

HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

HDRC CASE NO: 2021-521
ADDRESS: 233 LOVERA BLVD
LEGAL DESCRIPTION: NCB 9004 BLK 2 LOT 71 THRU 73
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: John & Shawn Albert
OWNER: John & Shawn Albert
TYPE OF WORK: Historic Tax Certification and Verification
APPLICATION RECEIVED: October 08, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification and Historic Tax Verification for the property at 233 Lovera.

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:

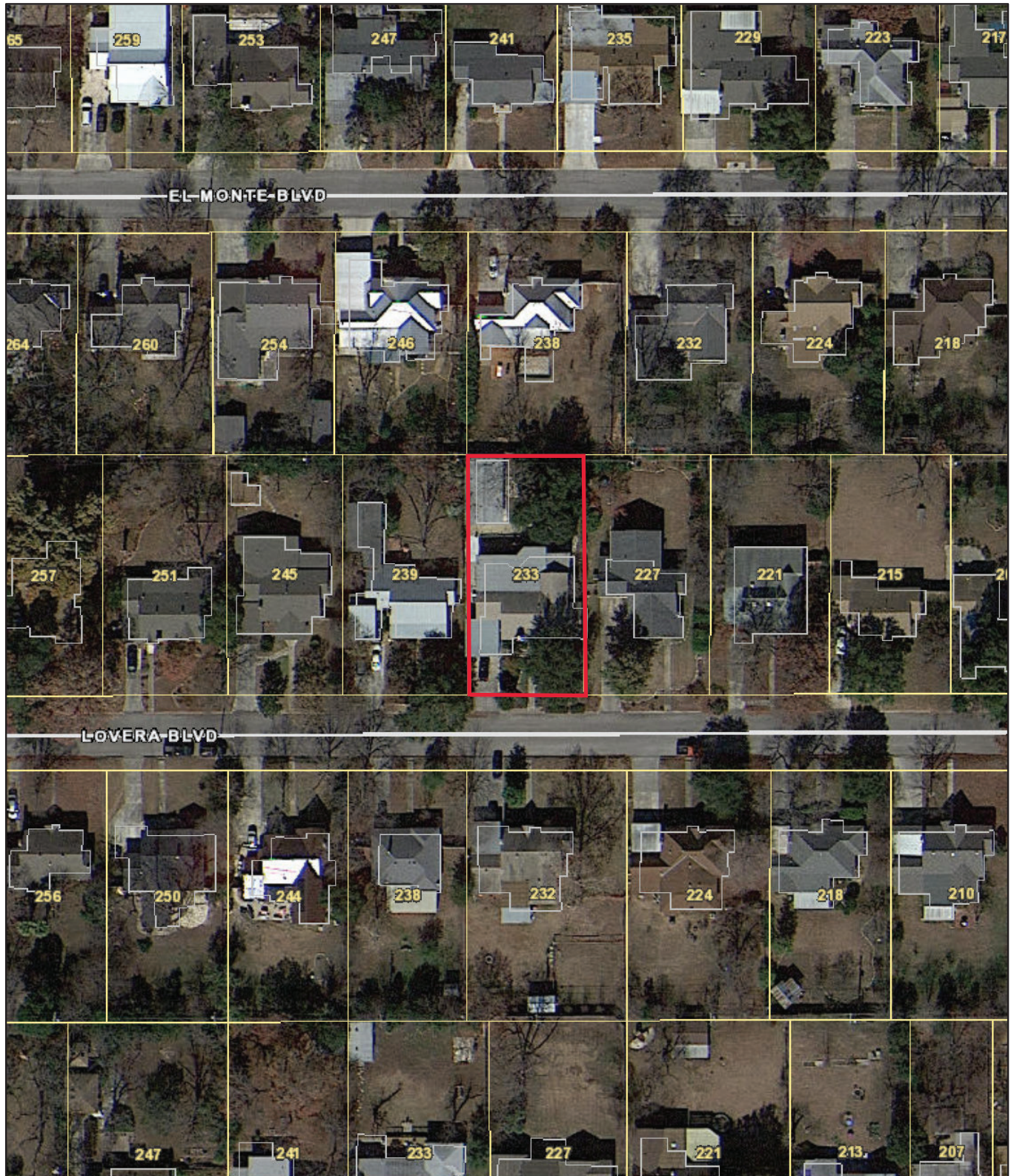
- a. The primary structure located at 233 Lovera is a 1-story single family home constructed circa 1935 in the Minimal Traditional style. The property first appears on the 1952 Sanborn Maps. The structure features a limestone veneer façade, a side gable composition shingle roof, a central chimney, and ganged one-over-one wood windows. The property is contributing to the Olmos Park Terrace Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes foundation repair and replacement, plumbing, electrical, and mechanical systems repair and installation, non-historic window replacement, non-historic door replacement, rear deck repair, and a comprehensive interior remodel.
- 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 October 11, 2021, 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 for work completed in 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

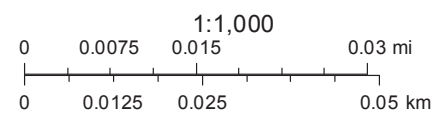
Staff recommends approval based on findings a through f.

City of San Antonio One Stop

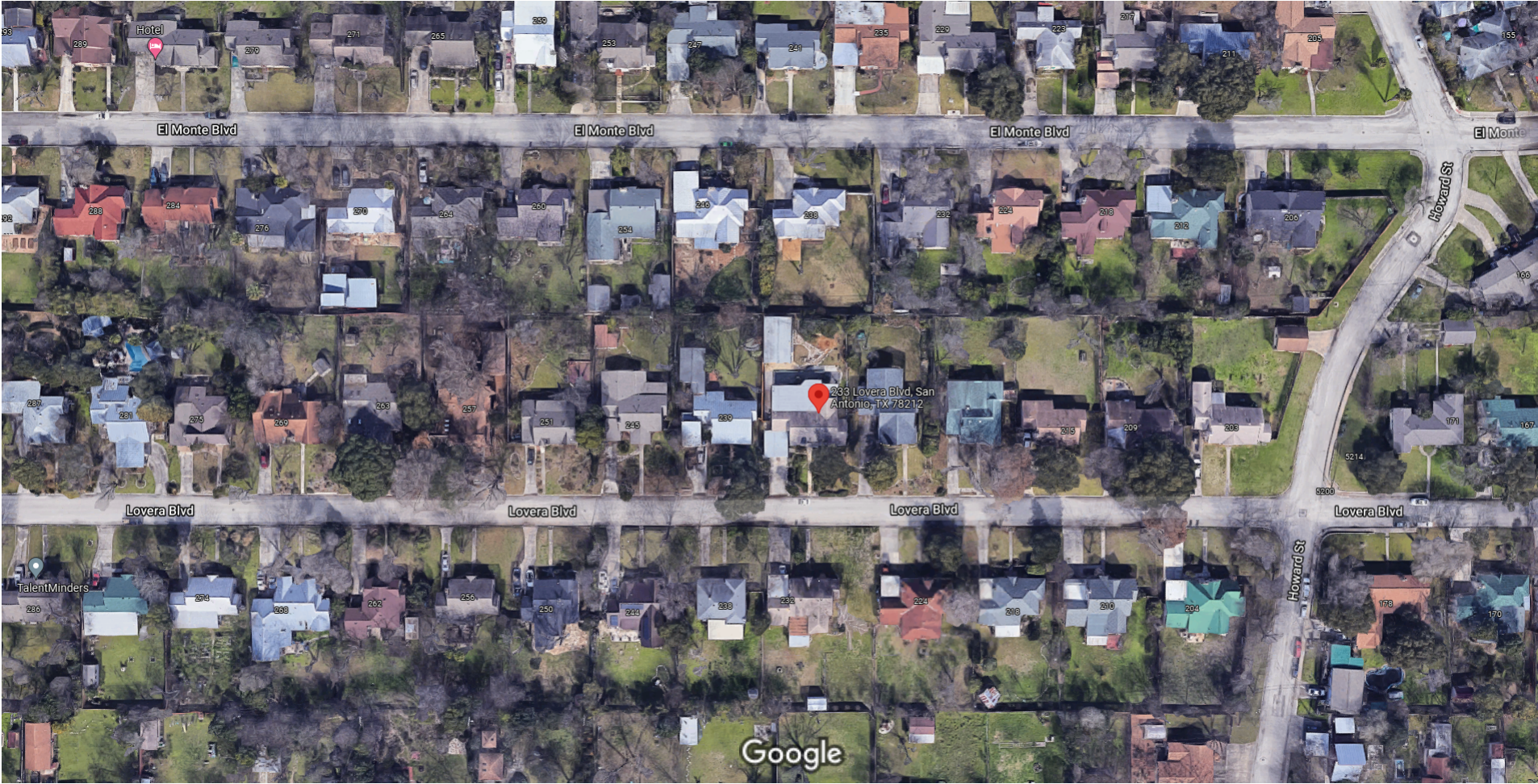


October 13, 2021

— User drawn lines



Google Maps 233 Lovera Blvd



Imagery ©2021 Google, Map data ©2021 Google 50 ft

Google Maps 233 Lovera Blvd



Imagery ©2021 Google, Map data ©2021 Google 20 ft

Google Maps 233 Lovera Blvd



Imagery ©2021 Google, Map data ©2021 20 ft

Google Maps 233 Lovera Blvd



Imagery ©2021 Google, Map data ©2021 Google 50 ft

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John and Shawn Albert
233 Lovera Blvd
San Antonio, TX 78212

Narrative:

Renovation start date: March 6, 2020

Renovation end date: November 13, 2020

The kitchen floor was sinking; it had dropped six inches since 2017. We planned on fixing the kitchen foundation and then renovating the kitchen.

Demolition revealed the extent of the problems with the kitchen. The foundation was really thin and chicken wire was used instead of rebar. An engineer was hired to design a new foundation and to ensure the rest of the house was sound, it wasn't. The entire living room foundation also had to be replaced along with the foundation in the utility room. The entire west-side exterior wall was in danger of falling. So, replacing the wall was added to the list.

So, digging out the old foundation and replacing it caused a whole list of more problems. Raising the house in one area and lowering it in another caused most of the walls to crack and studs to misalign. A few ceiling joists cracked and needed to be replaced. More items to the list. New plumbing because the old pipes were cracked or broken. New electrical wiring. Removing the HVAC and sealing the ducting. (and we had just replaced the entire HVAC system and all the ducting throughout the house). Cement steps. New lights. Repairing the deck in the back. New gas lines. Storage of our furniture. New doors, new windows, drywall, installation, trim, paint, etc. Add new flooring and sanding/refinishing the old floors to match, the list is getting so long!

Covid 19 decided to rear its ugly head and everything got harder. Plumbers, electricians, carpenters, engineers, laborers; everyone would call in sick, miss multiple days, or just stop working. Supplies became harder and harder to obtain, and anything we could get was getting more expensive by the day.

The expectation of three months to renovate the kitchen turned into nine months of renovating half the house!

Renovation finished during the second week of November and home is beautiful!!!! The kitchen is now gorgeous! Knowing that our 82-year-old house is solid and will last for many many years to come is a joy. We feel so blessed to live in this house.

The original permit, on the old permit system, wasn't closed properly. We had all the inspections, and passed, but the notes and details were never put in the system. When I tried to submit this package, I was told the permit wasn't closed and that had to happen first. I asked our contractor to follow up on the permit. He had to open a new permit in the new permit system and get it reviewed by the Historical Society and closed. The inspector came on September 30, 2021 and it passed and the permit is now closed. New permit number: REP-RRP-PMT-21-35303038.

The following pages list the general contractor and the itemized tasks and costs.

Pack-out / Pack-back

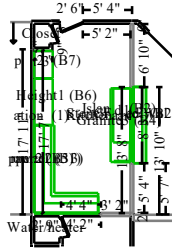
Description	Quantity	Unit Price	RCV	Depreciation	ACV
<u>PACK OUT</u>					
1. Provide box, packing paper & tape - small size					
	20	20.00 EA			
2. Provide box, packing paper & tape - medium size					
	11	11.00 EA			
3. Provide box, packing paper & tape - large size					
	13	13.00 EA			
4. Provide mirror/picture box, packing paper & tape					
	6	6.00 EA			
5. Provide plastic couch/sofa cover & packing tape					
	3	3.00 EA			
6. Provide plastic chair cover & packing tape					
	3	3.00 EA			
7. Provide furniture lightweight blanket/pad					
	36	36.00 EA			
<i>Disposable pads used for contents protection.</i>					
8. Contents Evaluation and/or Supervisor/Admin - per hour					
	4	4.00 HR	4		
<i>1 working supervisor for 4 hours.</i>					
9. Inventory, Packing, Boxing, and Moving charge - per hour					
	5*8*3	120.00 HR	2		
<i>4 professional packers one eight hour day to photograph, inventory, package and prep contents for movers.</i>					
10. Moving van (16'-20') and equipment - per day					
	4	4.00 EA			
11. Inventory, Packing, Boxing, and Moving charge - per h					
	3*7*3	63.00 HR			
<i>3 professional movers 5 hours.</i>					
12. Off-site storage vault - per month					
	5*8	40.00 MO			
<i>5 vaults for 8 month.</i>					
<u>PACK BACK</u>					
13. Moving van (16'-20') and equipment - per day					
	4	4.00 EA			
14. Inventory, Packing, Boxing, and Moving charge - per h					
	60	60.00 HR			
<i>3 movers 5 days</i>					
15. Inventory, Packing, Boxing, and Moving charge - per h					
	5*9*5	225.00 HR			
<i>5 professional packers one 9 hour day to unpack and reposition all contents to pre pack-out placement in home for 5 days</i>					
<hr/>					
Description	Quantity	Unit Price	RCV	Depreciation	ACV
Totals: Pack-out / Pack-back					

Main Level

Main Level

Description	Quantity	Unit Price	RCV	Depreciation	ACV
16. Dumpster load - Approx. 30 yards, 5-7 tons of debris					
	6	6.00 EA			
due to the weight of the concrete we needed 4 dumps to comp					
17. Concrete pump truck (per hour)					
	8	8.00 HR			
concrete installer is not providing pump truck, DC will provi					
18. 2" x 4" x 8' #2 & better Fir / Larch (material only)					
	33	33.00 EA			
19. 2" x 4" x 104 5/8" pre-cut stud (for 9' wall, mat only)					
	41	41.00 EA			
20. R&R Labor to frame 2" x 4" non-bearing wall - 16" oc					
	607.76	607.76 SF			
21. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)					
	10	10.00 EA			
22. R&R Sheathing - OSB - 1/2"					
	19.31	19.31 SF			
23. 2" x 4" x 12' #2 & better Fir / Larch (material only)					
	5	5.00 EA			
24. 2" x 4" x 14' #2 & better Fir / Larch (material only)					
	8	8.00 EA			
25. 2" x 4" x 116 5/8" pre-cut stud (for 10' wall, mat only)					
	19	19.00 EA			
26. 2" x 4" x 10' #2 & better Fir / Larch (material only)					
	3	3.00 EA			
27. 2" x 4" x 18' #2 & better Fir / Larch (material only)					
	3	3.00 EA			
28. Rewire - average residence - copper wiring					
	325	325.00 SF			
to re wire the wall that is reframed					
29. Carpenter - General Frammer - per hour					
	3*24	72.00 HR			
for three carpenters to retro fit roof rafters on the flat roof sec					

Total: Main Level



Kitchen

Height: 8' 8"

187.36 SF Walls	207.89 SF Ceiling
395.25 SF Walls & Ceiling	160.02 SF Floor
17.78 SY Flooring	12.63 LF Floor Perimeter
41.39 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	3' 2 1/2" X 6' 8"	Opens into LAUNDRY_ROOM
Missing Wall	5' 4 1/2" X 8' 8"	Opens into LIVING_ROOM
Missing Wall - Goes to Ceiling	8' 3 1/4" X 5' 1"	Opens into LIVING_ROOM
Missing Wall	6' 9 3/4" X 8' 8"	Opens into LIVING_ROOM
Door	2' 5 3/4" X 6' 8"	Opens into Exterior
Door	1' 10 1/2" X 6' 8"	Opens into ROOM1

Description	Quantity	Unit Price	RCV	Depreciation	ACV
****CEILING****					
30. R&R 5/8" drywall - hung, taped, ready for texture	180				
31. Texture drywall - machine	C				
32. Seal the ceiling w/PVA prim	C				
33. Paint the ceiling - two coats	C				
34. Mask and prep for paint - tape	PC				
35. Detach & Reset Light fixture	4				
****WALLS****					
36. Rough in plumbing - per fix	3				
37. R&R Batt insulation - 4" - 1	250				
38. Install Cooktop - gas	1				
39. Range hood - Detach & reset	1				
40. Refrigerator - Remove & rese	1				
41. Detach & Reset Built-in doub	1				
42. Remove Countertop - Granite	59.53				
43. Install Countertop - Granite o	59.53				
install only with out material					

CONTINUED - Kitchen

Description	Quantity	Unit Price	RCV	Depreciation	ACV
44. Material Only Countertop - Granite or Marble - Premium grade					
110	110.00 SF				
each slab is 55 sq ft this is for 2 slabs to make replacement m					
45. Add on Granite or Marble - edge treatment - High grade					
34	34.00 LF				
46. Sink - double - Detach & reset					
1	1.00 EA				
47. Install Garbage disposer					
1	1.00 EA				
48. Install Sink faucet - Kitchen					
1	1.00 EA				
49. Install Outlet or switch cover					
1	1.00 EA				
<i>Attached to island.</i>					
50. Rewire - average residence - copper wiring with cond					
F	160.02 SF				
51. R&R 220 volt copper wiring run, box and receptacle					
2	2.00 EA				
52. Install Outlet					
5	5.00 EA				
<i>Attached to island.</i>					
53. Cabinetry - lower (base) units - Premium grade					
9'6+5'1+8	22.58 LF				
full overlay cabinets					
54. Toe kick - pre-finished wood - 1/2"					
9'6+5'1+8+5	27.58 LF				
55. R&R Cabinetry - full height unit - Premium grade					
5*2	10.00 LF				
56. R&R Base shoe					
4'9+7'4+5+8+2+2	31.08 LF				
+2					
<i>Shoe around lowers.</i>					
57. Seal & paint base shoe or quarter round					
4'9+7'4+5+8+2+2	31.08 LF				
+2					
<i>Shoe around lowers.</i>					
58. R&R Cabinetry - upper (wall) units - Premium grade					
9'6+5'1+3	17.58 LF				
full overlay custom order					
59. Add for prefinished crown molding per LF					
9'6+5'1+5+3+1+1	24.58 LF				
60. Stud wall - 2" x 6" x 8' - 16" oc					
8	8.00 LF				

CONTINUED - Kitchen

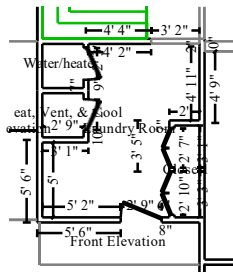
Description	Quantity	Unit Price	RCV	Depreciation	ACV
<i>Stone wall at back of island.</i>					
61. Sheathing - plywood - 1/2" CI					
3'7*8*2					
<i>Stone wall at back of island.</i>					
62. Framing/truss anchor - wood t					
8					
<i>To mount half wall to floor.</i>					
63. Stone veneer - natural stone -					
8*3'7					
<i>Stone wall at back of island.</i>					
64. Trim board - 1" x 2" - installed					
3'7*4					
<i>Decorative wood trim, each end of</i>					
65. Trim board - 1" x 6" - installed					
3'7*2					
<i>Decorative wood trim, each end of</i>					
66. Seal & paint trim - two coats					
3'7*2					
<i>Decorative wood trim, each end of</i>					
67. R&R 1/2" Cement board					
8*1					
68. Window blind - horizontal or					
1					
69. Paint the walls - two coats					
W					
70. Detach & Reset Baseboard - 3					
PF					
<i>Flooring runs under baseboard and</i>					
71. R&R Base shoe					
PF					
72. Seal & paint baseboard w/cap					
PF					
73. R&R Dishwasher					
1					
approved for replacement per adju					
74. R&R 1/2" drywall - hung, ta					
250					
75. Texture drywall - machine -					
250					
76. Seal the surface area w/PVA					
250					

****FLOOR****

CONTINUED - Kitchen

Description	Quantity	Unit Price	RCV	Depreciation	ACV
77. Concrete & Asphalt (Bid Item)-Demo	1	1			
4 guys for 2 days to demo concrete, the demo is not included in the sub bid item for repair, i have added the sub bid for the demo to the docs tab as well					
78. Concrete & Asphalt (Bid Item)	1				
allows for 4 concrete finishers for 8 hours a day for 3 days to fill and cure concrete from trench from the plumbers making repair. they had to dig through the slab to make repair, also to clean and add a seal coat before flooring can be installed on top. slab has to have re-bar replaced due to cuts for plumber access to make repair. re bar must run continuously under exterior wall footer to give proper support.					
79. Final cleaning - construction - Residential	F				

Totals: Kitchen



Laundry Room

Height: 8' 8"

277.10 SF Walls	87.10 SF Ceiling
364.20 SF Walls & Ceiling	87.10 SF Floor
9.68 SY Flooring	28.41 LF Floor Perimeter
43.84 LF Ceil. Perimeter	

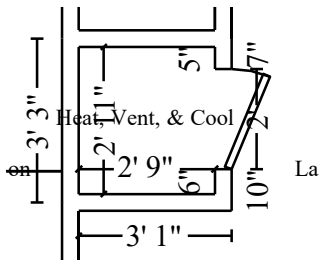
Door	2' 10 3/8" X 6' 8"	Opens into CLOSET
Door	2' 7 3/16" X 6' 8"	Opens into CLOSET
Door	2' 8 9/16" X 6' 8"	Opens into ROOM2
Door	2' 1/16" X 6' 8"	Opens into HEAT_VENT_
Door	2' 1/2" X 6' 8"	Opens into WATER_HEATER
Missing Wall - Goes to Floor	3' 2 1/2" X 6' 8"	Opens into KITCHEN

Description	Quantity	Unit Price	RCV	Depreciation	ACV
****CEILING****					
80. R&R 5/8" drywall - hung, taped, ready for texture	C				
damaged from re frame					
81. Texture drywall - machine	C				
82. Seal the ceiling w/PVA primer	C				

CONTINUED - Laundry Room

Description	Quantity	Unit Price	RCV	Depreciation	ACV
83. Tape joint for new to existing drywall - per LF					
PC					
84. Paint the ceiling - two coats					
C					
****WALLS****					
85. R&R Water supply line - PE					
64					
86. Rough in plumbing - per fixtu					
2					
87. R&R 1/2" drywall - hung, tape					
W	2				
88. Texture drywall - machine - kn					
W	2				
89. Seal the walls w/PVA primer -					
W	2				
90. R&R Interior door unit					
1					
91. Paint door/window trim & jaml					
1					
92. Paint door slab only - 2 coats (1					
1					
93. Install Dryer - Remove & reset					
1					
94. Washing machine - Remove &					
1					
95. Paint the walls - two coats					
W	2				
96. Detach & Reset Baseboard - 3					
PF					
<i>Flooring runs under baseboard and</i>					
97. R&R Base shoe					
PF					
98. Seal & paint baseboard w/cap					
PF					
****FLOOR****					
99. Final cleaning - construction -					
F					

Totals: Laundry Room



Heat, Vent, & Cool

Height: 8'

77.19 SF Walls	8.00 SF Ceiling
85.18 SF Walls & Ceiling	8.00 SF Floor
0.89 SY Flooring	9.31 LF Floor Perimeter
11.32 LF Ceil. Perimeter	

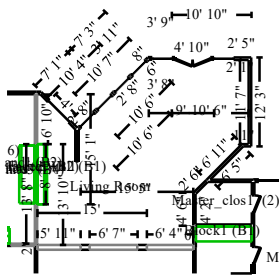
Door

2' 1/16" X 6' 8"

Opens into LAUNDRY_ROOM

Description	Quantity	Unit Price	RCV	Depreciation	ACV
****CEILING****					
100. Mask and prep for paint - tone only (per LF)					
PC					
****WALLS****					
101. R&R 1/2" drywall - hung					
22					
102. Texture drywall - machine					
30					
103. Seal the surface area w/PV					
30					
104. Paint the walls - two coats					
W					
105. Air handler - with heat c					
2					
106. R&R Refrigerant lineset					
2					
107. Central air cond. system					
2					
108. R&R Ductwork system					
1					
to replace partial duct work over					
109. HVAC Technician - per					
2*5					
to re route copper lines from ex					
****FLOOR****					
110. Final cleaning - construct					
F					

Totals: Heat, Vent, & Cool



Living Room

Height: 8' 8"

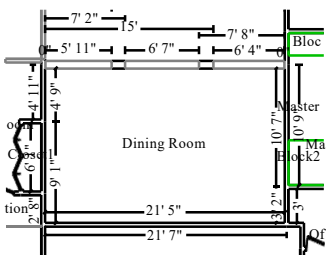
549.28 SF Walls	565.58 SF Ceiling
1114.86 SF Walls & Ceiling	557.74 SF Floor
61.97 SY Flooring	78.96 LF Floor Perimeter
75.49 LF Ceil. Perimeter	

Window	2' 8" X 6' 4"	Opens into Exterior
Door	4' 9 9/16" X 6' 8"	Opens into Exterior
Window	2' 8" X 6' 4"	Opens into Exterior
Window	2' 8" X 6' 4"	Opens into Exterior
Window	2' 8" X 6' 4"	Opens into Exterior
Window	2' 8" X 6' 4"	Opens into Exterior
Window	2' 8" X 6' 4"	Opens into Exterior
Window	3' 11 11/16" X 3' 6"	Opens into Exterior
Missing Wall	5' 4 1/2" X 8' 8"	Opens into KITCHEN
Missing Wall - Goes to Ceiling	8' 3 1/4" X 5' 1"	Opens into KITCHEN
Missing Wall	6' 9 3/4" X 8' 8"	Opens into KITCHEN
Missing Wall	6' 4 1/4" X 8' 8"	Opens into DINING_ROOM
Missing Wall	6' 7 1/8" X 8' 8"	Opens into DINING_ROOM
Missing Wall	5' 11 1/8" X 8' 8"	Opens into DINING_ROOM

Description	Quantity	Unit Price	RCV	Depreciation	ACV
****CEILING****					
111. Mask and prep for paint - tape only (per LF)					
PC					
****WALLS****					
112. R&R 1/2" drywall - hung, tap					
3*48					
113. Texture drywall - machine - k					
155					
114. Seal the surface area w/PVA					
155					
115. R&R Outlet					
2					
116. Paint the walls - two coats					
W					
117. Detach & Reset Baseboard -					
PF					
Flooring runs under baseboard an					
118. R&R Base shoe					
PF					
119. Seal & paint baseboard w/caj					
PF					
****FLOOR****					

CONTINUED - Living Room

Description	Quantity	Unit Price	RCV	Depreciation	ACV
120. Final cleaning - construction - Residential F	557.74 SF	0.22	122.70	(0.00)	122.70
Totals: Living Room			1,546.60	0.00	1,546.60



Dining Room

Height: 8'

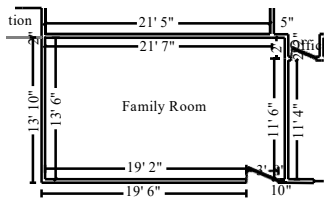
412.19 SF Walls	295.30 SF Ceiling
707.49 SF Walls & Ceiling	295.30 SF Floor
32.81 SY Flooring	51.52 LF Floor Perimeter
51.52 LF Ceil. Perimeter	

Missing Wall	6' 4 1/4" X 8'	Opens into LIVING_ROOM
Missing Wall	6' 7 1/8" X 8'	Opens into LIVING_ROOM
Missing Wall	5' 11 1/8" X 8'	Opens into LIVING_ROOM

Description	Quantity	Unit Price	RCV	Depreciation	ACV
CEILING					
121. Paint the ceiling - two coats C					
122. Seal & paint crown molding PC					
WALLS					
123. Paint the walls - two coats W					
<i>Continuous walls from living room</i>					
124. Seal & paint baseboard - two coats PF					
FLOOR					
125. Mask and prep for paint - two coats PF					
126. Final cleaning - construction F					
from demo dust					
127. Sand, stain, and finish wood floor F					
for continuous flooring from dining room					
128. Add for dustless floor sanding F					

CONTINUED - Dining Room

Description	Quantity	Unit Price	RCV	Depreciation	ACV
for continuous flooring from damaged area in living room and dining					
129. Additional coats of finish (per coat)					
F	295.30 SF	0.90	265.77	(0.00)	265.77
for uniformed appearance extra coat was needed to make repair					
Totals: Dining Room			2,501.31	0.00	2,501.31



Family Room

Height: 8'

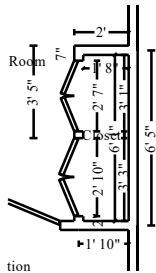
560.04 SF Walls	306.80 SF Ceiling
866.84 SF Walls & Ceiling	306.80 SF Floor
34.09 SY Flooring	69.51 LF Floor Perimeter
72.50 LF Ceil. Perimeter	

Door **3' X 6' 8"** **Opens into Exterior**

Description	Quantity	Unit Price	RCV	Depreciation	ACV
CEILING					
130. Paint the ceiling - two coats					
C					
131. Seal & paint crown molding					
PC					
WALLS					
132. Paint the walls - two coats					
W					
Continuous walls from living room					
133. Seal & paint baseboard - two coats					
PF					
FLOOR					
134. Mask and prep for paint - two coats					
PF					
135. Final cleaning - construction					
F					
from demo dust					
136. Sand, stain, and finish wood					
F					
for continuous flooring from dining room					
137. Add for dustless floor sanding					
F					

CONTINUED - Family Room

Description	Quantity	Unit Price	RCV	Depreciation	ACV
for continuous flooring from damaged area in living room and dining					
138. Additional coats of finish (per coat)					
F	306.80 SF	0.90	276.12	(0.00)	276.12
for uniformed appearance extra coat was needed to make repair					
Totals: Family Room			2,753.00	0.00	2,753.00



Closet1

Height: 8' 8"

97.94 SF Walls	10.10 SF Ceiling
108.04 SF Walls & Ceiling	10.10 SF Floor
1.12 SY Flooring	10.04 LF Floor Perimeter
15.50 LF Ceil. Perimeter	

Door	2' 10 3/8" X 6' 8"	Opens into LAUNDRY_ROOM
Door	2' 7 3/16" X 6' 8"	Opens into LAUNDRY_ROOM

Description	Quantity	Unit Price	RCV	Depreciation	ACV
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****CEILING****

139. R&R 5/8" drywall - hung, taped, ready for texture
WC

140. Texture drywall - machine
C

141. Seal the ceiling w/PVA primer
C

142. Paint the ceiling - two coats
C

****WALL****

143. R&R 1/2" drywall - hung
W

144. Texture drywall - machine
W

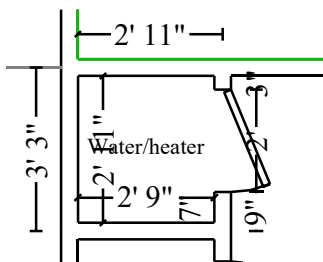
145. Paint the walls - two coats
W

146. Seal the walls w/PVA primer
W

147. R&R Baseboard - 3 1/4"
PF

CONTINUED - Closet1

Description	Quantity	Unit Price	RCV	Depreciation	ACV
148. Seal & paint baseboard - two coats PF	10.04 LF	1.20	12.05	(0.00)	12.05
Totals: Closet1			757.02	0.00	757.02



Water/heater

Height: 8'

76.77 SF Walls
84.73 SF Walls & Ceiling
0.89 SY Flooring
11.30 LF Ceil. Perimeter

7.97 SF Ceiling
7.97 SF Floor
9.26 LF Floor Perimeter

Door

2' 1/2" X 6' 8"

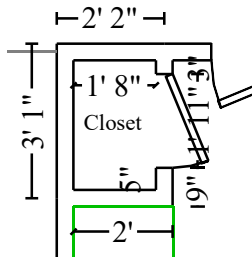
Opens into LAUNDRY_ROOM

Description	Quantity	Unit Price	RCV	Depreciation	ACV
149. Detach & Reset Door knob - interior 1	1				
150. Door knob - interior 1	1				
****CEILING****					
151. Mask and prep for paint - tap PC					
****WALLS****					
152. R&R 1/2" drywall - hung, tap 22	22				
153. Texture drywall - machine - k 30	30				
154. Seal the surface area w/PVA 30	30				
155. Paint the walls - two coats W					
156. R&R Interior door unit 1	1				
from resulting damage for the level					
157. Door knob/lockset - Detach & 1	1				
158. R&R Casing - 4" - hardwood 6+2+6	6+2+6				

CONTINUED - Water/heater

Description	Quantity	Unit Price	RCV	Depreciation	ACV
159. Paint door slab only - 2 coats (per side)	2				
160. Seal & paint casing - two coats	14				
161. R&R Water heater - 100 gal -	1				
water heater was not able to be re ir					
162. R&R Water heater platform -	1				
****FLOOR****					
163. Final cleaning - construction -	F				

Totals: Water/heater



Closet

Height: 8'

55.25 SF Walls	4.26 SF Ceiling
59.51 SF Walls & Ceiling	4.26 SF Floor
0.47 SY Flooring	6.59 LF Floor Perimeter
8.47 LF Ceil. Perimeter	

Door

1' 10 1/2" X 6' 8"

Opens into KITCHEN

Description	Quantity	Unit Price	RCV	Depreciation	ACV
****CEILING****					
164. Paint the ceiling - two coats	C				
165. Seal & paint crown molding -	PC				
****WALLS****					
166. Paint the walls - two coats	W				
<i>Continuous walls from living room.</i>					
167. Seal & paint baseboard - two	PF				
****FLOOR****					
168. Mask and prep for paint - tape	PF				

CONTINUED - Closet

Description	Quantity	Unit Price	RCV	Depreciation	ACV
169. Final cleaning - construction - Residential F from demo dust	4.26 SF	0.22	0.94	(0.00)	0.94
Totals: Closet			69.43	0.00	69.43



Left Elevation

Height: Peaked

149.48 SF Walls	49.74 SF Ceiling
199.23 SF Walls & Ceiling	45.61 SF Floor
5.07 SY Flooring	12.00 LF Floor Perimeter
17.94 LF Ceil. Perimeter	

Missing Wall

11' 10" X 10'

Opens into Exterior

Missing Wall

3' 10 1/4" X 10'

Opens into Exterior



Subroom: Left Elevation (1)

Height: Sloped

199.44 SF Walls	80.40 SF Ceiling
279.84 SF Walls & Ceiling	80.30 SF Floor
8.92 SY Flooring	21.00 LF Floor Perimeter
21.03 LF Ceil. Perimeter	

Missing Wall

3' 10 1/4" X 9'

Opens into Exterior

Missing Wall

20' 10" X 9'

Opens into Exterior

Missing Wall

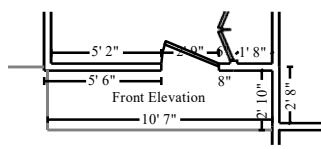
3' 10 1/4" X 9'

Opens into ROOM3

Description	Quantity	Unit Price	RCV	Depreciation	ACV
170. Carpenter - General Frammer - per hour 3*8 shoring up wall to make repair, from					
171. R&R 2" x 3" lumber (.5 BF 30*14					
172. R&R 1" x 4" lumber (.333 E 64					
173. R&R Vertical siding - fiber W					
174. Seal & paint wood siding W					

CONTINUED - Left Elevation

Description	Quantity	Unit Price	RCV	Depreciation	ACV
175. Detach & Reset Breaker panel - 200 amp					
2	2.00 EA	1,021.25	2,042.50	(0.00)	2,042.50
176. Prime & paint exterior soffit - wood					
PC*4	155.86 SF	1.80	280.55	(0.00)	280.55
Totals: Left Elevation			6,801.64	0.00	6,801.64

Front Elevation		Height: 8'
	90.40 SF Walls	29.73 SF Ceiling
	120.13 SF Walls & Ceiling	29.73 SF Floor
	3.30 SY Flooring	10.85 LF Floor Perimeter
	13.56 LF Ceil. Perimeter	
Missing Wall	2' 9 11/16" X 8'	Opens into Exterior
Missing Wall	10' 7 1/16" X 8'	Opens into Exterior
Door	2' 8 9/16" X 6' 8"	Opens into LAUNDRY_ROOM

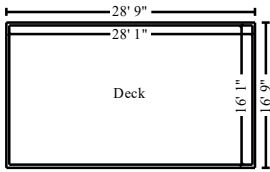
Description	Quantity	Unit Price	RCV	Depreciation	ACV
177. Carpenter - General Framer - per hour					
3*8					
shoring up wall to make repair, fro					
178. R&R Aluminum window, l					
1					
broken window from re pour shift					
179. R&R Concrete step - labor					
2					
cut and replace step					
180. R&R 2" x 3" lumber (.5 Bl					
9*8					
181. R&R 1" x 4" lumber (.333 l					
10					
182. R&R French door - Exterio					
1					
183. Paint door/window trim &					
2					
184. Paint door slab only - 2 coat					
2					

CONTINUED - Front Elevation

Description	Quantity	Unit Price	RCV	Depreciation	ACV
185. Door knob/lockset - Detach & reset	1				
186. R&R Vertical siding - fiber c	W	9			
187. Seal & paint wood siding	W	9			
188. Prime & paint exterior soffit	PC*1.5	2			
Totals: Front Elevation					

Rear Elevation

Description	Quantity	Unit Price	RCV	Depreciation	ACV
189. R&R French door - Exterior - pre-hung unit	1				
190. Paint door/window trim & jar	2				
191. Paint door slab only - 2 coats	2				
192. Door knob/lockset - Detach &	1				
193. R&R Metal lath & stucco	15*2				
below siding, was removed on repa					
194. Stucco Plasterer - per hour	2*8				
line item does not cover the labor,					
195. R&R French double doors - l	1				
there was a gap from the leveling t					
196. Prime & paint French door sl	4				
197. Detach & Reset Door lockset	1				
Totals: Rear Elevation					



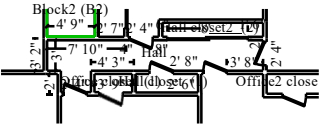
Deck

Height: 8'

707.64 SF Walls	452.93 SF Ceiling
1160.57 SF Walls & Ceiling	452.93 SF Floor
50.33 SY Flooring	88.46 LF Floor Perimeter
88.46 LF Ceil. Perimeter	

Description	Quantity	Unit Price	RCV	Depreciation	ACV
198. Paint deck - 2 coats paint F					
199. R&R 2" x 6" lumber (1 BF f 148					
could not re coat deck with out req					
200. Clean deck sheathing F					
201. Deck coating - acrylic polyn F*2					
202. Clean with pressure/chemical F					

Totals: Deck



Hall

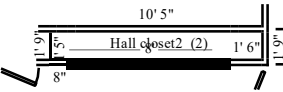
Height: 9'

350.03 SF Walls	71.81 SF Ceiling
421.84 SF Walls & Ceiling	71.81 SF Floor
7.98 SY Flooring	33.79 LF Floor Perimeter
53.46 LF Ceil. Perimeter	

Door	2' 4" X 6' 8"	Opens into MASTER_BED_
Door	2' 4" X 6' 8"	Opens into OFFICE
Door	2' 4" X 6' 8"	Opens into OFFICE2
Door	2' 4" X 6' 8"	Opens into Exterior

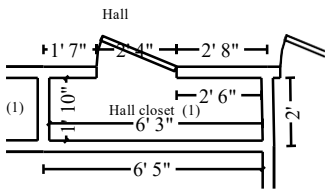
Subroom: Hall closet2 (2)

Height: 9'



153.11 SF Walls	14.12 SF Ceiling
167.23 SF Walls & Ceiling	14.12 SF Floor
1.57 SY Flooring	14.94 LF Floor Perimeter
22.94 LF Ceil. Perimeter	

Door	8' X 6' 8"	Opens into HALL
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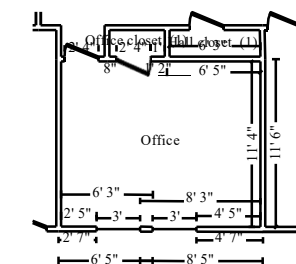
Subroom: Hall closet (1)

Height: 8'

112.97 SF Walls	11.32 SF Ceiling
124.29 SF Walls & Ceiling	11.32 SF Floor
1.26 SY Flooring	13.73 LF Floor Perimeter
16.07 LF Ceil. Perimeter	

Door **2' 4" X 6' 8"** **Opens into HALL**

Description	Quantity	Unit Price	RCV	Depreciation	ACV
****CEILING****					
203. Drywall patch / small repair, ready for paint	1				
from leveling damaged drywall					
204. Paint the ceiling - two coat	C				
205. Seal & paint crown moldin	PC				
****WALLS****					
206. Drywall patch / small repa	1				
from leveling damaged drywall					
207. Paint the walls - two coats	W				
Continuous walls from living room					
208. Seal & paint baseboard - t	PF				
****FLOOR****					
209. Mask and prep for paint -	PF				
210. Sand, stain, and finish woo	F				
for continuous flooring from dama					
211. Add for dustless floor sand	F				
for continuous flooring from dama					
212. Final cleaning - constructi	F				
from demo dust					
213. Additional coats of finish (F				
for uniformed appearance extra cc					
Totals: Hall					

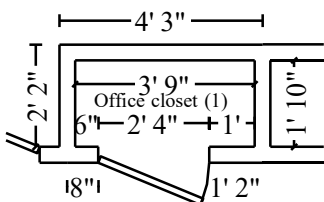


Office

Height: 9'

394.65 SF Walls	154.71 SF Ceiling
549.35 SF Walls & Ceiling	154.71 SF Floor
17.19 SY Flooring	45.31 LF Floor Perimeter
49.97 LF Ceil. Perimeter	

Door	2' 4" X 6' 8"	Opens into HALL
Window	3' X 4'	Opens into Exterior
Window	3' X 4'	Opens into Exterior



Subroom: Office closet (1)

Height: 8'

74.09 SF Walls	6.89 SF Ceiling
80.98 SF Walls & Ceiling	6.89 SF Floor
0.77 SY Flooring	8.87 LF Floor Perimeter
11.21 LF Ceil. Perimeter	

Door	2' 4" X 6' 8"	Opens into OFFICE
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Description	Quantity	Unit Price	RCV	Depreciation	ACV
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****CEILING****

214. Drywall patch / small repair, ready for paint

1

from leveling damaged drywall

215. Paint the ceiling - two coats

C 10

216. Seal & paint crown molding

PC 1

****WALLS****

217. Drywall patch / small repair

1

from leveling damaged drywall

218. Paint the walls - two coats

W 40

Continuous walls from living room.

219. Seal & paint baseboard - two coats

PF 1

****FLOOR****

220. Mask and prep for paint - two coats

PF 1

221. Sand, stain, and finish wood

F 10

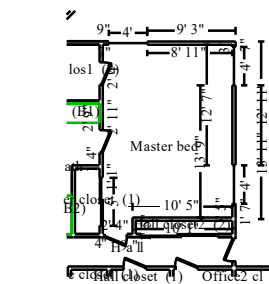
for continuous flooring from damage

222. Add for dustless floor sanding

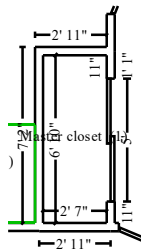
F 10

CONTINUED - Office

Description	Quantity	Unit Price	RCV	Depreciation	ACV
for continuous flooring from damaged area in living room and dining					
223. Final cleaning - construction - Residential					
F					
from demo dust					
224. Additional coats of finish					
F					
for uniformed appearance extra c					
<hr/>					
Totals: Office					

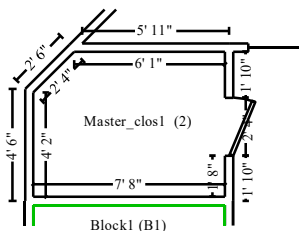


Door	2' 4" X 6' 8"	Opens into MASTER_BATH
Door	2' 4" X 6' 8"	Opens into HALL
Window	4' X 4'	Opens into Exterior
Window	4' X 4'	Opens into Exterior
Window	4' X 4'	Opens into Exterior



Subroom: Master closet (1)	Height: 9'
136.20 SF Walls	17.65 SF Ceiling
153.86 SF Walls & Ceiling	17.65 SF Floor
1.96 SY Flooring	13.84 LF Floor Perimeter
18.83 LF Ceil. Perimeter	

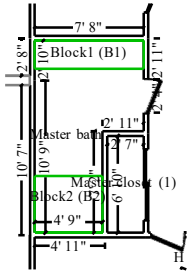
Door	4' 11 15/16" X 6' 8"	Opens into MASTER_BED_
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Subroom: Master_clos1 (2)	Height: 9'
219.53 SF Walls	43.62 SF Ceiling
263.15 SF Walls & Ceiling	43.62 SF Floor
4.85 SY Flooring	23.79 LF Floor Perimeter
26.12 LF Ceil. Perimeter	

Door	2' 4" X 6' 8"	Opens into MASTER_BED_
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Description	Quantity	Unit Price	RCV	Depreciation	ACV
****CEILING****					
225. Drywall patch / small repair, ready for paint	1				
from leveling damaged drywall					
226. Paint the ceiling - two coats	3				
C					
227. Seal & paint crown molding	1				
PC					
****WALLS****					
228. Drywall patch / small repair	1				
from leveling damaged drywall					
229. Paint the walls - two coats	8				
W					
<i>Continuous walls from living room.</i>					
230. Seal & paint baseboard - two coats					
PF					
****FLOOR****					
231. Mask and prep for paint - two coats					
PF					
232. Sand, stain, and finish wood	3				
F					
for continuous flooring from damaged					
233. Add for dustless floor sanding	3				
F					
for continuous flooring from damaged					
234. Final cleaning - construction	3				
F					
from demo dust					
235. Additional coats of finish (primer)	3				
F					
for uniformed appearance extra coats					
Totals: Master bed					



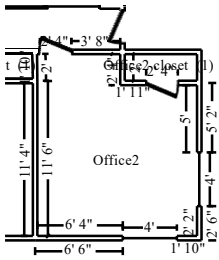
Master bath **Height: 9'**

230.28 SF Walls	83.78 SF Ceiling
314.06 SF Walls & Ceiling	49.29 SF Floor
5.48 SY Flooring	15.77 LF Floor Perimeter
42.58 LF Ceil. Perimeter	

Door **2' 4" X 6' 8"** **Opens into MASTER_BED_**

Description	Quantity	Unit Price	RCV	Depreciation	ACV
CEILING					
236. Drywall patch / small repair, ready for paint	1				
from leveling damaged drywall					
237. Paint the ceiling - two coat	C				
238. Seal & paint crown moldin	PC				
WALLS					
239. Drywall patch / small repa	1				
from leveling damaged drywall					
240. Paint the walls - two coats	W				
Continuous walls from living room					
241. Seal & paint baseboard - t	PF				
FLOOR					
242. Mask and prep for paint -	PF				
243. Final cleaning - constructio	F				
from demo dust					

Totals: Master bath

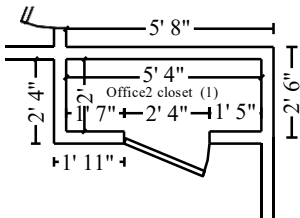


Office2

Height: 9'

393.00 SF Walls	146.51 SF Ceiling
539.52 SF Walls & Ceiling	146.51 SF Floor
16.28 SY Flooring	46.01 LF Floor Perimeter
50.68 LF Ceil. Perimeter	

Door	2' 4" X 6' 8"	Opens into HALL
Window	4' X 4'	Opens into Exterior
Window	4' X 4'	Opens into Exterior



Subroom: Office2 closet (1)

Height: 9'

116.37 SF Walls	10.59 SF Ceiling
126.96 SF Walls & Ceiling	10.59 SF Floor
1.18 SY Flooring	12.33 LF Floor Perimeter
14.66 LF Ceil. Perimeter	

Door	2' 4" X 6' 8"	Opens into OFFICE2
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Description	Quantity	Unit Price	RCV	Depreciation	ACV
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****CEILING****

244. Drywall patch / small repair, ready for paint

1

from leveling damaged drywall

245. Paint the ceiling - two co

C

246. Seal & paint crown mold

PC

****WALLS****

247. Drywall patch / small re

1

from leveling damaged drywall

248. Paint the walls - two coa

W

Continuous walls from living ro

249. Seal & paint baseboard -

PF

****FLOOR****

250. Mask and prep for paint

PF

251. Sand, stain, and finish w

F

for continuous flooring from da

252. Add for dustless floor sa

F

CONTINUED - Office2

Description	Quantity	Unit Price	RCV	Depreciation	ACV
for continuous flooring from damaged area in living room and dining					
253. Final cleaning - construction - Residential					
F					
from demo dust					
254. Additional coats of finish (
F					
for uniformed appearance extra c					
<hr/>					
Totals: Office2					
<hr/>					
Total: Main Level					

Flooring					
Description	Quantity	Unit Price	RCV	Depreciation	ACV
255. Floor Covering - Wood (Bid Item)					
1					
<hr/>					
Totals: Flooring					
<hr/>					
Total: SKETCH1					

Labor Minimums Applied

Description	Quantity	Unit Price	RCV	Depreciation	ACV
256. Tile / marble labor minimum					
1					
257. Window labor minimum					
1					
<hr/>					
Totals: Labor Minimums Applied					
<hr/>					
Line Item Totals:					

Grand Total Areas:

6,090.87	SF Walls	2,915.36	SF Ceiling	9,006.23	SF Walls and Ceiling
2,820.93	SF Floor	313.44	SY Flooring	691.43	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	845.34	LF Ceil. Perimeter
2,820.93	Floor Area	3,120.84	Total Area	6,168.65	Interior Wall Area
2,438.10	Exterior Wall Area	337.70	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

Recap by Room

Area: SKETCH1	
Pack-out / Pack-back	2'
Area: Main Level	2'
Kitchen	6'
Laundry Room	1'
Heat, Vent, & Cool	1'
Living Room	1'
Dining Room	1'
Family Room	1'
Closet1	1'
Water/heater	1'
Closet	1'
Left Elevation	1'
Front Elevation	1'
Rear Elevation	1'
Deck	1'
Hall	1'
Office	1'
Master bed	1'
Master bath	1'
Office2	1'
Area Subtotal: Main Level	17'
Flooring	2'
Area Subtotal: SKETCH1	19'
Labor Minimums Applied	1'
Subtotal of Areas	20'
Total	21'

Recap by Category

O&P Items	Total
APPLIANCES	
CABINETRY	
CLEANING	
CONCRETE & ASPHALT	
CONT: PACKING,HANDLNG,STORAGE	
GENERAL DEMOLITION	
DOORS	
DRYWALL	
ELECTRICAL	
FLOOR COVERING - WOOD	
FINISH CARPENTRY / TRIMWORK	
FINISH HARDWARE	
FRAMING & ROUGH CARPENTRY	
HEAT, VENT & AIR CONDITIONING	
INSULATION	
LIGHT FIXTURES	
MASONRY	
PLUMBING	
PAINTING	
SIDING	
STUCCO & EXTERIOR PLASTER	
TILE	
WINDOWS - ALUMINUM	
WINDOW TREATMENT	
WINDOWS - WOOD	
O&P Items Subtotal	1

























