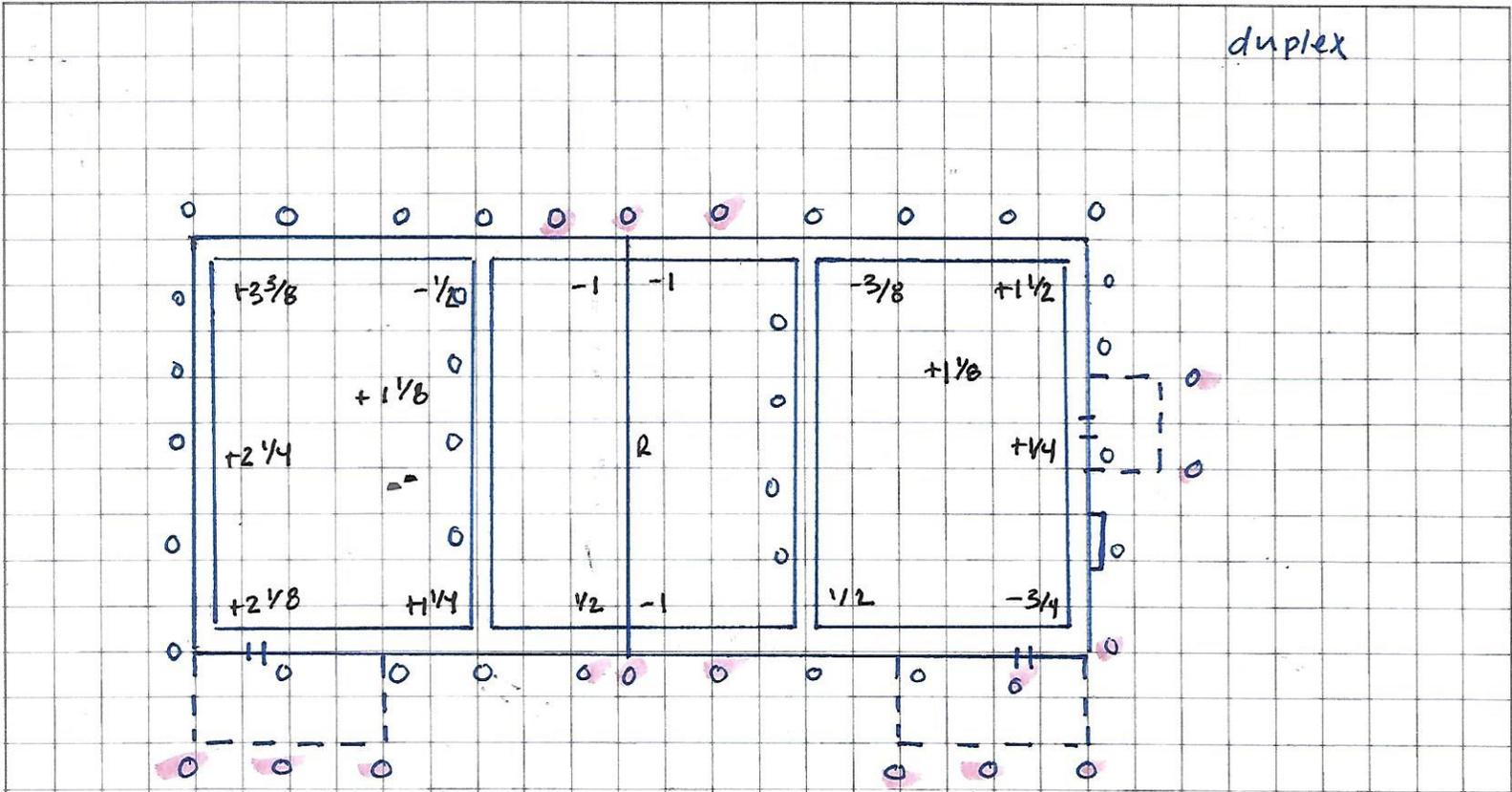
Royal Foundation

FOUNDATION REPAIR

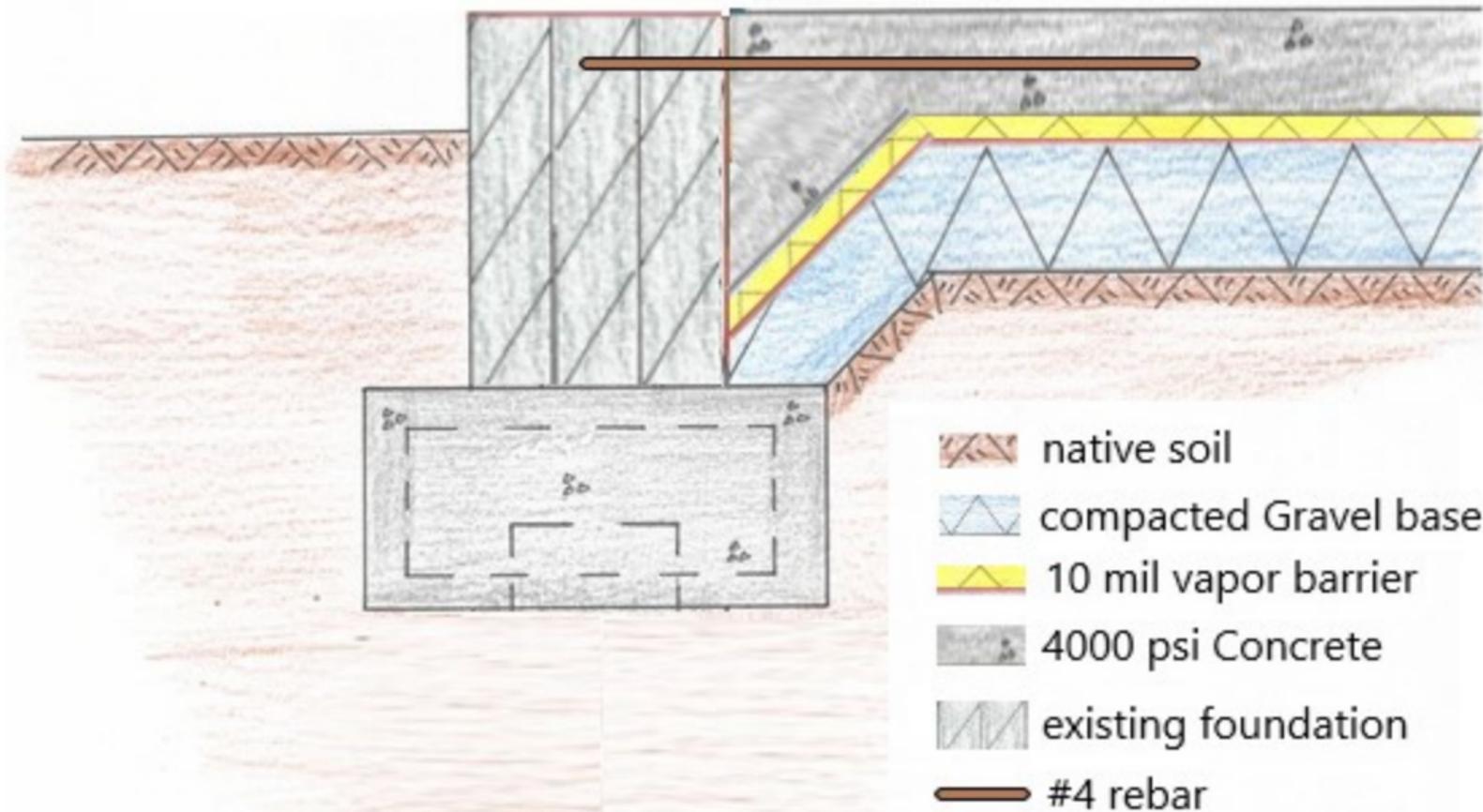
210-626-1467

ESTIMATE

NAME: John ADDRESS 819 San Antonio Ave
CITY: San Antonio ZIP: 78201 PHONE # 512-542-1322
NUMBER OF EXTERIOR PIERS _____ NUMBER OF INTERIOR PIERS _____ TOTAL 46
TYPE: DRILLED CONCRETE KING PIERS CONCRETE POST CEDAR POST TREATED
DRAINAGE CONDITION: OK POOR PRICE: _____ PER PIER _____
DATE: 10/4/21 WET DRY LAST RAIN _____ DAYS TYPE OF SOIL _____
ENG REPORT: YES REP: NAME Justin SLAB CRAWL



16 PIERS = \$7,200 — \$9,600.00



COV.
CONC.
DRIVE

The diagram shows a rectangular concrete base. The top-left corner is a quarter-circle cutout. A grid of rebar is shown in the upper portion of the base. A vertical strip of concrete is on the left side. A concrete walkway is shown at the bottom, with a section cutaway revealing vertical rebar. Labels include 'COV. CONC. DRIVE', '#3 Rebar 12" on center throughout entire base structure', '#4 Rebar 16" on center around perimeter', and 'CONC. WALK' in two locations.

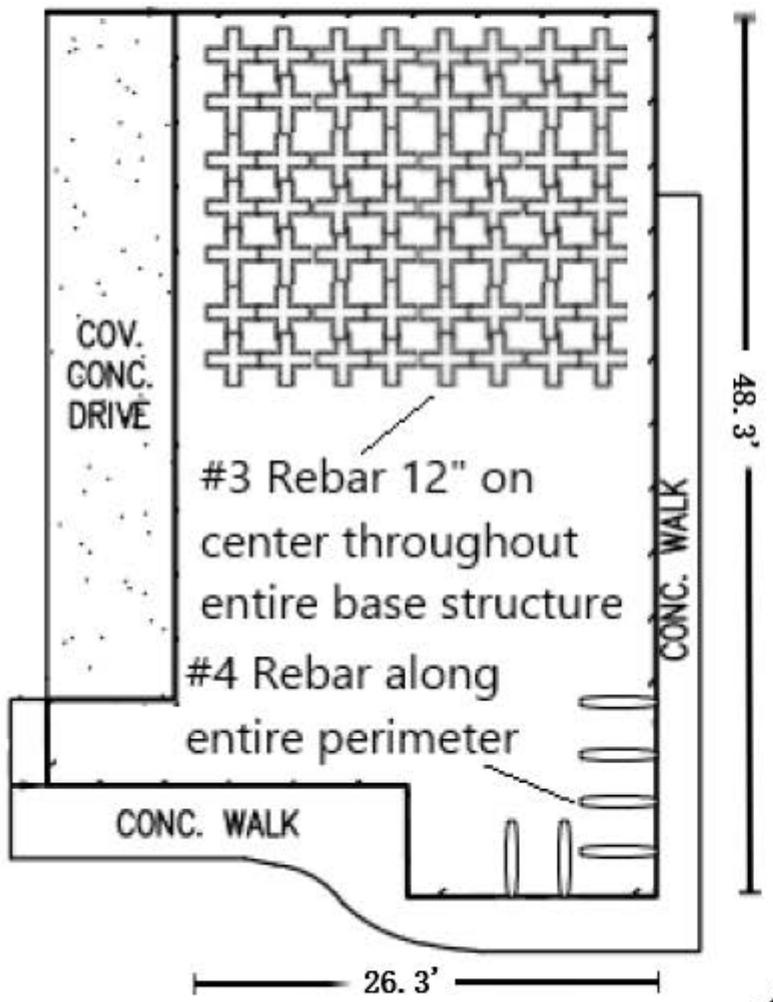
#3 Rebar 12" on
center throughout
entire base structure

#4 Rebar 16" on
center around perimeter

CONC. WALK

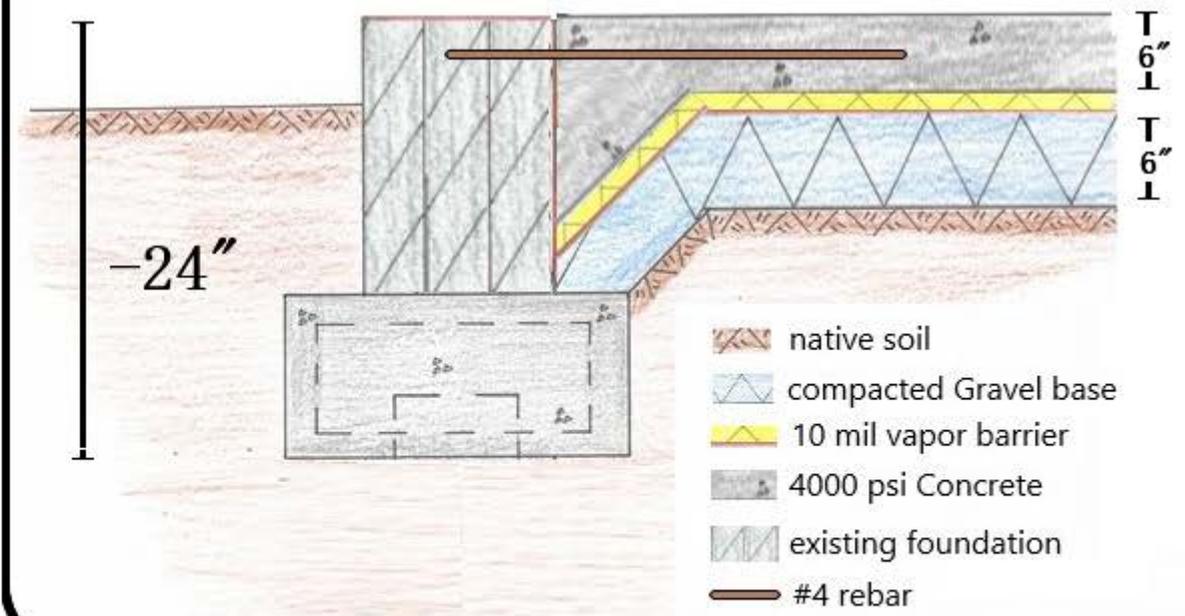
CONC. WALK

Plan View



1902 West Kings Highway

Typical Section





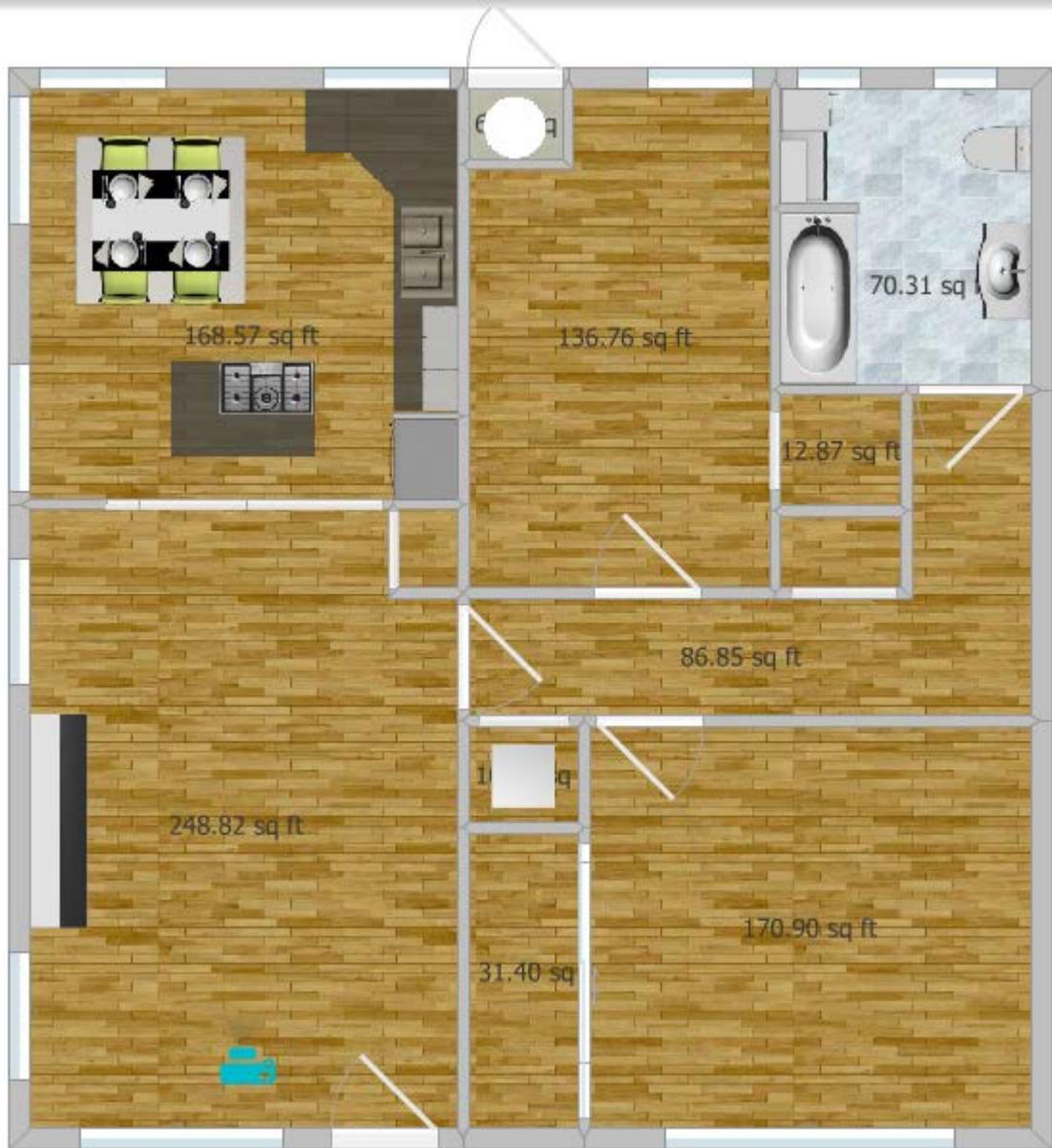








































Figure of Speech n.3
Hyperbole

**"I have a million
things to do today"**

Virgil Abloh
"Figures of Speech"
10 Jun - 22 Sep 2019

ICA, Chicago
220 E Chicago Avenue
60611 Chicago, IL









Inspection Status for REP-RRP-PMT-22-35300663 - 1902 KINGS HWY

From: noreply@sanantonio.gov

To: [REDACTED]

Date: Mon, May 16, 2022, 10:47 AM

Greetings

This is an acknowledgement that the status of your Building - Final for Residential Repair Permit - REP-RRP-PMT-22-35300663 has been updated to a status of Pass.

If the status of your inspection requires a re-inspection, you can schedule the inspection online. A re-inspection fee may be assessed.

For your convenience, you may check the progress of your Record(s), upload documentation, request inspections or pay fees online [Customer Portal](#).

ADDRESS

1902 W KINGS HWY

Please contact the assigned Inspector Octavio Tellez, Octavio.Tellez@sanantonio.gov, with any questions or comments.

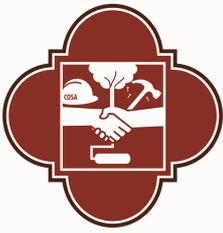
Thank you for your business.

Sincerely,

The City of San Antonio

Partnering with our community to build and maintain a safer San Antonio.

Please take a moment and tell us how we are doing by taking our [survey](#).



City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	REP-RRP-PMT-22-35300663
PERMIT NAME	1902 KINGS HWY
PERMIT ISSUANCE DATE	02/17/2022
LOC ISSUANCE DATE	05/16/2022
ADDRESS	1902 KINGS HWY City of San Antonio TX 78201
DESCRIPTION OF WORK	RESIDENTIAL REPAIRS, TO INCLUDE DRYWALL, TEXTURE, PAINT, CABINETS AND BATHROOM FLOORING AND TILE

Thank you for your business

The City of San Antonio



JORDEN GLOBAL LLC WORK ORDER AUTHORIZATION FORM

This Work for Hire Agreement (this "Agreement") is made effective as of 03/23/2022 by and between John McFarland, of 1902 W Kings Accessory Dwelling, Hwy San Antonio TX 78201 and Jorden Global LLC (Limited Liability Company) (the "Contractor"), of 2935 thousand Oaks #6244, San Antonio, Texas 78247. In this Agreement, the party who is contracting to receive the services shall be referred to as "Recipient", and the party who will be providing the services shall be referred to as "Contractor."

1. DESCRIPTION OF SERVICES. Jorden Global LLC will provide the following services (Collectively, the "Services"): **Services are attached in a separate breakdown provided by Trenden J. Martinez deemed "Scope of Work." They are attached to this form for signature and approval.**

DS
JM

The scope of work is based on a thorough site evaluation. Upon further review, if a licensed professional or tradesman recommends a change to the following scope. It will be a change order.

1600 Sq. Feet Demolish architectural shingles/shake roof, up to 16" long, to 8/12 slope

1600 Sq. Feet Install architectural shingles throughout, up to 16" long, medium grade pitch (no shingles or material included) Labor only

3 Pieces Labor to repair wood windows as needed, large. Window are pre existing and glass needs to be replaced.

0 Pieces Additional material costs for roofing felt, drip edge, weather shield and needed supplies. Does not include shingles.*

2. PAYMENT FOR SERVICES. Customer will pay compensation to Jorden Global LLC for the Services in the amount of [REDACTED] USD (US Dollar) The cost of service will be payable as follows:

DS
JM

- Payment 1 - [REDACTED] 03/28/2022 to start – mobilization, demo, debris removal, contingency evaluation for decking repairs. (Will be a separate work order)



- Payment 2 - ██████ USD due immediately after Payment 1 services are fulfilled – felt install, drip edge install, weather shield install, window frame repairs (x3)
- Payment 3 – ██████ USD – due upon final project completion and installation of shingles.

(Separate payments will be requested for the decking repairs after we begin and perform a thorough evaluation)

Please make a check payable to Jorden Global LLC
ACH or Bank Wire Payments are also accepted. Jorden Global LLC's information is available to schedule a payment upon request.

Credit card payments accepted by Square

Project Timeline: Starting 03/29/2022

Completion Date: 04/01/2022 (depending on the decking change order)

3. TERM/TERMINATION. Termination of this agreement will occur as follows:

- **Once the above-described scope/work order is deemed complete upon completion of services and a final invoice payment. Statement of facts of completion will also be signed by the client.**
- If the client fails to make a payment when a payment is due.
- If an act of God or natural occurrence causes Jorden Global, LLC serious delays. (Force Majeure)

4. INDEMNIFICATION. Jorden Global LLC agrees to indemnify and hold harmless the Customer from all claims, losses, expenses, fees including attorney fees, costs, and judgments that may be asserted against the customer that result from the acts or omissions of the Jorden Global LLC, its employees, and Jorden Global LLC's agents.

5. WAIVER OF BREACH. The waiver by the Recipient of a breach of any provision of this Agreement by Contractor shall not operate or be construed as a waiver of any subsequent breach by Contractor.

6. APPLICABLE LAW. This Agreement shall be governed by the laws of the State of Texas.



7. AUTHORIZATION. This Agreement shall be signed by John McFarland of 1902 w Kings Hwy, San Antonio TX 78201 and by Trenden J. Martinez, Owner on behalf of Jordan Global LLC. This Agreement is effective as of the calendar date written. By signing this document, the customer agrees to authorize Jordan Global LLC to provide the services described herein as “services.” Customer authorizes Jordan Global LLC to have access to the property to complete this work order. Jordan Global LLC carries the necessary licensing and insurance requirements to provide the services required in this work order.

RECIPIENT:

DocuSigned by:
John McFarland
By: _____ Date: 3/28/2022
744D47F260A34B9...
Client or Client Representative

CONTRACTOR:

DocuSigned by:
[Redacted Signature]
By: _____ Date: 3/28/2022
Trenden J. Martinez
Owner
Jordan Global, LLC



JG, LLC
Renovation Contract
1902 W Kings Hwy, San Antonio TX 78201

This Contract is between, John McFarland (Client), (the "Owner"), and Jorden Global LLC, 2935 Thousand Oaks Drive, #6244, SAN ANTONIO Texas 78247, 830-481-7241 (the "Contractor"), who is licensed in the state of Texas under license number **H-931853**.

Project Address: 1902 W Kings Highway, San Antonio TX 78201

Project Description: Client has hired Jorden Global LLC to perform a renovation on their home. The project will consist of various repairs that are broken down in the attached scope of work deemed "Itemized Breakdown."

Payment. Payment shall be made to Jorden Global LLC, SAN ANTONIO, Texas 78247. John McFarland agrees to pay Jorden Global LLC as follows:

The draw schedule is uniform for Unit A and Unit B – each disbursement goes to workmanship needed for each unit as they are similarly mirrored in scope. Each draw after the initial payment is only due when a certificate of completion has been signed to validate the workmanship that has been completed.

- Draw 1 due upon signing the contract to start the project will be ██████████ USD (US Dollar) - (Mobilization, engineer review for the LVL beams in both units, to include the fire-escape review, building permit, Electrical rough-in completed for inspections, plumbing rough-in completed for inspections to include water heaters, Frame water heater closets, Repair subfloors in bathroom and kitchen as needed, Exterior repairs to include fascia, soffit, window frames and siding replacement as needed to PREP for paint, Fire mantle repairs as needed, General bathroom demolition as needed, framing new ceiling height in bathrooms.
- Draw phase 2 ██████████ USD (US Dollar) - Electrical top-out, plumbing top-out for inspection, relocate gas lines to desired location, begin installing drywall on the ceilings and walls, tape and float all joints, texture all walls and ceilings to prep for paint, install shoe molding, sand floor to prep for stain, paint the exterior of the home: walls, soffit, fascia – replace all window screens as needed
- Draw Phase 3 - ██████████ USD (US Dollar) - Paint the interior walls and ceilings and close bathroom shower walls with cement board and red gard prep for tile installation,



install doors and closet doors, Paint doors, trim and baseboards as needed, stain wood floors throughout each unit, set kitchen wall and base cabinets

- Draw Phase 4 - ██████████ USD (US Dollar) - Electrical final fixture install and inspection, epoxy and reglaze bathroom tubs, level set bathroom floor to prep for ceramic tile installation, set tile on bathroom floors, set tile on shower walls, plumbing final fixture install and inspection, begin kitchen backsplash, float out walls to prep and install backsplash, set bathroom toilet, set bathroom vanity, set bathroom mirror, set bathroom cabinets
- Draw Phase 5 (Retainer) Upon final completion and COO - ██████████ USD (US Dollar) Final punch out, final electrical approval and placement, final plumbing approval and placement, final building inspection for certificate of occupancy

Total Project(s) Price: \$74,945.19 USD (US Dollar)

In addition to any other right or remedy provided by law, if Client fails to pay for the Services when due, Jordan Global LLC has the option to treat such failure to pay as a material breach of this Contract and may cancel this Contract and/or seek legal remedies.

TERMS AND CONDITIONS

1. Licensing

Jordan Global LLC warrants that they currently hold a valid license under the laws and statutes of the State of Texas.

License: H-931853

Demolition License: DC-931896

2. Time for Performance

Jordan Global LLC (herein, Contractor) shall commence work under this Contract on or before 02/09/2022. Jordan Global LLC shall be deemed to have commenced work when Contractor moves equipment onto the job-site. If Contractor fails to complete work within 45-60 days (about 6-8 weeks) from the approximate date of commencement, Owner may delay the succeeding payment due to Contractor for a period equal to that of the delay in commencement of work. Allowance in approximate commencement and completion dates shall be made for any delays attributable to circumstances beyond Contractor's control.



3. Drawings, Specifications, and Permits

The project will be constructed according to the drawings and specifications incorporated into this contract and provided to Jorden Global LLC by the client, which have been or may be signed by the parties to this Contract. Unless otherwise specifically provided in the drawings or specifications, Jorden Global LLC will obtain and pay for all required building permits and Client will pay assessments and charges required by public bodies and utilities for financing or repaying the cost of sewers, storm drains, water service, and other utilities including charges for sewer and storm drain reimbursement, revolving funds, hookup, and other similar charges.

Client will locate and point out the property lines to Jorden Global LLC and will engage a licensed land surveyor to provide boundary stakes if Client is in doubt as to property boundaries. Client assumes all responsibility for the accuracy of the boundary markers. Client shall give copies of any restrictions, easements, or rights of way to Jorden Global LLC before work commenced.

Unless otherwise specified, work does not include any changes or alterations from the drawings or specifications that may be required by any public body, utility, or inspector. Jorden Global LLC, at Jorden Global LLC's option, may alter specifications only so as to comply with requirements of governmental agencies having jurisdiction over same. The cost of any alteration undertaken to comply with any such requirements shall be in addition to the Contract price specified herein.

4. Property Lines

Unless otherwise specified, Client will provide all water, sewer, gas, and electric utilities from the point of entry at the property line or, if metering devices are required, to those devices. In compliance with federal and state law, Client agrees to make drinking water and toilet facilities available to all workers or to compensate Jorden Global LLC for the cost of rented facilities. Client agrees to provide the electricity that Jorden Global LLC requires at the jobsite to complete the work.

5. Access to Work

Client shall grant free access to work areas for workers and vehicles and shall provide areas for storage of materials and debris. Client agrees to keep driveways clear and available for movement and parking of trucks during scheduled working hours. Client shall be responsible for securing all entrances to the jobsite in a manner adequate to prevent persons other than Client, Jorden Global LLC, and any authorized workers or material suppliers from gaining access to that site. Jorden Global LLC shall be responsible, at the end of every workday, for storing all equipment and materials in the facilities provided by Client. Jorden Global LLC shall not be



liable for damage to driveways, walks, lawns, shrubs, or other vegetation by movement of trucks, workers, equipment, materials, or debris.

Jorden Global LLC shall keep Client advised as to the hours during which work is scheduled to be performed at the jobsite. If Client denies access to any worker or supplier of materials during scheduled working hours, then Owner will be deemed in breach of this Contract and subject to liability for any damages caused by the breach.

6. Financing

Client is responsible for obtaining all financing that is or may be necessary to fund the work specified in this Contract. Client represents that Client has sufficient funds or has arranged sufficient financing to comply with this Contract.

7. Standard Materials

Jorden Global LLC should follow all material standards as set forth in Project Plan. Should there be an issue with supply or availability of certain materials, Jorden Global LLC must notify Client prior to proceeding with the use of a substitute material. Client will not be responsible for any materials or labor charges on unapproved materials.

8. Nonstandard Materials

If any materials used under this Contract are to vary from those listed in Paragraph 7, or if the specifications, quality, or color of the materials vary from those listed in that Paragraph, both Jorden Global LLC and Client must agree to that variation in a writing titled "Material Substitute." That writing must be signed by both Jorden Global LLC and Client and must be attached to this Contract and incorporated by reference.

9. Hazardous Materials

Unless otherwise specified in this Contract, the removal, disturbance, or transportation of hazardous materials, including asbestos, is not Jorden Global LLC's responsibility under this Contract. The parties agree that, if Jorden Global LLC encounters hazardous materials during the Project, Jorden Global LLC shall stop work immediately and notify Client who may then retain a qualified Contractor to perform the work. Such work shall be considered Extra Work under Paragraph 13.

10. Work Allowance, Conflict, and Abnormal Conditions



There shall be a reasonable allowance on all dimensions specified in work plans. All sizes are outside approximate sizes. If there is any conflict between sketches, renderings, views, pictures, plans, blueprints, etc., and the terms of this Contract, then this Contract shall be controlling. Jordan Global LLC is not responsible for any existing illegal conditions. Jordan Global LLC is not responsible for any unusual or abnormal concrete footings, foundations, retaining walls, or piers required, or any unusual depth requirements, such as, but not limited to, conditions caused by poor soil, lack of compaction, hillside, or other slope conditions. Jordan Global LLC may, but is not obligated to, correct those conditions. All work necessary to correct abnormal conditions that is required by public bodies shall constitute an extra work item and the cost shall be in addition to the Contract price specified herein.

11. Change Orders, Amendments, and Modifications

Any subsequent amendment, modification, or Contract, which alters this Contract, and which is signed or initialed by Jordan Global LLC and Client, shall be deemed a part of this Contract, and shall be controlling in case of conflict with any other provision in Contract.

13. Extra Work and Changes

If Client, or any public body or inspector directs any modification or addition to the work covered by this Contract, the charge for that extra work shall be determined in advance and the cost shall be added to the Contract price in addition to Jordan Global LLC's usual fee for overhead and profit. The client shall make payments for all extra work as that work progresses, concurrently with regularly scheduled payments. Jordan Global LLC shall do no extra work without the prior written authorization of the Client. Any authorization for extra work shall show the agreed terms and shall be approved and signed by both parties.

14. Plumbing

Unless specifically authorized by this Contract, Jordan Global LLC shall not change plumbing, gas, waste, or water lines outside of the foundation of an existing building. Unless otherwise specifically provided for, this Contract does not cover work done on cesspools or septic tanks. The Contract price does not include rerouting, relocation, or replacement of vents, pipes, ducts, or conduits not shown, or pipes that may be encountered in areas of alteration or excavation.

15. Electrical Service

Unless specifically included in this Contract, electrical work shall not involve a change to any existing service panel other than the addition of circuit breakers or fuse blocks to distribute electric current to new outlets. All existing electrical wiring systems are assumed to be, and



Client represents them to be, adequate to carry the load imposed by existing work. Any work necessary to correct these existing conditions shall be an extra work item subject to Paragraph 13 of this Contract.

16. Plaster

Jorden Global LLC calls Client attention to, and Client acknowledges, the limitations of patching plaster. While Jorden Global LLC shall make every effort to match existing textures, colors, and planes, exact duplication is not promised.

17. Filled Ground or Rock

Unless this Contract specifically provides otherwise, excavating does not include work on filled ground, ground of inadequate bearing capacity, or rock or any other material not removable by ordinary hand tools. This work shall be an extra work item subject to Paragraph 13 of this Contract.

18. Termite Work

Jorden Global LLC is not obligated to perform any work to correct damage caused by termites or dry rot. Any such work shall be an extra work item subject to Paragraph 13 of this Contract.

19. Removal of Material and Debris

Except for items designated by Client in writing prior to the commencement of construction, Jorden Global LLC shall dispose of all material removed from structures during alteration. Jorden Global LLC shall remove all construction debris on termination of work and shall leave the premises in neat, broom-clean condition.

20. Extra Time

Jorden Global LLC shall start and diligently pursue work through to completion, but shall not be responsible for delays caused by any of the following: failure of the issuance of all necessary building permits within a reasonable length of time; funding of loans; disbursement of funds into funding control or escrow; acts of neglect or omission by Client or Clients employees or agents; acts of God; stormy or inclement weather; strikes, lockouts, boycotts, or other labor union activities; extra work ordered by Client; acts of public enemy; riots or civil commotion; inability to secure material through regular recognized channels; imposition of Government priority or allocation of materials; Client's failure to make payments when due; delays caused by inspection or changes ordered by the inspectors of authorized governmental bodies; acts of independent Contractors; holidays; or any other circumstances beyond Jorden Global LLC's control.



21. Damage to Project and Insurance

Before work begins under this Contract, Jordan Global LLC shall furnish certificates of insurance to Client substantiating that Jordan Global LLC has placed in force valid insurance covering its full liability under the laws of the State of Texas and shall furnish and maintain general liability insurance, to cover property damage incurred in rendering the Services.

22. Workers Compensation Insurance

Jordan Global LLC shall NOT carry workers compensation insurance.

23. Protection of Owner's Property

Client agrees to remove from the job-site or to otherwise protect any private property including, but not limited to, carpets, rugs, drapes, furniture, shrubs, and plantings. Jordan Global LLC shall not be held responsible for damage to or loss of any items of private property.

24. Guarantee of Materials and Workmanship

Jordan Global LLC does not guarantee any materials, equipment, assemblies, or units that Jordan Global LLC has purchased or will purchase as part of the work covered by this Contract. All these items are subject to manufacturers or processor's guarantees or warranties.

25. Work Stoppage

Jordan Global LLC shall have the right to stop working and keep the job idle if payments are not made when due. If the work is stopped, for any reason, for a period of 60 days (about 2 months), then Jordan Global LLC may, at Jordan Global LLC's option, on five days written notice, demand and receive payment for all work executed and materials ordered or supplied and any other loss sustained, including Jordan Global LLC's normal overhead plus a profit of 10 percent of the Contract price. Thereafter, Jordan Global LLC is relieved from any further liability. If work stops for any reason, Client shall provide for protection of all material on the premises and shall be responsible for any damage, warpage, racking, or loss of that material.

26. Completion and Occupancy

The client agrees to sign and record a Notice of Completion within five days after the project is completed and ready for occupancy. If Client fails to record the Notice of Completion, then



Jorden Global LLC shall, as Client's agent, sign and record a Notice of Completion on Client's behalf. This agency is irrevocable and is an agency coupled with an interest. Jorden Global LLC may bar occupancy of the project by Client or anyone else until Jorden Global LLC has received all payments due under this Contract and until the appropriate Notice of Completion has been recorded.

27. Notice

Any notice required or permitted under this Contract may be given by ordinary or electronic mail at the addresses specified in this Contract. If either party changes his or her address, that party shall provide written notice of the change to the other party. Notice shall be considered received one day after it is deposited in the mail with postage prepaid.

28. Integration Clause

This document and all documents incorporated by reference constitute the parties' entire Contract. No other Contracts, oral or written, regarding the work to be performed under this Contract exist between the parties.

This Contract shall be construed in accordance with, and governed by, the laws of the State of Texas.

29. Corrective or Repair Work

If minor items of corrective or repair work remain to be accomplished by Jorden Global LLC after the project is ready for occupancy, Jorden Global LLC shall perform the work expeditiously and Client shall not withhold any payment pending completion of that work.

If major items of corrective or repair work remain to be accomplished after the building is ready for occupancy, and the aggregate cost of that work exceeds one percent of the gross Contract price, then Client, pending completion of the work, may withhold payment of a sufficient amount to pay for completion of the work, but shall not withhold any greater amount.

30. Arbitration of Disputes

Any controversy that develops between Jorden Global LLC and Client regarding matters arising out of, or relating to, this Contract, and that the parties do not promptly resolve, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration

