

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No:

HDRC CASE NO: 2016-026
ADDRESS: 120 W SUMMIT
LEGAL DESCRIPTION: NCB 1767 BLK 1 LOT 4, W15 FT OF 5
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Allison Singleton
OWNER: Allison Singleton
TYPE OF WORK: Tax Verification

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 120 W Summit.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications

(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.

FINDINGS:

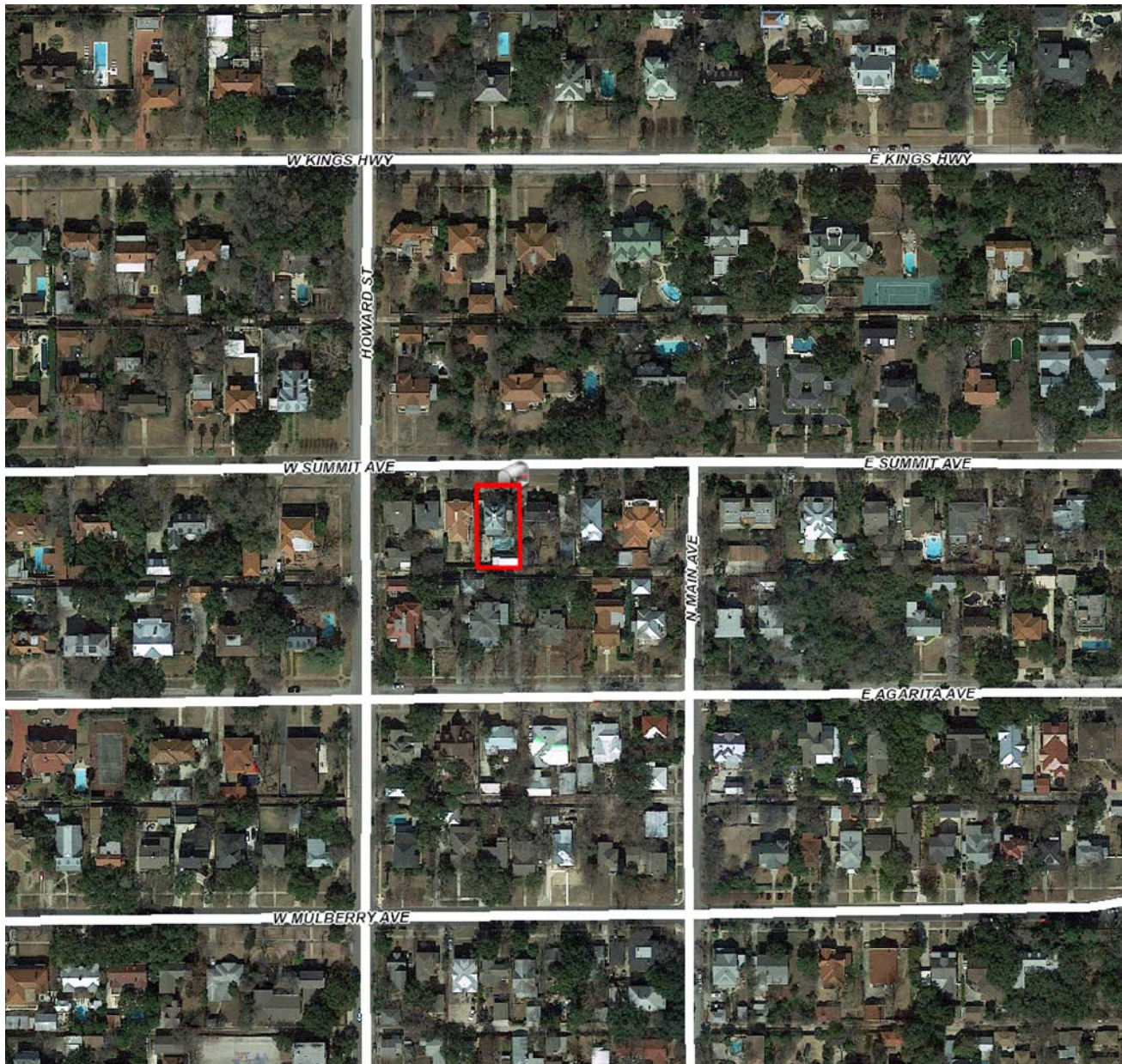
- a. This property received Historic Tax Certification on August 20, 2014.
- b. The applicant has met all requirements of the City's Tax Verification process as described in Section 35-618 of the Unified Development Code and has furnished evidence to that effect to the Historic Preservation Officer.
- c. The approval of Tax Verification by the HDRC in 2016 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2017.

RECOMMENDATION:

Staff recommends approval based on findings a through c.

CASE MANAGER:

Katie Totman



120 W Summit

Monte Vista

Printed: Jan 12, 2016

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Hytek Builders, L.L.C.

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Client: Scott & Allison Singleton
Home: 120 W. Summit Ave.
San Antonio, TX 78212

Operator: JOHN

Estimator: John Soileau
Position: Operator
Company: Hytek Builders, L.L.C.
Business: 225 W. Wildwood Dr.
San Antonio, TX

Business: (210) 317-4627

Date Entered: 5/25/2014 5:38 PM Date Job Contracted:
Date Job Began: Date Job Completed:

Price List: TXSA7R_MAY14
Labor Efficiency: Remodel
Estimate: SINGLETON-2

The following pages represent an estimate of costs for work to be done at the above listed address. This estimate includes items discussed by the property owner and an agent of Hytek Builders, L.L.C. Any changes or additions to the scope of work either by the property owner or due to unforeseen circumstances or inadequate existing structures will be done under the same parameters as listed work to be performed.

Hytek Builders, L.L.C. is licensed for your peace of mind and ours. Thank you for the opportunity in having Hytek assist you in the repairs and improvements to your property.

Property Owner

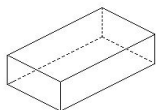
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SINGLETON-2**Front Elevation****Area Items: Front Elevation**

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
404. CNC	PILE< 35	Concrete Piers - 12" diameter - box formed to match existing 35.00 LF [*]	0.00+	38.47 =	1,346.45
587. CNC	STP 1	Concrete steps off west kitchen entrance - labor & material 1.00 EA [*]	0.00+	339.23 =	339.23
588. ORI	BIDITM 1	Ornamental Iron (Bid Item) - estimated cost depending on final spec of material and design 1.00 EA [*D]	0.00+	713.46 =	713.46
589. CNC	STP 1	Concrete steps for east kitchen entrance - 6' width - labor & material 1.00 EA [*]	0.00+	554.30 =	554.30
604. MAS	LIM+ 84	Flagstone overlay on concrete landings 84.00 SF [*]	0.00+	13.53 =	1,136.52
603. MAS	BRKL 48	Brick lintel - steel for vent cut outs and existing compromised masonry 48.00 LF [*]	0.00+	5.72 =	274.56
590. ORI	BIDITM 1	Ornamental Iron (Bid Item) - estimated cost depending on final spec of design and material 1.00 EA [*D]	0.00+	1206.58 =	1,206.58
591. CNC	STP 1	Concrete steps for living room entrance - labor & material 1.00 EA [*]	0.00+	554.30 =	554.30
592. ORI	BIDITM 1	Ornamental Iron (Bid Item) - estimated cost depending on final spec of design and material 1.00 EA [*D]	0.00+	1206.58 =	1,206.58
593. LIT	BIDITM 1	Light Fixtures (Bid Item) estimated cost for step lighting and pool deck lighting depending on final spec on material and design 1.00 EA [*D]	0.00+	2481.41 =	2,481.41
405. DMO	DUMP> 2	Dumpster load - Approx. 30 yards, 5-7 tons of debris 2.00 EA [*D]	458.62+	0.00 =	917.24

Area Items Total: Front Elevation**10,730.63****Room: Front Porch****LxWxH 27' 6" x 10' 6" x 9' 5"**

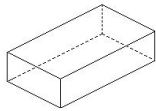
715.67 SF Walls
 1,004.42 SF Walls & Ceiling
 32.08 SY Flooring
 258.96 SF Long Wall
 76.00 LF Ceil. Perimeter

288.75 SF Ceiling
 288.75 SF Floor
 76.00 LF Floor Perimeter
 98.88 SF Short Wall

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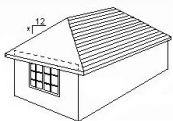
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CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
27. MAS	MN	Masonry - Labor to cut through masonry facade to install mail slot			
	1	1.00 EA [D]	0.00+	119.07 =	119.07
28. FNH	MAIL	(Install) Mailboxes - through wall mail slot through masonry			
	1	1.00 EA [*]	0.00+	69.55 =	69.55
645. LIT	MN	Light Fixture - Labor and material to rebuild existing fixtures			
	1	1.00 EA [D]	0.00+	233.71 =	233.71
646. ELE	110	R&R 110 volt copper wiring run for lights			
	2	2.00 EA [*]	3.50+	58.43 =	123.86
Room Totals: Front Porch					546.19

**Room: Carport****LxWxH 15' x 14' x 8'**

464.00 SF Walls	210.00 SF Ceiling
674.00 SF Walls & Ceiling	210.00 SF Floor
23.33 SY Flooring	58.00 LF Floor Perimeter
120.00 SF Long Wall	112.00 SF Short Wall
58.00 LF Ceil. Perimeter	

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
29. FNC	MN	Finish Carpentry - repair separated/rotted column bases			
	1	1.00 EA [D]	0.00+	156.03 =	156.03
Room Totals: Carport					156.03

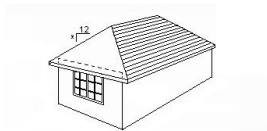
**Room: Second Story North Face****Formula Hip Roof & Box 26' x 1' x 8' 8"**

468.00 SF Walls	153.84 SF Ceiling
621.84 SF Walls & Ceiling	26.00 SF Floor
2.89 SY Flooring	54.00 LF Floor Perimeter
225.33 SF Long Wall	8.67 SF Short Wall
72.00 LF Ceil. Perimeter	

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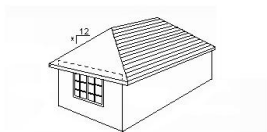
CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
42. WDR	1/4W	Reglaze 1/4" restoration glass - 40 sf maximum			
	7.5	7.50 SF [*]	0.00+	29.72 =	222.90

Room Totals: Second Story North Face**222.90****Room: West Facade****Formula Hip Roof & Box 33' x 1' x 22'**

1,496.00 SF Walls
 1,798.87 SF Walls & Ceiling
 3.67 SY Flooring
 726.00 SF Long Wall
 86.00 LF Ceil. Perimeter

302.87 SF Ceiling
 33.00 SF Floor
 68.00 LF Floor Perimeter
 22.00 SF Short Wall

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
68. FNC	MN	Finish Carpentry - Labor to cut in vent and cover on crawlspace access door for venting - materials tbd			
	1	1.00 EA [D]	0.00+	156.03 =	156.03
69. MAS	MN	Masonry - Labor cut in and install lentil over existing through foundation wall vent to support repair fracture in grade beam wall			
	1	1.00 EA [D]	0.00+	119.07 =	119.07
71. CNC	MN	Miscellaneous Concrete - Labor and material to install 3' curb on north of access to divert runoff			
	1	1.00 EA [*D]	0.00+	289.10 =	289.10

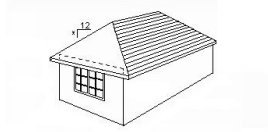
Room Totals: West Facade**564.20****Room: East Facade****Formula Hip Roof & Box 33' x 1' x 22'**

1,496.00 SF Walls
 1,683.49 SF Walls & Ceiling
 3.67 SY Flooring
 726.00 SF Long Wall
 86.00 LF Ceil. Perimeter

187.49 SF Ceiling
 33.00 SF Floor
 68.00 LF Floor Perimeter
 22.00 SF Short Wall

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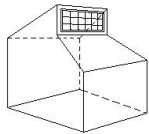
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**Subroom 1: Wing****Formula Hip Roof & Box 13' x 12' x 10'**

500.00 SF Walls
 806.47 SF Walls & Ceiling
 17.33 SY Flooring
 130.00 SF Long Wall
 64.00 LF Ceil. Perimeter

306.47 SF Ceiling
 156.00 SF Floor
 50.00 LF Floor Perimeter
 120.00 SF Short Wall

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
93. WDR	1/4W	Reglaze 1/4" restoration glass - 40 sf maximum			
	4	4.00 SF [*]	0.00+	29.72 =	118.88
88. CNC	MN	Miscellaneous Concrete - Labor and materials to seal intersection of northeast foundation wall where water is penetrating into crawlspace below grade			
	1	1.00 EA [*D]	0.00+	277.24 =	277.24

Room Totals: East Facade**396.12****Area Items Total: Front Elevation****12,616.07****Room: Casita****Formula Clerestory 42' x 19' 6" x 9'**

1,199.00 SF Walls
 2,101.50 SF Walls & Ceiling
 91.00 SY Flooring
 168.98 LF Ceil. Perimeter

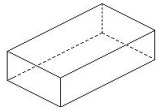
902.50 SF Ceiling
 819.00 SF Floor
 123.00 LF Floor Perimeter

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
107. SDG	BABC	R&R Siding - board & batten - cedar - remove and replace where rotted on northwest face near roof to wall transition			
	12	12.00 SF	0.29+	4.47 =	57.12
121. SFG	MN	Soffit & Fascia - Labor and material to clean, patch and seal gutters			
	1	1.00 EA [D]	0.00+	213.79 =	213.79
122. SFG	GUTHRG<	Downspout - round - galvanized - 3" - extend wherer necessary			
	16	16.00 LF [*]	0.00+	7.12 =	113.92

Room Totals: Casita**384.83**

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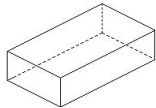
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Interior**Room: Study****LxWxH 12' 8" x 11' 4" x 9'**

432.00 SF Walls
 575.56 SF Walls & Ceiling
 15.95 SY Flooring
 114.00 SF Long Wall
 48.00 LF Ceil. Perimeter

143.56 SF Ceiling
 143.56 SF Floor
 48.00 LF Floor Perimeter
 102.00 SF Short Wall

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
151. DRY	PATCH	Drywall patch / small repair, ready for paint			
	2	2.00 EA [*]	0.00+	49.03 =	98.06
605. ELE	110	R&R 110 volt copper wiring run			
	3	3.00 EA [*]	3.50+	58.43 =	185.79
606. ELE	OS	Outlet			
	5	5.00 EA [*]	0.00+	12.52 =	62.60
609. LIT	CHAN	Detach & Reset Chandelier			
	1	1.00 EA [*]	0.00+	0.00 =	110.38
150. CLN	FINALR	Final cleaning - construction - Residential			
	F	143.56 SF [*]	0.00+	0.23 =	33.02

Room Totals: Study**489.85****Room: Foyer****LxWxH 15' x 10' x 9'**

450.00 SF Walls
 600.00 SF Walls & Ceiling
 16.67 SY Flooring
 135.00 SF Long Wall
 50.00 LF Ceil. Perimeter

150.00 SF Ceiling
 150.00 SF Floor
 50.00 LF Floor Perimeter
 90.00 SF Short Wall

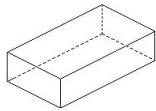
CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
185. DRY	PATCH	Drywall patch / small repair, ready for paint			
	2	2.00 EA [*]	0.00+	49.03 =	98.06
607. ELE	110	R&R 110 volt copper wiring run			
	2	2.00 EA [*]	3.50+	58.43 =	123.86

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CONTINUED - Foyer

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
608. ELE	OS	R&R Outlet			
	2	2.00 EA [*]	3.28+	12.52 =	31.60
610. ELE	OSS	R&R Switch			
	2	2.00 EA [*]	3.28+	12.94 =	32.44
611. LIT	AV	Detach & Reset Light fixture			
	1	1.00 EA	0.00+	0.00 =	42.46
181. CLN	FINALR	Final cleaning - construction - Residential			
	F	150.00 SF [*]	0.00+	0.23 =	34.50
Room Totals: Foyer					362.92

**Room: Living Room****LxWxH 12' 6" x 12' 4" x 9'**

447.00 SF Walls	154.17 SF Ceiling
601.17 SF Walls & Ceiling	154.17 SF Floor
17.13 SY Flooring	49.67 LF Floor Perimeter
112.50 SF Long Wall	111.00 SF Short Wall
49.67 LF Ceil. Perimeter	

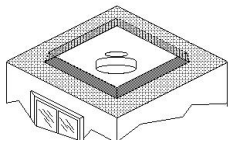
CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
188. DRY	PATCH	Drywall patch / small repair, ready for paint			
	2	2.00 EA [*]	0.00+	49.03 =	98.06
612. ELE	110	110 volt copper wiring run			
	6	6.00 EA [*]	0.00+	58.43 =	350.58
616. ELE	GFI	Ground fault interrupter (GFI) outlet in weatherproof box			
	1	1.00 EA [*]	0.00+	52.91 =	52.91
617. LIT	SPOT2M	Spot light fixture - double - w/motion sensor			
	1	1.00 EA [*]	0.00+	108.76 =	108.76
613. ELE	OS	Outlet			
	3	3.00 EA [*]	0.00+	12.52 =	37.56
614. ELE	OSS	Switch			
	3	3.00 EA [*]	0.00+	12.94 =	38.82

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CONTINUED - Living Room

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
615. LIT	SCON+	Light fixture - wall sconce - exterior through masonry			
	2	2.00 EA [*]	0.00+	91.47 =	182.94
201. MAS	BRK	Detach & Reset Brick veneer - remove masonry to frame in for french door unit, install lentil and re-lay to unit			
	35	35.00 SF [*]	0.00+	0.00 =	1,249.85
202. DOR	FRX2+	(Install) French double doors - Exterior - install provided material			
	1	1.00 EA [*]	0.00+	468.96 =	468.96
395. PNT	FR	Paint French door slab only - 2 coats (per side)			
	2	2.00 EA [*]	0.00+	48.63 =	97.26
396. PNT	DORT>	Paint french door trim & jamb - Large - 2 coats (per side)			
	1	1.00 EA [*]	0.00+	42.86 =	42.86
200. CLN	FINALR	Final cleaning - construction - Residential			
	F	154.17 SF [*]	0.00+	0.23 =	35.46

Room Totals: Living Room**2,764.02****Room: Dining Room****Formula Tray 13' 8" x 12' 3" x 8'**

414.67 SF Walls
 625.52 SF Walls & Ceiling
 18.60 SY Flooring
 109.33 SF Long Wall
 51.83 LF Ceil. Perimeter

210.85 SF Ceiling
 167.42 SF Floor
 51.83 LF Floor Perimeter
 98.00 SF Short Wall

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
203. TMP	MN	Temporary Repair - Labor and material to build chandelier case - protective			
	1	1.00 EA [*D]	0.00+	134.48 =	134.48
219. FCW	MN	Wood Floor Covering - Labor and material to patch oak strip flooring where return air grills are to be removed			
	1	1.00 EA [*D]	0.00+	284.70 =	284.70
218. FNC	B8H	R&R Baseboard - 8" beveled pine - 2 piece			
	10	10.00 LF [*]	0.39+	9.36 =	97.50
204. PNT	B>2	Paint baseboard, oversized with cap - two coats			
	PF	51.83 LF [*]	0.00+	1.37 =	71.01

SINGLETON-2

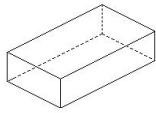
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CONTINUED - Dining Room

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
205. PNT	SHOE PF	Seal & paint base shoe or quarter round 51.83 LF [*]	0.00+	0.64 =	33.17
206. DRY	PATCH 2	Drywall patch / small repair, ready for paint 2.00 EA [*]	0.00+	49.03 =	98.06
217. CLN	FINALR F	Final cleaning - construction - Residential 167.42 SF [*]	0.00+	0.23 =	38.51

Room Totals: Dining Room**757.43****Room: Laundry Room****LxWxH 13' x 10' 4" x 9'**

420.00 SF Walls
 554.33 SF Walls & Ceiling
 14.93 SY Flooring
 117.00 SF Long Wall
 46.67 LF Ceil. Perimeter

134.33 SF Ceiling
 134.33 SF Floor
 46.67 LF Floor Perimeter
 93.00 SF Short Wall

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
223. DMO	BIDITM 1	General Demolition - remove existing cabinetry, fixtures, flooring, appliances and drywall 1.00 EA [D]	476.30+	0.00 =	476.30
618. ELE	110 6	110 volt copper wiring run 6.00 EA [*]	0.00+	58.43 =	350.58
619. ELE	OS 8	Outlet 8.00 EA [*]	0.00+	12.52 =	100.16
620. ELE	GFI 2	Ground fault interrupter (GFI) outlet 2.00 EA [*]	0.00+	28.20 =	56.40
621. ELE	OSS 1	Switch 1.00 EA [*]	0.00+	12.94 =	12.94
622. ELE	OSS3 3	Switch - 3 way 3.00 EA [*]	0.00+	19.29 =	57.87
623. LIT	RC++ 5	Recessed light fixture - LED 5.00 EA [*]	0.00+	117.21 =	586.05

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CONTINUED - Laundry Room

CAT	SEL CALC	ACT DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
624. LIT	FNL	(Install) Ceiling fan & light				
	1	1.00 EA		0.00+	164.26 =	164.26
238. FNC	B8	Baseboard - 8" beveled pine - 2 piece				
	1/4PF	11.67 LF [*]		0.00+	8.68 =	101.30
224. PNT	B>2	Paint baseboard, oversized with cap - two coats				
	1/4PF	11.67 LF [*]		0.00+	1.37 =	15.99
239. FNC	QR	Quarter round - 3/4"				
	PF	46.67 LF [*]		0.00+	1.16 =	54.14
225. PNT	SHOE	Seal & paint base shoe or quarter round				
	PF	46.67 LF [*]		0.00+	0.64 =	29.87
226. DRY	1/4C	1/4" drywall - floated, ready for paint				
	W	420.00 SF [*]		0.00+	2.27 =	953.40
227. PNT	SP	Seal/prime then paint the walls (2 coats)				
	W	420.00 SF [*]		0.00+	0.71 =	298.20
240. CAB	FH+++	Cabinetry - full height pantry unit				
	4	4.00 LF [*]		0.00+	590.41 =	2,361.64
241. CAB	LOW++	Cabinetry - lower (base) units				
	9	9.00 LF [*]		0.00+	286.43 =	2,577.87
489. CAB	UP+	Cabinetry - upper (wall) units				
	36	36.00 LF [*]		0.00+	187.17 =	6,738.12
491. FNC	SH12	Shelving - 12" - in place				
	9	9.00 LF [*]		0.00+	6.87 =	61.83
492. FNC	CLOS	Shelf and rod package				
	12	12.00 LF [*]		0.00+	14.87 =	178.44
493. PNT	CLOS	Shelving - single shelf				
	6	6.00 EA [*]		0.00+	35.37 =	212.22
490. PNT	UP	Seal & paint cabinetry - upper - inside and out				
	36	36.00 LF [*]		0.00+	22.95 =	826.20
242. PNT	LOW	Seal & paint cabinetry - lower - inside and out				
	9	9.00 LF [*]		0.00+	35.35 =	318.15
228. PNT	FH	Seal & paint full height cabinetry - inside and out				
	4	4.00 LF [*]		0.00+	33.84 =	135.36
459. CAB	LOW+	Cabinetry - work station on north side of pantry				
	4	4.00 LF [*]		0.00+	196.90 =	787.60
460. PNT	LOW	Seal & paint work station cabinetry				
	4	4.00 LF [*]		0.00+	27.52 =	110.08
243. PLM	RFIXP	Rough in plumbing - per fixture - w/PEX				
	2	2.00 EA [*]		0.00+	468.30 =	936.60

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CONTINUED - Laundry Room

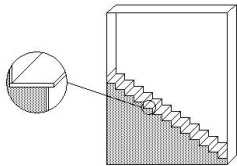
CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
244. PLM	RGHFIX	Rough in for dryer and vent - recessed crawlspace vent pan			
	1	1.00 EA [*]	0.00+	264.17 =	264.17
229. PNT	DORT>	Paint window trim & jamb - 2 coats (per side)			
	2	2.00 EA [*]	0.00+	24.89 =	49.78
230. PNT	WDW>	Seal & paint wood window (per side)			
	2	2.00 EA [*]	0.00+	50.59 =	101.18
231. PNT	WGRID	Paint wood window grid			
	7	7.00 LF [*]	0.00+	0.79 =	5.53
245. WDR	MN	Window Repair - Labor to rework/restore original windows			
	1	1.00 EA [D]	0.00+	161.28 =	161.28
246. FNC	CWNMM	Crown molding - 2-piece			
	PC	46.67 LF [*]	0.00+	6.47 =	301.95
232. PNT	CWN>2	Paint crown molding, oversized - two coats			
	PC	46.67 LF [*]	0.00+	1.06 =	49.47
251. PNT	DORT>	Paint door trim & jamb - Large - 2 coats (per side)			
	1	1.00 EA [*]	0.00+	24.89 =	24.89
252. PNT	DOR	Paint door slab to 1/2 bath - 2 coats (per side)			
	1	1.00 EA [*]	0.00+	20.65 =	20.65
234. FRM	MN	Framing - Labor and materials to remove existing window and door, install case opening and trim out			
	1	1.00 EA [*D]	0.00+	663.72 =	663.72
235. PNT	DORT>	Paint cased opening trim & jamb - Large - 2 coats (per side)			
	1	1.00 EA [*]	0.00+	40.55 =	40.55
236. PNT	MASKSF	Mask more than the walls per square foot - plastic and tape - 4 mil			
	W+C	554.33 SF [*]	0.00+	0.15 =	83.15
247. PLM	SNKKS++	(Install) Laundry Sink - single basin - install provided material			
	1	1.00 EA	0.00+	87.19 =	87.19
248. PLM	SNKST+	Sink strainer and drain assembly - High grade			
	1	1.00 EA [*]	0.00+	75.25 =	75.25
249. PLM	FAU+	(Install) Sink faucet - Laundry - install provided material			
	1	1.00 EA	0.00+	62.98 =	62.98
250. CAB	CTGM+	Countertop - Marble - High grade			
	16	16.00 SF [*]	0.00+	64.62 =	1,033.92
496. FCW	MN	Wood Floor Covering - Labor to patch rotted/missing pine floor - material from salvaged flooring			
	1	1.00 EA [*D]	0.00+	336.32 =	336.32
253. FCW	FIN+	Sand, stain, and finish wood floor			
	F	134.33 SF [*]	0.00+	6.24 =	838.22

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CONTINUED - Laundry Room

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
254. APP	WASF 1	(Install) Washer/Washing Machine - Front-loading 1.00 EA	0.00+	104.97 =	104.97
255. APP	DRYE 1	(Install) Dryer - Electric 1.00 EA	0.00+	63.08 =	63.08
237. CLN	FINALR F	Final cleaning - construction - Residential 134.33 SF [*]	0.00+	0.23 =	30.90

Room Totals: Laundry Room**22,900.72****Room: Stairway****Formula Stairway 40' x 42' x 10' 6"**

1,599.00 SF Walls
 3,480.44 SF Walls & Ceiling
 291.81 SY Flooring
 173.59 LF Ceil. Perimeter

1,881.44 SF Ceiling
 2,626.32 SF Floor
 172.28 LF Floor Perimeter

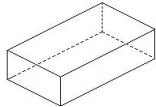
CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
259. DRY	PATCH 3	Drywall patch / small repair, ready for paint 3.00 EA [*]	0.00+	49.03 =	147.09
625. ELE	110 2	110 volt copper wiring run for wall sconces 2.00 EA [*]	0.00+	58.43 =	116.86
626. ELE	OSS3 2	Switch - 3 way 2.00 EA [*]	0.00+	19.29 =	38.58
627. LIT	SCON 2	(Install) Light fixture - wall sconce 2.00 EA	0.00+	29.87 =	59.74
263. WDR	MN 1	Window Reglazing/Repair - Labor to restore wood window 1.00 EA [*D]	0.00+	87.73 =	87.73
261. PNT	WDW> 1	Seal & paint wood window (per side) - Large 1.00 EA [*]	0.00+	50.59 =	50.59
262. PNT	WGRID 7	Paint wood window grid 7.00 LF [*]	0.00+	0.79 =	5.53

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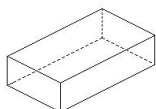
CONTINUED - Stairway

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
Room Totals: Stairway					506.12

**Room: Hallway/Landing****LxWxH 9' x 7' x 10' 10"**

346.67 SF Walls	63.00 SF Ceiling
409.67 SF Walls & Ceiling	63.00 SF Floor
7.00 SY Flooring	32.00 LF Floor Perimeter
97.50 SF Long Wall	75.83 SF Short Wall
32.00 LF Ceil. Perimeter	

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
267. DRY	PATCH	Drywall patch / small repair, ready for paint			
	2	2.00 EA [*]	0.00+	49.03 =	98.06
281. LIT	CHAN	Detach & Reset Chandelier			
	1	1.00 EA [*]	0.00+	0.00 =	110.38
275. PNT	MASKSF	Mask/protect floor- plastic and tape - 4 mil			
	F	63.00 SF [*]	0.00+	0.72 =	45.36
276. CLN	FINALR	Final cleaning - construction - Residential			
	F	63.00 SF [*]	0.00+	0.23 =	14.49

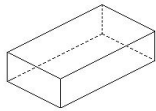
Room Totals: Hallway/Landing**268.29****Room: Linen Closet****LxWxH 2' x 1' 6" x 7'**

49.00 SF Walls	3.00 SF Ceiling
52.00 SF Walls & Ceiling	3.00 SF Floor
0.33 SY Flooring	7.00 LF Floor Perimeter
14.00 SF Long Wall	10.50 SF Short Wall
7.00 LF Ceil. Perimeter	

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CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
282. PNT	SP	Seal/prime then paint the walls and ceiling (2 coats)			
	WC	52.00 SF [*]	0.00+	0.71 =	36.92
283. PNT	DORT>	Paint door trim & jamb - 2 coats (per side)			
	1	1.00 EA [*]	0.00+	24.89 =	24.89
284. PNT	DOR	Paint door slab only - 2 coats (per side)			
	1	1.00 EA [*]	0.00+	20.65 =	20.65
285. PNT	CLOS	Seal & paint closet shelving - single shelf			
	1	1.00 EA [*]	0.00+	60.63 =	60.63
397. CLN	FINALR	Final cleaning - construction - Residential			
	F	3.00 SF [*]	0.00+	0.23 =	0.69
Room Totals: Linen Closet					143.78

**Room: Bedroom 1****LxWxH 11' 2" x 10' 10" x 10' 10"**

476.67 SF Walls
 597.64 SF Walls & Ceiling
 13.44 SY Flooring
 120.97 SF Long Wall
 44.00 LF Ceil. Perimeter

120.97 SF Ceiling
 120.97 SF Floor
 44.00 LF Floor Perimeter
 117.36 SF Short Wall

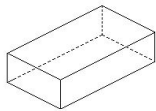
CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
288. FNC	B8H	R&R Baseboard - 8" beveled pine - 2 piece			
	10	10.00 LF [*]	0.39+	9.36 =	97.50
304. FNC	QR	Quarter round - 3/4"			
	PF	44.00 LF [*]	0.00+	1.16 =	51.04
289. PNT	B>2	Paint baseboard, oversized with cap - two coats			
	PF	44.00 LF [*]	0.00+	1.37 =	60.28
290. PNT	SHOE	Seal & paint base shoe or quarter round			
	PF	44.00 LF [*]	0.00+	0.64 =	28.16
291. DRY	PATCH	Drywall patch / small repair, ready for paint			
	2	2.00 EA [*]	0.00+	49.03 =	98.06
297. PNT	FR	Paint French door slab only - 2 coats (per side)			
	2	2.00 EA [*]	0.00+	48.63 =	97.26
305. FNC	DOP+	Door opening (jamb & casing) - 32"to36"wide for closet reconfiguration			
	1	1.00 EA [*]	0.00+	127.16 =	127.16
306. FRM	MN	Framing - Labor to cut door opening and frame in ac chase			
	1	1.00 EA [*D]	0.00+	244.43 =	244.43

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CONTINUED - Bedroom 1

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
308. LIT	RC	Recessed light fixture			
	2	2.00 EA [*]	0.00+	91.07 =	182.14
309. ELE	OSDIM	Dimmer switch			
	1	1.00 EA [*]	0.00+	35.17 =	35.17
310. ELE	110BOX	110 volt copper wiring runs for lights - rough in only			
	3	3.00 EA [*]	0.00+	45.50 =	136.50
302. PNT	MASKSF	Mask more than the walls per square foot - plastic and tape - 4 mil			
	W+C	597.64 SF [*]	0.00+	0.15 =	89.65
303. CLN	FINALR	Final cleaning - construction - Residential			
	F	120.97 SF [*]	0.00+	0.23 =	27.82
Room Totals: Bedroom 1					1,275.17

Room: Closet**LxWxH 8' x 2' x 8'**

160.00 SF Walls	16.00 SF Ceiling
176.00 SF Walls & Ceiling	16.00 SF Floor
1.78 SY Flooring	20.00 LF Floor Perimeter
64.00 SF Long Wall	16.00 SF Short Wall
20.00 LF Ceil. Perimeter	

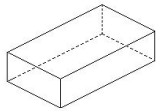
CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
334. DRY	1/2++	R&R 1/2" drywall - hung, taped, with smooth wall finish			
	WC	176.00 SF	0.27+	2.08 =	413.60
337. PNT	SP	Seal/prime then paint the walls and ceiling (2 coats)			
	WC	176.00 SF [*]	0.00+	0.71 =	124.96
338. FNC	CLOS	Closet shelf and rod package			
	8	8.00 LF [*]	0.00+	14.87 =	118.96
339. PNT	CLOS	Seal & paint closet shelving - single shelf			
	2	2.00 EA [*]	0.00+	35.37 =	70.74
335. FCW	MN	Wood Floor Covering - Labor to patch floor where dividing wall is to be removed			
	1	1.00 EA [D]	0.00+	199.67 =	199.67

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CONTINUED - Closet

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
336. DOR	AV	Interior door unit installation			
	1	1.00 EA [*]	0.00+	144.25 =	144.25
398. CLN	FINALR	Final cleaning - construction - Residential			
	F	16.00 SF [*]	0.00+	0.23 =	3.68
461. FRM	MN	Framing - Labor and materials to demo and build out return air/duct chase			
	1	1.00 EA [D]	0.00+	201.68 =	201.68
462. DRY	MN	Drywall - Labor and materials to finish out ac chase			
	1	1.00 EA [*D]	0.00+	300.19 =	300.19
Room Totals: Closet					1,577.73

**Room: Bedroom 2****LxWxH 11' 2" x 10' 10" x 10' 10"**

476.67 SF Walls	120.97 SF Ceiling
597.64 SF Walls & Ceiling	120.97 SF Floor
13.44 SY Flooring	44.00 LF Floor Perimeter
120.97 SF Long Wall	117.36 SF Short Wall
44.00 LF Ceil. Perimeter	

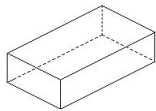
CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
311. FNC	B8H	R&R Baseboard - 8" beveled pine - 2 piece			
	9	9.00 LF [*]	0.39+	9.36 =	87.75
312. FNC	QR	R&R Quarter round - 3/4"			
	9	9.00 LF [*]	0.12+	1.16 =	11.52
313. PNT	B>2	Paint baseboard, oversized with cap - two coats			
	PF	44.00 LF [*]	0.00+	1.37 =	60.28
314. PNT	SHOE	Seal & paint base shoe or quarter round			
	PF	44.00 LF [*]	0.00+	0.64 =	28.16
315. DRY	PATCH	Drywall patch / large repair, ready for paint			
	2	2.00 EA [*]	0.00+	72.54 =	145.08
316. PNT	S	Seal part of the walls w/latex based stain blocker - one coat			
	1/2W	238.33 SF [*]	0.00+	0.46 =	109.63

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CONTINUED - Bedroom 2

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
322. FNC	DOP+	Remove Door opening (jamb & casing) - 32"to36"wide for closet reconfiguration			
	1	1.00 EA [*]	52.82+	0.00 =	52.82
323. FRM	MN	Framing - Labor to frame in door opening and fir out for drywall			
	1	1.00 EA [*D]	0.00+	168.97 =	168.97
324. PNT	CWN2	Paint crown molding - two coats			
	PC	44.00 LF [*]	0.00+	1.02 =	44.88
328. PNT	MASKSF	Mask the walls per s/floorquare foot - plastic and tape - 4 mil			
	W	476.67 SF [*]	0.00+	0.15 =	71.50
329. CLN	FINALR	Final cleaning - construction - Residential			
	F	120.97 SF [*]	0.00+	0.23 =	27.82
Room Totals: Bedroom 2					808.41

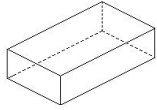
**Room: Bathroom****LxWxH 7' 2" x 7' x 10'**

283.33 SF Walls	50.17 SF Ceiling
333.50 SF Walls & Ceiling	50.17 SF Floor
5.57 SY Flooring	28.33 LF Floor Perimeter
71.67 SF Long Wall	70.00 SF Short Wall
28.33 LF Ceil. Perimeter	

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
340. DRY	PATCH	Drywall patch / small repair, ready for paint			
	2	2.00 EA [*]	0.00+	49.03 =	98.06
399. CLN	FINALR	Final cleaning - construction - Residential			
	F	50.17 SF [*]	0.00+	0.23 =	11.54
Room Totals: Bathroom					109.60

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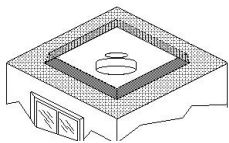
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**Room: Master Bedroom****LxWxH 19' 2" x 11' 3" x 9' 4"**

567.78 SF Walls
 783.40 SF Walls & Ceiling
 23.96 SY Flooring
 178.89 SF Long Wall
 60.83 LF Ceil. Perimeter

215.63 SF Ceiling
 215.63 SF Floor
 60.83 LF Floor Perimeter
 105.00 SF Short Wall

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
356. DRY	MN	Drywall - Labor and materials to cut out and patch for second ceiling fan installation			
	1	1.00 EA [*D]	0.00+	300.19 =	300.19
595. ELE	110	110 volt copper wiring run for coffee station			
	1	1.00 EA [*]	0.00+	58.43 =	58.43
596. ELE	GFI	Ground fault interrupter (GFI) outlet			
	1	1.00 EA [*]	0.00+	28.20 =	28.20
597. ELE	110	110 volt copper wiring run for celiling fan			
	1	1.00 EA [*]	0.00+	58.43 =	58.43
598. LIT	FNL	(Install) Ceiling fan & light - install selected fan			
	2	2.00 EA	0.00+	164.26 =	328.52
600. CAB	FH++	Cabinetry - full height unit for coffee bar			
	2.5	2.50 LF [*]	0.00+	365.19 =	912.98
601. PNT	FH	Seal & paint full height cabinetry - inside and out			
	2.5	2.50 LF [*]	0.00+	33.84 =	84.60
602. PNT	MASKSF	Mask more than the floor per square foot - plastic and tape - 4 mil			
	F+1/4W	357.57 SF [*]	0.00+	0.15 =	53.64
367. CLN	FINALR	Final cleaning - construction - Residential			
	F	215.63 SF [*]	0.00+	0.23 =	49.59

Room Totals: Master Bedroom**1,874.58****Room: 3rd floor****Formula Tray 15' 4" x 13' x 4'**

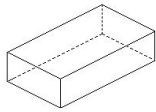
226.67 SF Walls
 512.41 SF Walls & Ceiling
 22.15 SY Flooring
 61.33 SF Long Wall
 56.67 LF Ceil. Perimeter

285.74 SF Ceiling
 199.33 SF Floor
 56.67 LF Floor Perimeter
 52.00 SF Short Wall

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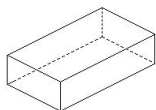
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CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
393. LIT	FNL	Detach & Reset Ceiling fan & light			
	1	1.00 EA [*]	0.00+	0.00 =	152.91
394. ELE	MN	Electrical - Labor to check circuits and troubleshoot			
	1	1.00 EA [*D]	0.00+	115.13 =	115.13
400. CLN	FINALR	Final cleaning - construction - Residential			
	F	199.33 SF [*]	0.00+	0.23 =	45.85

Room Totals: 3rd floor**313.89****Room: Bathroom 2****LxWxH 12' x 8' x 7'**

280.00 SF Walls	96.00 SF Ceiling
376.00 SF Walls & Ceiling	96.00 SF Floor
10.67 SY Flooring	40.00 LF Floor Perimeter
84.00 SF Long Wall	56.00 SF Short Wall
40.00 LF Ceil. Perimeter	

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
389. LIT	BAR3+	Detach & Reset Light bar - 3 lights - High grade			
	1	1.00 EA	0.00+	0.00 =	42.46
401. CLN	FINALR	Final cleaning - construction - Residential			
	F	96.00 SF [*]	0.00+	0.23 =	22.08

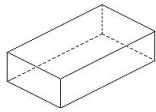
Room Totals: Bathroom 2**64.54****Room: 1/2 bath****LxWxH 7' 2" x 4' 8" x 6'**

142.00 SF Walls	33.44 SF Ceiling
175.44 SF Walls & Ceiling	33.44 SF Floor
3.72 SY Flooring	23.67 LF Floor Perimeter
43.00 SF Long Wall	28.00 SF Short Wall
23.67 LF Ceil. Perimeter	

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CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
441. PLM	TLT	Detach & Reset Toilet			
	1	1.00 EA [*]	0.00+	0.00 =	196.25
444. PLM	TLTS+	R&R Toilet seat			
	1	1.00 EA [*]	4.45+	63.44 =	67.89
446. LIT	SCON+	Detach & Reset Light fixture - wall sconce			
	2	2.00 EA	0.00+	0.00 =	84.92

Room Totals: 1/2 bath**349.06****Room: Kitchen****LxWxH 23' 3" x 10' x 10'**

665.00 SF Walls	232.50 SF Ceiling
897.50 SF Walls & Ceiling	232.50 SF Floor
25.83 SY Flooring	66.50 LF Floor Perimeter
232.50 SF Long Wall	100.00 SF Short Wall
66.50 LF Ceil. Perimeter	

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
417. TMP	MN	Temporary Repair - materials and labor to build temporary load wall for demolition			
	1	1.00 EA [*D]	0.00+	1097.68 =	1,097.68
418. DMO	MN	Demolition of existing sleeping porches			
	1	1.00 EA [*]	1,525.00+	0.00 =	1,525.00
406. FRM	HDR83	Foundation beam - triple 2" x 8" reclaimed from demolitiom			
	PC	66.50 LF [*]	0.00+	12.37 =	822.61
407. FRM	J12SF	R&R Joist - floor - 2x12 - w/blocking - 16" oc			
	F	232.50 SF [*]	0.80+	4.86 =	1,315.95
408. STL	COL4ST	Structural posts - 4" sq. tube w/base pl./top bkt.			
	50	50.00 LF [*]	0.00+	38.24 =	1,912.00
409. FRM	HDE4X12	Header - engineered strand lumber - 3 1/2" x 11 7/8"			
	78	78.00 LF [*]	0.00+	19.65 =	1,532.70
416. FRM	4SF<	Stud wall - 2" x 4" - 12" oc			
	140	140.00 SF [*]	0.00+	2.39 =	334.60
440. FRM	SHW1/2	Sheathing - OSB - 1/2"			
	140	140.00 SF [*]	0.00+	1.17 =	163.80
422. FRM	4SF>	Stud wall - 2" x 4" - 32" oc for window schedule			
	1/2W	332.50 SF [*]	0.00+	1.71 =	568.58
411. INS	HWRAP	House wrap (air/moisture barrier)			
	1/2W+F	565.00 SF [*]	0.00+	0.24 =	135.60

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CONTINUED - Kitchen

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
419. INS	BTF4++ 1/3W	Batt insulation - 4" - R13 - paper faced 221.67 SF [*]	0.00+	1.05 =	232.75
410. FRM	SH3/4TG F	Sheathing - plywood - 3/4" - tongue and groove for subfloor 232.50 SF [*]	0.00+	2.84 =	660.30
412. FCW	AVPFD 480	R&R Reclaim existing wood flooring and rework for installation in kitchen 480.00 SF [*]	1.52+	15.71 =	8,270.40
465. SFG	SFTWTG C	Soffit/ceiling - wood - tongue & groove - detach, rework and reinstall 232.50 SF [*]	0.00+	7.83 =	1,820.48
413. FRM	MN 1	Framing - Labor and materials to build structural chase for plumbing and electrical lines in refridgerator/oven area 1.00 EA [D]	0.00+	201.68 =	201.68
629. SDG	BEV 1/2W	Siding - beveled - pine or equal - D3/waterfall 332.50 SF [*]	0.00+	4.83 =	1,605.98
630. PNT	SDG 1/2W	Seal & paint wood siding 332.50 SF [*]	0.00+	0.91 =	302.58
631. FNC	1X12C 44	Trim board - 1" x 12" - installed (cedar) for frieze board between 1st and 2nd story 44.00 LF [*]	0.00+	9.01 =	396.44
632. PNT	TRIM 44	Seal & paint frieze board - two coats 44.00 LF [*]	0.00+	0.98 =	43.12
420. WDW	C++ 10	Wood window - casement, up to 16 sf, Premium grade 10.00 EA [*]	0.00+	1000.08 =	10,000.80
421. WDW	P<<++ 14	Wood window - picture (fixed), up to 8 sf, Premium grade 14.00 EA [*]	0.00+	785.72 =	11,000.08
423. FNC	1X4C 240	Trim board - 1" x 4" - installed (cedar) for window trim 240.00 LF [*]	0.00+	3.45 =	828.00
424. DOR	FRX2+ 1	(Install) French double doors - Exterior - modify and build out provided doors 1.00 EA [*]	0.00+	1443.24 =	1,443.24
427. DOR	X+++ 1	Exterior door - Deluxe grade - wood w/detail - reclaimed/antique - custom build to slab - doors to be provided by homeowner 1.00 EA [*]	0.00+	534.75 =	534.75
425. FNC	WOP+ 240	Window trim set on interior 240.00 LF [*]	0.00+	5.65 =	1,356.00
426. FNC	WOP+ 51	Door trim salvaged from demolition - re-work and install 51.00 LF [*]	0.00+	5.21 =	265.71
428. CAB	LOW++ 23	Cabinetry - lower (base) units - 36" depth 23.00 LF [*]	0.00+	286.43 =	6,587.89
457. CAB	FH++ 6	Cabinetry - full height unit for ref.and ovens 6.00 LF [*]	0.00+	365.19 =	2,191.14

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CONTINUED - Kitchen

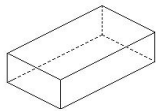
CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
458. PNT	FH	Seal & paint full height cabinetry - inside and out			
	6	6.00 LF [*]	0.00+	33.84 =	203.04
439. PNT	LOW	Seal & paint cabinetry - lower - inside and out			
	29	29.00 LF [*]	0.00+	35.35 =	1,025.15
429. CAB	CTGM	Countertop - Marble			
	72	72.00 SF [*]	0.00+	50.65 =	3,646.80
430. CAB	CTGMSD	Add on for undermount sink cutout & polish - double basin			
	1	1.00 EA	0.00+	170.45 =	170.45
431. PLM	FAU++	Sink faucet - Kitchen			
	1	1.00 EA [*]	0.00+	410.38 =	410.38
447. PLM	STOP	Angle stop valve			
	4	4.00 EA [*]	0.00+	29.18 =	116.72
432. PLM	SNKD++	(Install) Sink - double - 4' install provided material			
	1	1.00 EA	0.00+	93.41 =	93.41
449. APP	DW++	(Install) Dishwasher - install provided material			
	1	1.00 EA	0.00+	104.97 =	104.97
450. APP	GD+	Garbage disposer			
	1	1.00 EA [*]	0.00+	302.12 =	302.12
466. APP	CT+++	(Install) Cooktop - Deluxe grade with downdraft venting -install provided material			
	1	1.00 EA	0.00+	79.29 =	79.29
451. APP	RFBI++	(Install) Built-in refrigerator - Sub-Zero - install provided material			
	1	1.00 EA	0.00+	180.74 =	180.74
456. APP	OVVID	(Install) Built-in double oven - install provided material			
	1	1.00 EA	0.00+	132.52 =	132.52
454. APP	MWS+	(Install) Microwave oven - built-in - install provided material			
	1	1.00 EA	0.00+	91.99 =	91.99
453. APP	RFMI+	(Install) Refrigerator/cooler - compact (under counter) - High grade - install provided material			
	1	1.00 EA	0.00+	19.29 =	19.29
455. APP	WL	Appliance water line - 1/4"			
	2	2.00 EA [*]	0.00+	55.68 =	111.36
433. ELE	110	110 volt copper wiring run for exterior lights, outlets, switches and fixtures			
	22	22.00 EA [*]	0.00+	58.43 =	1,285.46
438. LIT	RC++	Recessed light fixture - LED			
	10	10.00 EA [*]	0.00+	117.21 =	1,172.10
434. ELE	GFI	Ground fault interrupter (GFI) outlet			
	2	2.00 EA [*]	0.00+	28.20 =	56.40
435. ELE	OS	Outlet			
	12	12.00 EA [*]	0.00+	12.52 =	150.24

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CONTINUED - Kitchen

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
436. ELE	OSS 4	Switch 4.00 EA [*]	0.00+	12.94 =	51.76
628. LIT	SPOT2M 2	Spot light fixture - double - w/motion sensor 2.00 EA [*]	0.00+	108.76 =	217.52
437. ELE	OSS4+ 2	Switch - 3 way dimmer 2.00 EA [*]	0.00+	40.71 =	81.42
414. PLM	RGHFIX 1	Rough in plumbing - remove galvanized supply lines and re-plumb with pex 1.00 EA [*]	0.00+	933.55 =	933.55
415. PLM	MN 1	Plumbing - Labor and material to excavate main drain (cast) and tap in for new drain lines 1.00 EA [D]	0.00+	266.69 =	266.69
Room Totals: Kitchen					68,053.23

**Room: 2nd floor bathroom - Asher****LxWxH 11' 6" x 10' x 9'**

387.00 SF Walls	115.00 SF Ceiling
502.00 SF Walls & Ceiling	115.00 SF Floor
12.78 SY Flooring	43.00 LF Floor Perimeter
103.50 SF Long Wall	90.00 SF Short Wall
43.00 LF Ceil. Perimeter	

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
467. FRM	4SF 3/4W	Stud wall - 2" x 4" - 16" oc 290.25 SF [*]	0.00+	2.26 =	655.97
494. FRM	TRFL+ 182.5	Truss - floor system for second flooor 182.50 LF [*]	0.00+	5.99 =	1,093.18
495. FRM	2X12 20	2" x 12" lumber (2 BF per LF) for rim joist 20.00 LF [*]	0.00+	3.25 =	65.00
504. FRM	SH3/4TG F	Sheathing - plywood - 3/4" - tongue and groove 115.00 SF [*]	0.00+	2.33 =	267.95
505. TIL	BCEM1/2 F	1/2" Cement board 115.00 SF [*]	0.00+	2.84 =	326.60

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CONTINUED - 2nd floor bathroom - Asher

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
506. FCT	TRAV++ F	Travertine tile 115.00 SF [*]	0.00+	14.08 =	1,619.20
641. FCT	SEALG F	Grout/stone sealer 115.00 SF [*]	0.00+	0.94 =	108.10
486. INS	BTF4++ 1/2W	Batt insulation - 4" - R13 - paper faced 193.50 SF [*]	0.00+	1.05 =	203.18
487. FRM	SHW1/2 1/2W	Sheathing - OSB - 1/2" 193.50 SF [*]	0.00+	1.17 =	226.40
485. INS	HWRAP 1/2W	House wrap (air/moisture barrier) 193.50 SF [*]	0.00+	0.24 =	46.44
497. WDW	P<<++ 7	Wood transom window - picture (fixed), up to 6 sf 7.00 EA [*]	0.00+	785.72 =	5,500.04
498. WDW	C++ 2	Wood window - casement, up to 16 sf 2.00 EA [*]	0.00+	1000.08 =	2,000.16
513. FNC	WOP+ 102	Window trim set (casing & stop) 102.00 LF [*]	0.00+	3.80 =	387.60
514. PNT	DORT 7	Paint window trim & jamb - 2 coats (per side) 7.00 EA [*]	0.00+	21.15 =	148.05
515. PNT	DORT> 2	Paint window trim & jamb - Large - 2 coats (per side) 2.00 EA [*]	0.00+	24.89 =	49.78
516. DOR	MN 1	Door - Labor to install provided door unit/s and trim 1.00 EA [*D]	0.00+	156.03 =	156.03
518. PNT	DOR 2	Paint door slab only - 2 coats (per side) 2.00 EA [*]	0.00+	20.65 =	41.30
517. PNT	DORT> 1	Paint door trim & jamb - Large - 2 coats (per side) 1.00 EA [*]	0.00+	24.89 =	24.89
488. MPR	CLKF 102	Seal taping for windows 102.00 LF [*]	0.00+	2.96 =	301.92
519. FNC	1X4C 104	Trim board - 1" x 4" - installed (cedar) for exterior window trim 104.00 LF [*]	0.00+	3.00 =	312.00
520. PNT	TRIM 134	Seal & paint exterior trim - two coats 134.00 LF [*]	0.00+	0.98 =	131.32
521. ELE	110 6	110 volt copper wiring run 6.00 EA [*]	0.00+	58.43 =	350.58
522. ELE	OSS 3	Switch 3.00 EA [*]	0.00+	12.94 =	38.82
523. ELE	GFI 2	Ground fault interrupter (GFI) outlet 2.00 EA [*]	0.00+	28.20 =	56.40

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CONTINUED - 2nd floor bathroom - Asher

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
524. HVC	BVENT+	Bathroom ventilation fan			
	1	1.00 EA [*]	0.00+	158.32 =	158.32
525. LIT	SWRW	Shower light - waterproof fixture			
	1	1.00 EA [*]	0.00+	125.67 =	125.67
526. LIT	BAR3+	Light bar - 3 lights			
	2	2.00 EA [*]	0.00+	92.38 =	184.76
527. LIT	RC++	Recessed light fixture - LED			
	2	2.00 EA [*]	0.00+	117.21 =	234.42
499. DRY	1/2WR+	1/2" water rock - hung, taped, floated, ready for paint			
	1/2W	193.50 SF [*]	0.00+	2.61 =	505.04
500. DRY	1/2++	1/2" drywall - hung, taped, with smooth wall finish			
	1/3W+C	244.00 SF	0.00+	2.08 =	507.52
501. PNT	SP	Seal/prime then paint the walls and ceiling (2 coats)			
	WC	502.00 SF [*]	0.00+	0.71 =	356.42
511. FNC	CWN	Crown molding - 3 1/4"			
	PC	43.00 LF [*]	0.00+	3.04 =	130.72
512. PNT	CWN2	Paint crown molding - two coats			
	PC	43.00 LF [*]	0.00+	1.02 =	43.86
507. FNC	B8H	Baseboard - 8" beveled pine - 2 piece			
	1/2PF	21.50 LF [*]	0.00+	8.62 =	185.33
508. FNC	QR	Quarter round - 3/4"			
	3/4PF	32.25 LF [*]	0.00+	1.16 =	37.41
509. PNT	BCS2	Paint baseboard w/cap - two coats			
	PF	43.00 LF [*]	0.00+	1.62 =	69.66
510. PNT	SHOE	Seal & paint quarter round			
	PF	43.00 LF [*]	0.00+	0.55 =	23.65
468. CAB	FH++	Cabinetry - full height unit - linen closet			
	2	2.00 LF [*]	0.00+	365.19 =	730.38
469. PNT	FH	Seal & paint full height cabinetry - inside and out			
	2	2.00 LF [*]	0.00+	41.67 =	83.34
643. FNC	BK10	Bookcase - built in - 10" - (SF of face area)			
	27	27.00 SF [*]	0.00+	10.06 =	271.62
644. PNT	BK	Seal & paint bookcase			
	27	27.00 SF [*]	0.00+	1.74 =	46.98
470. PLM	RFIXP	Rough in plumbing - per fixture - w/PEX			
	3	3.00 EA [*]	0.00+	468.30 =	1,404.90
471. PLM	TLT+	Toilet			
	1	1.00 EA [*]	0.00+	495.95 =	495.95

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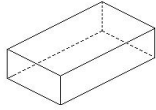
CONTINUED - 2nd floor bathroom - Asher

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
472. CAB	VAN+	Vanity			
	5.5	5.50 LF [*]	0.00+	152.22 =	837.21
502. PNT	VAN	Seal & paint vanity - inside and out			
	5.5	5.50 LF [*]	0.00+	26.02 =	143.11
586. CAB	CTGM	Countertop - Marble			
	11	11.00 SF [*]	0.00+	50.65 =	557.15
503. FNH	BAC+	Bath accessory			
	4	4.00 EA [*]	0.00+	28.07 =	112.28
473. PLM	SNK	Sink - single			
	1	1.00 EA [*]	0.00+	226.69 =	226.69
474. PLM	FAUBA+	Sink faucet - Bathroom			
	1	1.00 EA [*]	0.00+	221.05 =	221.05
478. PLM	SWFAU+	Shower faucet			
	1	1.00 EA [*]	0.00+	292.40 =	292.40
477. TIL	BCEM1/2	1/2" Cement board			
	108	108.00 SF [*]	0.00+	2.84 =	306.72
475. TIL	SWR>>+	Tile shower - 125 to 150 SF			
	1	1.00 EA [*]	0.00+	2209.78 =	2,209.78
642. FCT	SEALG	Grout/tile sealer			
	120	120.00 SF [*]	0.00+	0.76 =	91.20
479. TIL	SIL6	Window sill - tile			
	22	22.00 LF [*]	0.00+	8.10 =	178.20
480. MSD	SDOR++	Shower door			
	1	1.00 EA [*]	0.00+	735.13 =	735.13
483. TIL	SWRPB	Polystyrene shower floor base			
	18	18.00 SF [*]	0.00+	13.79 =	248.22
484. TIL	SWRPM	Waterproof membrane - tile underlayment			
	42	42.00 SF [*]	0.00+	3.85 =	161.70
482. TIL	SWRPMD	Shower drain - for use with waterproof membrane			
	1	1.00 EA [*]	0.00+	167.09 =	167.09

Room Totals: 2nd floor bathroom - Asher**26,194.79**

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**Room: Second floor bathroom - Jenna****LxWxH 11' 6" x 10' 2" x 9'**

390.00 SF Walls
 506.92 SF Walls & Ceiling
 12.99 SY Flooring
 103.50 SF Long Wall
 43.33 LF Ceil. Perimeter

116.92 SF Ceiling
 116.92 SF Floor
 43.33 LF Floor Perimeter
 91.50 SF Short Wall

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
528. FRM	4SF	Stud wall - 2" x 4" - 16" oc			
	W+48	438.00 SF [*]	0.00+	2.26 =	989.88
530. FRM	2X12	2" x 12" lumber (2 BF per LF) for rim joist			
	20	20.00 LF [*]	0.00+	3.25 =	65.00
531. FRM	SH3/4TG	Sheathing - plywood - 3/4" - tongue and groove			
	F	116.92 SF [*]	0.00+	2.33 =	272.42
532. TIL	BCEM1/2	1/2" Cement board			
	F	116.92 SF [*]	0.00+	2.84 =	332.05
533. FCT	TRAV++	Travertine tile			
	F	116.92 SF [*]	0.00+	14.08 =	1,646.23
640. FCT	SEALG	Grout/stone sealer			
	F	116.92 SF [*]	0.00+	0.94 =	109.90
534. INS	BTF4++	Batt insulation - 4" - R13 - paper faced			
	1/2W	195.00 SF [*]	0.00+	1.05 =	204.75
535. FRM	SHW1/2	Sheathing - OSB - 1/2"			
	1/2W	195.00 SF [*]	0.00+	1.17 =	228.15
633. SDG	BEV	Siding - beveled - pine or equal - D3/waterfall			
	W	390.00 SF [*]	0.00+	4.83 =	1,883.70
634. FNC	1X6C	Trim board - 1" x 6" - installed (cedar) at corners for siding trim			
	60	60.00 LF [*]	0.00+	4.60 =	276.00
635. PNT	TRIM	Seal & paint trim - two coats			
	60	60.00 LF [*]	0.00+	0.98 =	58.80
636. FNC	1X8C	Trim board - 1" x 8" - installed (cedar) for frieze board at soffit transition			
	44	44.00 LF [*]	0.00+	6.00 =	264.00
637. PNT	TRIM	Seal & paint frieze board - two coats			
	44	44.00 LF [*]	0.00+	1.15 =	50.60
638. FNC	CWN<	Bed molding - 2 1/4" to match original siding to soffit trim			
	44	44.00 LF [*]	0.00+	2.38 =	104.72
639. PNT	CWN2	Paint bed molding - two coats			
	44	44.00 LF [*]	0.00+	1.02 =	44.88
536. INS	HWRAP	House wrap (air/moisture barrier)			
	1/2W	195.00 SF [*]	0.00+	0.24 =	46.80
537. WDW	P<<++	Wood transom window - picture (fixed), up to 6 sf			
	7	7.00 EA [*]	0.00+	785.72 =	5,500.04

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CONTINUED - Second floor bathroom - Jenna

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
538. WDW	C++	Wood window - casement, up to 16 sf			
	3	3.00 EA [*]	0.00+	1000.08 =	3,000.24
539. FNC	WOP+	Window trim set (casing & stop)			
	118	118.00 LF [*]	0.00+	3.80 =	448.40
540. PNT	DORT	Paint window trim & jamb - 2 coats (per side)			
	7	7.00 EA [*]	0.00+	21.15 =	148.05
541. PNT	DORT>	Paint window trim & jamb - Large - 2 coats (per side)			
	3	3.00 EA [*]	0.00+	24.89 =	74.67
542. DOR	MN	Door - Labor to install provided door unit/s and trim			
	1	1.00 EA [*D]	0.00+	156.03 =	156.03
543. PNT	DOR	Paint door slab only - 2 coats (per side)			
	2	2.00 EA [*]	0.00+	20.65 =	41.30
544. PNT	DORT>	Paint door trim & jamb - Large - 2 coats (per side)			
	1	1.00 EA [*]	0.00+	24.89 =	24.89
545. MPR	CLKF	Seal taping for windows			
	116	116.00 LF [*]	0.00+	2.96 =	343.36
546. FNC	1X4C	Trim board - 1" x 4" - installed (cedar) for exterior window trim			
	118	118.00 LF [*]	0.00+	3.00 =	354.00
547. PNT	TRIM	Seal & paint exterior trim - two coats			
	150	150.00 LF [*]	0.00+	0.98 =	147.00
548. ELE	110	110 volt copper wiring run			
	6	6.00 EA [*]	0.00+	58.43 =	350.58
549. ELE	OSS	Switch			
	3	3.00 EA [*]	0.00+	12.94 =	38.82
550. ELE	GFI	Ground fault interrupter (GFI) outlet			
	2	2.00 EA [*]	0.00+	28.20 =	56.40
551. HVC	BVENT+	Bathroom ventilation fan			
	1	1.00 EA [*]	0.00+	158.32 =	158.32
552. LIT	SWRW	Shower light - waterproof fixture			
	1	1.00 EA [*]	0.00+	125.67 =	125.67
553. LIT	BAR3+	Light bar - 3 lights			
	1	1.00 EA [*]	0.00+	92.38 =	92.38
554. LIT	RC	Recessed light fixture			
	4	4.00 EA [*]	0.00+	91.07 =	364.28
555. DRY	1/2WR+	1/2" water rock - hung, taped, floated, ready for paint			
	1/2W	195.00 SF [*]	0.00+	2.61 =	508.95
556. DRY	1/2++	1/2" drywall - hung, taped, with smooth wall finish			
	WC+228	734.92 SF	0.00+	2.08 =	1,528.63

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CONTINUED - Second floor bathroom - Jenna

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
557. PNT	SP	Seal/prime then paint more than the walls and ceiling (2 coats)			
	WC+228	734.92 SF [*]	0.00+	0.71 =	521.79
558. FNC	CWN	Crown molding - 3 1/4"			
	PC	43.33 LF [*]	0.00+	3.04 =	131.72
559. PNT	CWN2	Paint crown molding - two coats			
	PC	43.33 LF [*]	0.00+	1.02 =	44.20
560. FNC	B8H	Baseboard - 8" beveled pine - 2 piece			
	PF	43.33 LF [*]	0.00+	8.62 =	373.50
561. FNC	QR	Quarter round - 3/4"			
	PF+36	79.33 LF [*]	0.00+	1.16 =	92.02
562. PNT	BCS2	Paint baseboard w/cap - two coats			
	PF	43.33 LF [*]	0.00+	1.62 =	70.19
563. PNT	SHOE	Seal & paint quarter round			
	PF+36	79.33 LF [*]	0.00+	0.55 =	43.63
583. FNC	CLOS	Closet shelf and rod package			
	18	18.00 LF [*]	0.00+	19.44 =	349.92
584. PNT	CLOS	Seal & paint closet shelving - single shelf			
	6	6.00 EA [*]	0.00+	35.37 =	212.22
566. PLM	RFXP	Rough in plumbing - per fixture - w/PEX			
	3	3.00 EA [*]	0.00+	468.30 =	1,404.90
567. PLM	TLT+	Toilet			
	1	1.00 EA [*]	0.00+	495.95 =	495.95
568. CAB	VAN+	Vanity			
	3.5	3.50 LF [*]	0.00+	152.22 =	532.77
569. PNT	VAN	Seal & paint vanity - inside and out			
	3.5	3.50 LF [*]	0.00+	26.02 =	91.07
581. CAB	CTGM	Countertop - Granite or Marble			
	8	8.00 SF [*]	0.00+	50.65 =	405.20
582. CAB	CTGMS	Add on for undermount sink cutout & polish - single basin			
	1	1.00 EA	0.00+	81.17 =	81.17
570. FNH	BAC+	Bath accessory			
	4	4.00 EA [*]	0.00+	28.07 =	112.28
571. PLM	SNK	Sink - single			
	1	1.00 EA [*]	0.00+	226.69 =	226.69
572. PLM	FAUBA+	Sink faucet - Bathroom			
	1	1.00 EA [*]	0.00+	221.05 =	221.05
585. PLM	TUB	Bathtub			
	1	1.00 EA [*]	0.00+	691.08 =	691.08

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CONTINUED - Second floor bathroom - Jenna

CAT	SEL CALC	ACT DESCRIPTION QNTY	REMOVE	REPLACE	TOTAL
573. PLM	TSFAU+	Tub/shower faucet - install provided material			
	1	1.00 EA [*]	0.00+	352.04 =	352.04
574. TIL	BCEM1/2	1/2" Cement board			
	68	68.00 SF [*]	0.00+	2.84 =	193.12
575. TIL	TUB+	Tile tub surround - up to 60 SF			
	1	1.00 EA [*]	0.00+	958.25 =	958.25
576. TIL	SIL6	Window sill - tile			
	22	22.00 LF [*]	0.00+	8.10 =	178.20
577. TIL	NICHE	Additional charge for tile on tub platform			
	1	1.00 EA [*]	0.00+	123.01 =	123.01

Room Totals: Second floor bathroom - Jenna **27,945.86**

Area Items Total: Interior **156,759.99**

Line Item Totals: SINGLETON-2 **169,760.89**

Grand Total Areas:

14,552.11	SF Walls	6,495.60	SF Ceiling	21,047.71	SF Walls and Ceiling
6,324.48	SF Floor	702.72	SY Flooring	1,424.78	LF Floor Perimeter
4,069.96	SF Long Wall	1,807.10	SF Short Wall	1,540.07	LF Ceil. Perimeter
0.00	Floor Area	0.00	Total Area	0.00	Interior Wall Area
0.00	Exterior Wall Area	0.00	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		

Hytek Builders, L.L.C.

San Antonio, TX 78212
210-317-4627
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Summary

Line Item Total			169,760.89
Material Sales Tax	@	8.250%	7,666.08
Subtotal			177,426.97
Cleaning Sales Tax	@	8.250%	31.03
Grand Total			177,458.00

John Soileau
Operator

MyAMC, LLC Appraisal Certification Form

MyAMC, LLC (hereafter MyAMC) certifies, to the best of its knowledge, the following is accurate regarding the completion of the attached appraisal for the property address of
120 W. Summit SAn Antonio TX 78212, MyAMC Order Number: 00312978000, Client Order Number: 831150700391.

Undue Influence Controls:

The appraiser was selected by MyAMC using criteria based on the appraiser's qualifications, proximity to the subject property, and other factors determined by MyAMC to ensure compliance with current appraiser independence regulations. The lender has had no influence in the selection of the appraiser.

MyAMC prohibits direct communication between the appraiser and the lender and requires the appraiser to report any such communication to appropriate regulatory authorities. All communication between the lender and the appraiser are believed to have been conducted through MyAMC, and MyAMC is not aware of any attempt by the lender to influence the value, opinion of market condition, or any other aspect of the appraisal.

Outside of a valid and complete executed purchase contract, no other information has been provided to the appraiser that might influence the value, opinion of market condition, or construction of the appraisal. Such prohibited data includes:

- The owners estimate of value
- A target value
- The purchase price (outside of a valid and complete executed purchase contract)
- The loan amount (outside of a valid and complete executed purchase contract)
- Comparable sales*
- The loan to value ratio (LTV) (outside of a valid and complete executed purchase contract)

*Comparable sales cannot be sent as part of the initial order. As part of value reconsideration process, or QA process, MyAMC may provide reasonable comparables to the appraiser for further appraisal review to ensure that the best available comparables have been used.

With the exception of the bona fide quality assurance review, and requirement of minimum standards for factual information, MyAMC has made no attempt to influence the development of construction of the appraisal. Neither MyAMC, and to the best of its knowledge, nor the lender have conditioned payment for services, or promise of future engagements on the appraised value, opinion of market condition, or other opinions expressed in the appraisal.

Appraiser Qualifications and Watch/Exclusionary List Process:

MyAMC certifies the following:

- The appraiser's license/certification status was verified via ASC.gov
- The appraiser does not appear on the FNMA/FHLMA Exclusionary list



APPRAISAL OF REAL PROPERTY



LOCATED AT

120 W Summit Ave
San Antonio, TX 78212
NCB 1767 BLK 1 LOT 4, W15ft of 5

FOR

Supreme Lending
14801 Quorum Dr., Ste #300
Dallas, TX 75254

OPINION OF VALUE

700,000

AS OF

07/23/2015

BY

John Fitzgerald
Fitzgerald Appraisals
1000 River Park
San Antonio, TX 78216-7824
2103470143
john@fitzgerald-appraisals.com

Uniform Residential Appraisal Report

150718FA804
File # 00312978000

There are 17 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 410,000 to \$ 1,200,000 .															
There are 30 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 400,000 to \$ 1,100,000 .															
FEATURE				SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address 120 W Summit Ave San Antonio, TX 78212				151 E Elsmere Pl San Antonio, TX 78212			142 Laurel Heights Pl San Antonio, TX 78212			133 E Huisache Ave San Antonio, TX 78212					
Proximity to Subject				0.31 miles NE			0.34 miles NE			0.23 miles SE					
Sale Price				\$ 810,000			\$ 617,500			\$ 752,500					
Sale Price/Gross Liv. Area				\$ 218.62 sq.ft.			\$ 239.06 sq.ft.			\$ 232.68 sq.ft.					
Data Source(s)				SaborMLS#1095002;DOM 32			SaborMLS#1058331;DOM 160			SaborMLS#1113149;DOM 21					
Verification Source(s)				Assessr's Ofc-Listing Agent			Assessr's Ofc-Listing Agent			Assessr's Ofc-Listing Agent					
VALUE ADJUSTMENTS				DESCRIPTION			DESCRIPTION			DESCRIPTION					
Sales or Financing				ArmLth			ArmLth			ArmLth					
Concessions				Conv;0			Cash;0			Conv;0					
Date of Sale/Time				s03/15;c02/15			s02/15;c02/15			s06/15;c05/15					
Location				N;Res;			N;Res;			N;Res;					
Leasehold/Fee Simple				Fee Simple			Fee Simple			Fee Simple					
Site				8125 sf			12197 sf			0 9583 sf					
View				N;Res;			N;Res;			N;Res;					
Design (Style)				DT3;Traditional			DT2;Mdtm			DT2;Traditional					
Quality of Construction				Q2			Q2			Q2					
Actual Age				105			92			104					
Condition				C2			C2			C2					
Above Grade				Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths					
Room Count				9 3 4.1			9 4 2.1			8 3 3.0					
Gross Living Area				2,779 sq.ft.			3,705 sq.ft.			2,583 sq.ft.					
Basement & Finished				0sf			0sf			0sf					
Rooms Below Grade															
Functional Utility				Good			Good			Good					
Heating/Cooling				FWA/Cac			FWA/Cac			FWA/Cac					
Energy Efficient Items				Thrmopn/Insltn			Thrmopn/Insltn			Thrmopn/Insltn					
Garage/Carport				1cp2dw			2gd1cp2dw			2gd2dw					
Porch/Patio/Deck				CvdPrch/Patio			Patio/Balcony			CvdPatio					
Features/Updts				2 Fireplaces			2 Fireplaces			1 Fireplace					
Additional Features				Superior Upgrds			Superior Upgrds			Good Upgrds					
Additional Features				IngPool/DtQtrs			Dt Qtrs			IngPool/DtQtrs					
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -85,900			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 51,600			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -45,600					
Adjusted Sale Price of Comparables				Net Adj. 10.6 %			Net Adj. 8.4 %			Net Adj. 6.1 %					
				Gross Adj. 19.0 % \$ 724,100			Gross Adj. 10.3 % \$ 669,100			Gross Adj. 12.0 % \$ 706,900					
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain No Sales were recorded															
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.															
Data Source(s) SABOR MLS, Assessor's Office, County records															
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.															
Data Source(s) SABOR MLS, Assessor's Office, County records															
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).															
ITEM				SUBJECT			COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3		
Date of Prior Sale/Transfer				04/14/2014											
Price of Prior Sale/Transfer				\$385,000											
Data Source(s)				SABOR MLS #1035962			SABOR MLS			SABOR MLS			SABOR MLS		
Effective Date of Data Source(s)				07/29/2015			07/29/2015			07/29/2015			07/29/2015		
Analysis of prior sale or transfer history of the subject property and comparable sales Prior sales and transfer history appear to be arms length transactions or warranted discounted sales. No evidence was found of improper transfers, or flipping of properties. Subject was purchased on 04/14/2014 for \$385,000 and subsequently extensively remodeled and updated which accounts for the significant increase in value. (See General Text Addendum)															
Summary of Sales Comparison Approach In selecting appropriate comparables, the appraiser chose to select similar homes of similar quality from the subject's immediate area of Monte Vista, which is a historical district. The sales selected presented an adequate bracketing of the subject as well as a good sampling of similar homes from the area. Market adjustments were made for the differences as warranted. Sale 3's detached quarters have been extensively updated with good quality finishes, therefore, a downward adjustment was warranted. Equal weight was given all sales in the final analysis of value. In the appraiser's opinion, the final market value was considered to be in the middle of the indicated range of value.															
SEE ADDITIONAL COMPS PG FOR FURTHER EXPLANATION OF ADJUSTMENTS															
Indicated Value by Sales Comparison Approach \$ 700,000															
Indicated Value by: Sales Comparison Approach \$ 700,000 Cost Approach (if developed) \$ 557,896 Income Approach (if developed) \$ 0															
See Final Reconciliation of Value in the Addendum for Explanation															
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: The appraisal of the subject property is made in "as is" condition and as set forth on the attached certification and limiting conditions															
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 700,000 , as of 07/23/2015 , which is the date of inspection and the effective date of this appraisal.															

Uniform Residential Appraisal Report

150718FA804
File # 00312978000

SALES COMPARISON APPROACH	FEATURE	SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
	Address	120 W Summit Ave San Antonio, TX 78212			330 W Summit Ave San Antonio, TX 78212											
	Proximity to Subject				0.22 miles W											
	Sale Price	\$						\$ 884,900								
	Sale Price/Gross Liv. Area	\$ sq.ft.			\$ 251.32 sq.ft.			\$ sq.ft.			\$ sq.ft.					
	Data Source(s)				SaborMLS#1121427;DOM 42											
	Verification Source(s)				Assessor's Ofc-SP/LP = 97%											
	VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION			+(-) \$ Adjustment		
	Sales or Financing Concessions				Listing											
	Date of Sale/Time				Active			-26,500								
	Location	N;Res;			N;Res;											
	Leasehold/Fee Simple	Fee Simple			Fee Simple											
	Site	8125 sf			10890 sf			-5,000								
	View	N;Res;			N;Res;											
	Design (Style)	DT3;Traditional			DT3;Traditional											
	Quality of Construction	Q2			Q2											
	Actual Age	105			102			0								
	Condition	C2			C2											
	Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths				Total	Bdrms.	Baths			
	Room Count	9	3	4.1	9	4	4.1	0								
	Gross Living Area	2,779 sq.ft.			3,521 sq.ft.			-81,600			sq.ft.			sq.ft.		
	Basement & Finished Rooms Below Grade	0sf			0sf											
	Functional Utility	Good			Good											
	Heating/Cooling	FWA/Cac			FWA/Cac											
	Energy Efficient Items	Thrmopn/Insln			Thrmopn/Insln											
	Garage/Carport	1cp2dw			2qd2dw			-6,000								
	Porch/Patio/Deck	CvdPrch/Patio			CvdPrch/CvPat			0								
	Features/Updts	2 Fireplaces			1 Fireplace			+2,000								
	Additional Features	Superior Upgrds			Superior Upgrds											
	Additional Features	IngPool/DtQtrs			Dt Qtrs			+20,000								
	Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -97,100			<input type="checkbox"/> + <input type="checkbox"/> -			\$		
	Adjusted Sale Price of Comparables				Net Adj. 11.0 %						Net Adj. %					
					Gross Adj. 15.9 %			\$ 787,800			Gross Adj. %			\$		
	SALE HISTORY	Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).														
		ITEM	SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6				
Date of Prior Sale/Transfer		04/14/2014														
Price of Prior Sale/Transfer		\$385,000														
Data Source(s)		SABOR MLS #1035962			SABOR MLS											
Effective Date of Data Source(s)		07/29/2015			07/29/2015											
Analysis of prior sale or transfer history of the subject property and comparable sales																
ANALYSIS / COMMENTS	Analysis/Comments ADJUSTMENTS MADE FOR THE DIFFERENCES IN COMPARABLES ARE DERIVED FROM PAIRED SALES AND COST TO CURE ANALYSIS. IN MAKING ADJUSTMENTS, THE APPRAISER USED SALES FROM THE SUBJECT'S AREA AND EXTRACTED VALUES FOR THE DIFFERENCES AS FOLLOWS:															
	1) LOT SIZES-- IN THE SUBJECT'S MARKET AREA THE DIFFERENCES IN LOT SIZES CAN VARY FROM 6000-9000 SF IN MANY OF THE TYPICAL HOMES AND NO APPRECIABLE VALUE DIFFERENCES CAN BE ASCERTAINED AND THEREFORE NO ADJUSTMENT WAS WARRANTED OR MADE FOR THE MINOR DIFFERENCE IN SQ FOOTAGE OF THE LOTS. ADJUSTMENTS WERE MADE AT +/- \$2.50 PER SQUARE FOOT FOR LOTS THAT WERE LARGER THAN TYPICAL.															
	2)AGE ADJUSTMENTS-- THE AGE OF THE HOMES IN THIS AREA ARE 40-100+. AS HOMES AGE, THE GENERAL MAINTENANCE OF THE HOME IS UPGRADED OR RENOVATED TO MAINTAIN THE HOME AS A TYPICAL HOME IN THE AREA. THIS UPGRADING VIRTUALLY ADJUSTS THE EFFECTIVE AGE OF THE HOME. THE EFFECTIVE AGE OF OLDER HOMES ARE FAIRLY CONSISTENT AND THEREFORE NO AGE ADJUSTMENT IS RECOGNIZED IN THE MARKET FOR THE DIFFERENCES.															
	3)BEDROOMS -- THE NUMBER OF BEDROOMS IN THIS AREA ARE MOSTLY 3-4 AND NO ADJUSTMENT IS MADE FOR THE DIFFERENCES AS THE DIFFERENCE IN BEDROOMS IS REFLECTED IN SQ FOOTAGE. MAKING AN ADJUSTMENT FOR BOTH BEDROOM AND SQ FOOTAGE IS REDUNDANT															
	4)PORCH/PATIO+FIREPLACE -- THESE ADJUSTMENTS ARE MADE ON MOSTLY A COST TO CURE BASIS WITH A DISCOUNT IN VALUE MADE DUE TO THE LIMITED ADDITIONAL VALUE THESE AMENITIES ADD TO THE MARKET VALUE															
	ADDITIONAL FEATURES/UPGRADES ---THESE ADJUSTMENTS ARE MADE TO REFLECT THE INTERIOR UPGRADING OF THE HOMES															
	AVERAGE UPGRADES-- CARPET/VINYL FLOORING, VINYL/CERAMIC BATHROOMS, 30" STANDARD KITCHEN CABINETS, AVERAGE APPLIANCES															
	AVG/GD UPGRADES--CERAMIC/CARPET FLOORING, ALL CERAMIC BATHROOMS, 30-42 " KITCHEN CABINETS, AVERAGE/GOOD APPLIANCES															
	GOOD UPGRADES--CERAMIC/CARPET FLOORING, TILE BATHROOMS, 42' KITCHEN CABINETS, SOLID/GRANITE COUNTERTOPS, GOOD QUALITY APPLIANCES															
	SUPERIOR UPGRADES--HIGH END TILE/WOOD FLOORING, 42" KITCHEN CABINETS, GRANITE COUNTERTOPS, SIGNIFICANT ARCHITECTURAL DETAILS, HIGH END APPLIANCES-----THE ADJUSTMENTS MADE REFLECT THE COST TO UPGRADE FROM THE VARIOUS RATINGS WITH A TYPICAL MARKET VALUE DISCOUNT (60-90%OF VALUE) DETERMINED BY THE SUBJECT AREA AND OVERALL MARKET VALUE.															

Uniform Residential Appraisal Report

150718FA804
File # 00312978000

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

150718FA804
File # 00312978000

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

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File # 00312978000

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

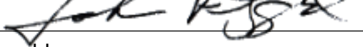
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 

Name John Fitzgerald

Company Name Fitzgerald Appraisals

Company Address 1000 River Park
San Antonio, TX 78216-7824

Telephone Number 2103470143

Email Address john@fitzgerald-appraisals.com

Date of Signature and Report 07/29/2015

Effective Date of Appraisal 07/23/2015

State Certification # 1331664

or State License #

or Other (describe) State #

State TX

Expiration Date of Certification or License 11/30/2016

ADDRESS OF PROPERTY APPRAISED

120 W Summit Ave
San Antonio, TX 78212

APPRAISED VALUE OF SUBJECT PROPERTY \$ 700,000

LENDER/CLIENT

Name My AMC

Company Name Supreme Lending

Company Address 14801 Quorum Dr., Ste #300, Dallas, TX 75254

Email Address dontreply@primelending.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #
or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

- ☐ Did not inspect subject property
- ☐ Did inspect exterior of subject property from street
Date of Inspection
- ☐ Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
- ☐ Did inspect exterior of comparable sales from street
Date of Inspection

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner’s site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from “stock” standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

USPAP Compliance Addendum

Loan # 150718FA804
File # 00312978000

Borrower	Scott Singleton				
Property Address	120 W Summit Ave				
City	San Antonio	County	Bexar	State	TX Zip Code 78212
Lender/Client	Supreme Lending				

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

☒ Appraisal Report

This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report

This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

☐ The statements of fact contained in this report are true and correct.

☐ The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

☐ I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.

☐ I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

☐ My engagement in this assignment was not contingent upon developing or reporting predetermined results.

☐ My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

☐ My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

☐ This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

☐ I have NOT made a personal inspection of the property that is the subject of this report.

☒ I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

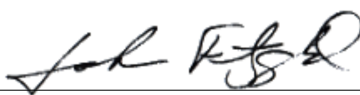
MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

☒ A reasonable marketing time for the subject property is 0-120 day(s) utilizing market conditions pertinent to the appraisal assignment.

☒ A reasonable exposure time for the subject property is 0-120 day(s).

APPRAISER

Signature



Name

John Fitzgerald

Date of Signature

07/29/2015

State Certification #

1331664

or State License #

State

TX

Expiration Date of Certification or License

11/30/2016

Effective Date of Appraisal

07/23/2015

Signature

Name

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

Supervisory Appraiser Inspection of Subject Property

☐ Did Not

☐ Exterior-only from Street

☐ Interior and Exterior

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

USPAP Compliance Addendum 2014

Page 1 of 1

Form ID14EC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Subject Photo Page

Borrower	Scott Singleton					
Property Address	120 W Summit Ave					
City	San Antonio	County	Bexar	State	TX	Zip Code 78212
Lender/Client	Supreme Lending					



Subject Front

120 W Summit Ave
Sales Price
Gross Living Area 2,779
Total Rooms 9
Total Bedrooms 3
Total Bathrooms 4.1
Location N;Res;
View N;Res;
Site 8125 sf
Quality Q2
Age 105



Subject Rear



Subject Street

Comparable Photo Page

Borrower	Scott Singleton					
Property Address	120 W Summit Ave					
City	San Antonio	County	Bexar	State	TX	Zip Code 78212
Lender/Client	Supreme Lending					



Comparable 1

151 E Elsmere Pl	
Prox. to Subject	0.31 miles NE
Sale Price	810,000
Gross Living Area	3,705
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	12197 sf
Quality	Q2
Age	92



Comparable 2

142 Laurel Heights Pl	
Prox. to Subject	0.34 miles NE
Sale Price	617,500
Gross Living Area	2,583
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	8712 sf
Quality	Q2
Age	92



Comparable 3

133 E Huisache Ave	
Prox. to Subject	0.23 miles SE
Sale Price	752,500
Gross Living Area	3,234
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	9583 sf
Quality	Q2
Age	104

Comparable Photo Page

Borrower	Scott Singleton					
Property Address	120 W Summit Ave					
City	San Antonio	County	Bexar	State	TX	Zip Code 78212
Lender/Client	Supreme Lending					



Comparable 4

330 W Summit Ave	
Prox. to Subject	0.22 miles W
Sale Price	884,900
Gross Living Area	3,521
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	4.1
Location	N;Res;
View	N;Res;
Site	10890 sf
Quality	Q2
Age	102

Comparable 5

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Interior Photos

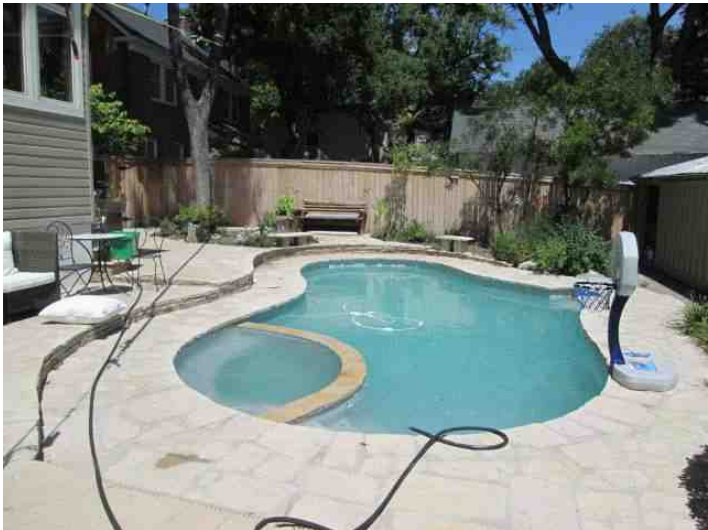
Borrower	Scott Singleton					
Property Address	120 W Summit Ave					
City	San Antonio	County	Bexar	State	TX	Zip Code 78212
Lender/Client	Supreme Lending					



Side View of Subject
Port Cochere



Side View of Subject



Inground Pool



Storage / Guest Quarters



Living Room

Interior Photos

Borrower	Scott Singleton				
Property Address	120 W Summit Ave				
City	San Antonio	County	Bexar	State	TX
Lender/Client	Supreme Lending	Zip Code	78212		



Dining Room



Half Bath



Utility Room



Kitchen



Kitchen



Study

Interior Photos

Borrower	Scott Singleton					
Property Address	120 W Summit Ave					
City	San Antonio	County	Bexar	State	TX	Zip Code 78212
Lender/Client	Supreme Lending					



Master Bedroom



Master Bathroom



Bedroom



Bathroom



Bedroom



Bathroom

Interior Photos

Borrower	Scott Singleton					
Property Address	120 W Summit Ave					
City	San Antonio	County	Bexar	State	TX	Zip Code 78212
Lender/Client	Supreme Lending					



3rd Floor Loft Area



3rd Floor Bathroom



Wood Ceiling



Custom Design Ceiling Treatment



Guest Quarters



Guest Quarters

Interior Photos

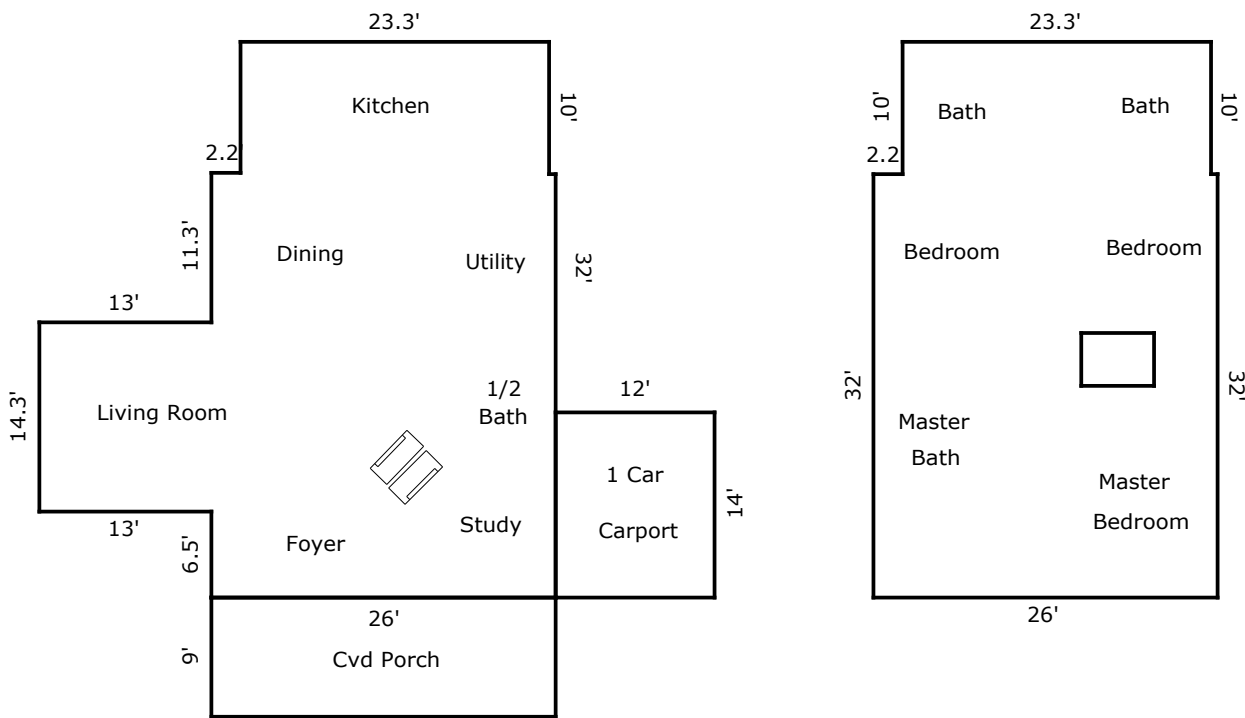
Borrower	Scott Singleton					
Property Address	120 W Summit Ave					
City	San Antonio	County	Bexar	State	TX	Zip Code 78212
Lender/Client	Supreme Lending					



Guest Quarters

Building Sketch (Page - 1)

Borrower	Scott Singleton					
Property Address	120 W Summit Ave					
City	San Antonio	County	Bexar	State	TX	Zip Code 78212
Lender/Client	Supreme Lending					



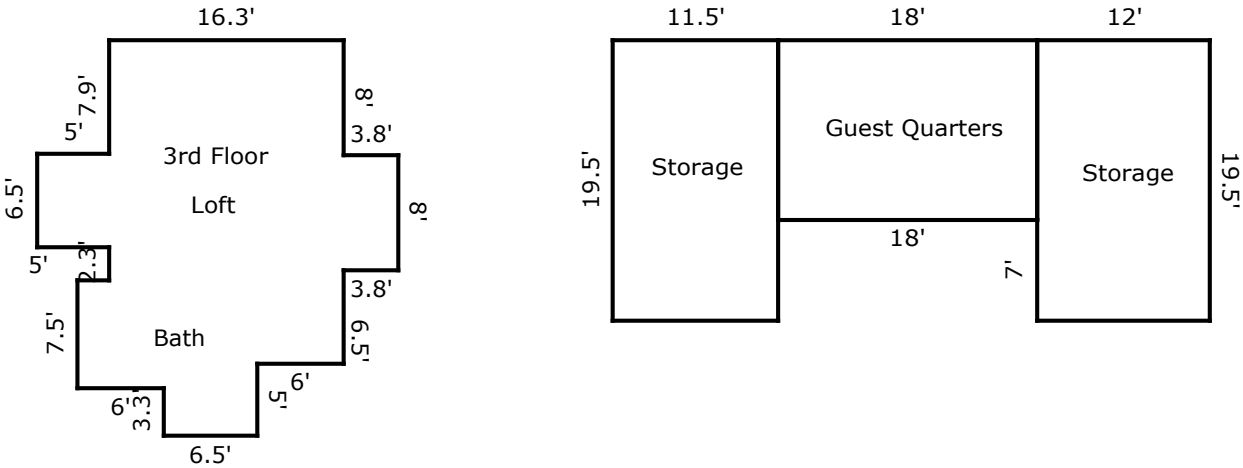
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1251.12 Sq ft	$14.3 \times 13 = 185.9$	
		$26 \times 32 = 832$	
		$10 \times 23.3 = 233$	
		$0.1 \times 2.2 = 0.22$	
Second Floor	1065 Sq ft	$26 \times 32 = 832$	
		$10 \times 23.3 = 233$	
Staircase	-22 Sq ft	$4 \times 5.5 = 22$	
Total Living Area (Rounded):		2294 Sq ft	
Non-living Area			
1 Car Carport	168 Sq ft	$14 \times 12 = 168$	
Covered Porch	234 Sq ft	$9 \times 26 = 234$	

Building Sketch (Page - 2)

Borrower	Scott Singleton					
Property Address	120 W Summit Ave					
City	San Antonio	County	Bexar	State	TX	Zip Code 78212
Lender/Client	Supreme Lending					



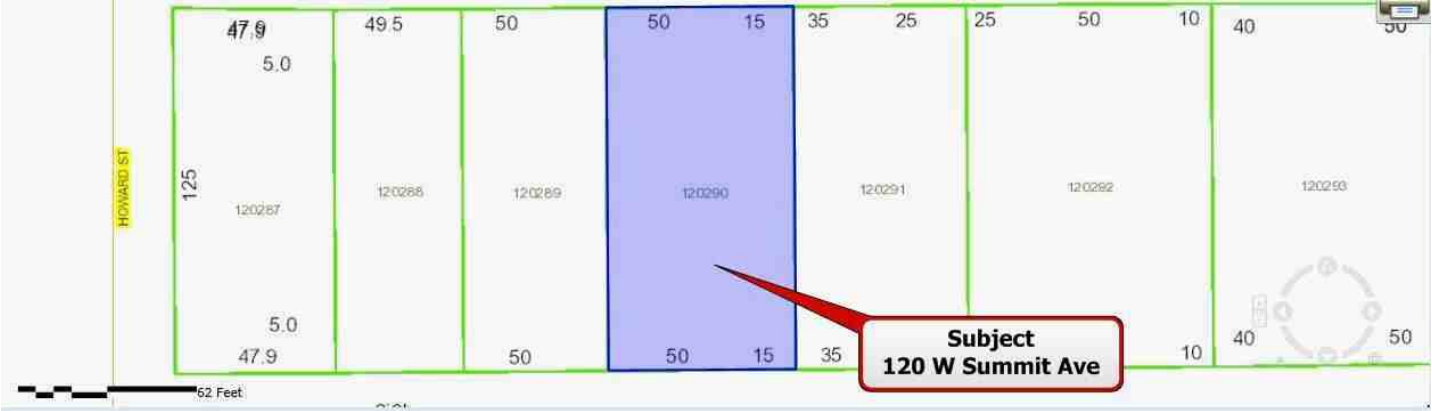
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
Third Floor	485.11 Sq ft	$8 \times 3.8 = 30.4$	
		$6.5 \times 5 = 32.5$	
		$16.3 \times 16.7 = 272.21$	
		$5.8 \times 6 = 34.8$	
		$7.5 \times 6 = 45$	
		$10.8 \times 6.5 = 70.2$	
Total Living Area (Rounded):		485 Sq ft	
Non-living Area			
Storage #2	234 Sq ft	$19.5 \times 12 = 234$	
Storage #1	224.25 Sq ft	$11.5 \times 19.5 = 224.25$	
Guest Quarters	225 Sq ft	$12.5 \times 18 = 225$	

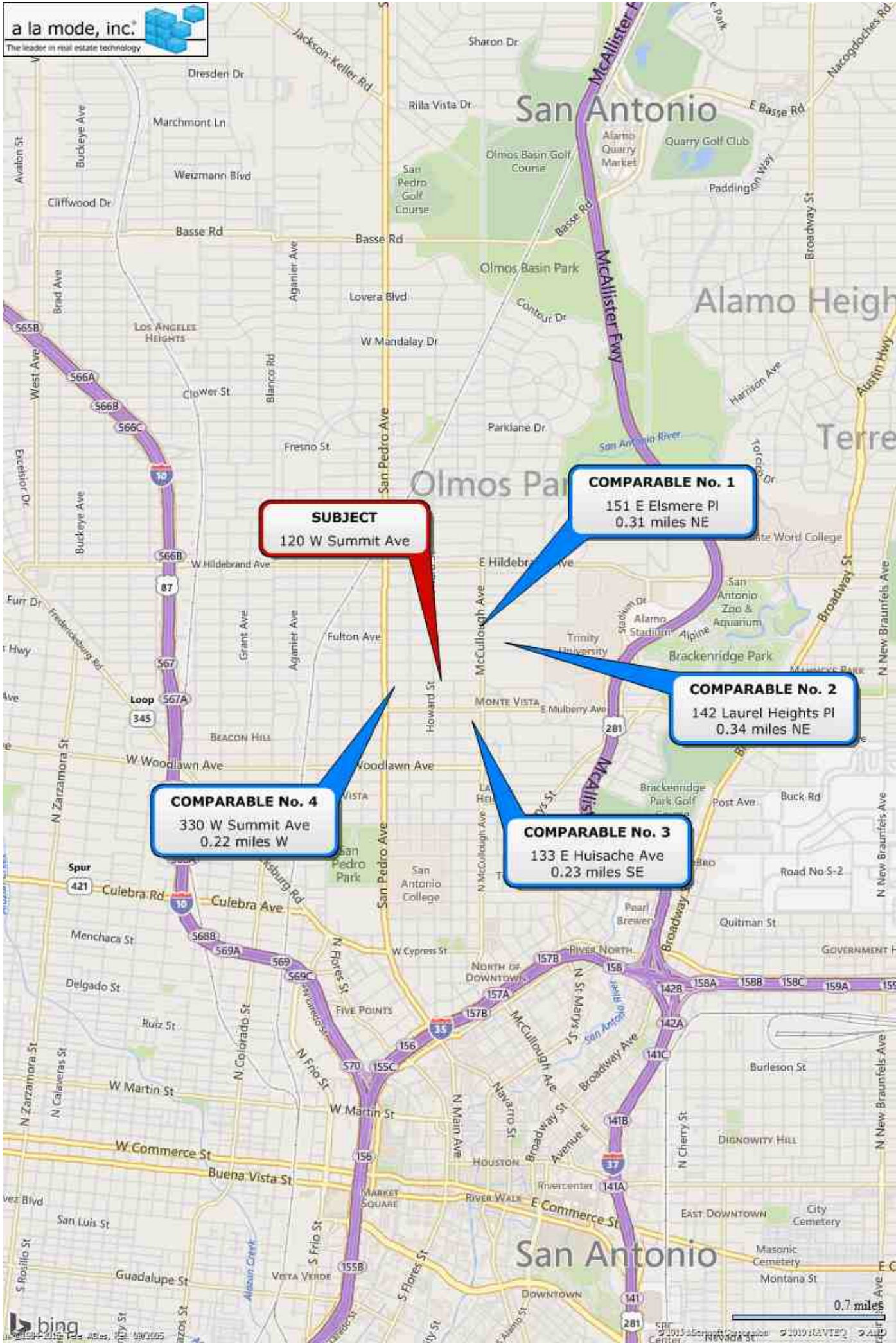
Plat Map

Borrower	Scott Singleton					
Property Address	120 W Summit Ave					
City	San Antonio	County	Bexar	State	TX	Zip Code 78212
Lender/Client	Supreme Lending					



Location Map

Borrower	Scott Singleton				
Property Address	120 W Summit Ave				
City	San Antonio	County	Bexar	State	TX
				Zip Code	78212
Lender/Client	Supreme Lending				



Aerial Map

Borrower	Scott Singleton					
Property Address	120 W Summit Ave					
City	San Antonio	County	Bexar	State	TX	Zip Code 78212
Lender/Client	Supreme Lending					



State License

Borrower	Scott Singleton					
Property Address	120 W Summit Ave					
City	San Antonio	County	Bexar	State	TX	Zip Code 78212
Lender/Client	Supreme Lending					

You may wish to laminate the pocket identification card to preserve it.

JOHN DAVID FITZGERALD
1000 RIVER PARK
SAN ANTONIO, TX 78216

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax: (512) 936-3889

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188

Certified Residential Real Estate Appraiser

Number: TX 1331664 R

Issued: 11/17/2014 Expires: 11/30/2016

Appraiser: JOHN DAVID FITZGERALD

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use the title, Certified Residential Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified Residential Real Estate Appraiser

Number: TX 1331664 R

Issued: 11/17/2014 Expires: 11/30/2016

Appraiser: JOHN DAVID FITZGERALD

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified Residential Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

Supplemental Addendum

File No. 00312978000

Borrower	Scott Singleton				
Property Address	120 W Summit Ave				
City	San Antonio	County	Bexar	State	TX Zip Code 78212
Lender/Client	Supreme Lending				

HOMEOWNER'S LIST OF REPAIRS TO HOUSE

Here are the estimates. I have receipts and itemized lists of ACTUALs at home.

\$500 Retainer - Architect
\$5000 Architectural Services/Historic Reviews - Pam & Scott Carpenter
\$176,000 Estimate for Major systems & majority of work - Contractor #1-Hytek Builders (see attached bid)
\$25,000 Actual contingency/overages (14.5% of original bid - line item above) contractor #1 - Hytek Builders
\$40000 Master bathroom/closet - Not in original bid - Contractor #1 - Hytek Builders
\$25,000 Pool & Hottub Rewire/New Pumps/Resurfacing/New Tile/New Decking - Contractor #2 - Jurado Pools
\$15,000 Flagstone Porch, Steps, New Fence - Contractor #3 - Command Construction
\$20,000 New Appliances Kitchen - Sears KitchenAid Architect Series
\$1500 Appliance Installation
\$6,000 Reclaimed Antique Pine Flooring Material Cost Only - KJ Texas

\$1000 Demo of oak flooring
\$4000 Install of pine flooring

\$600 100% Pure Tung Oil for refinishing of pine floors - special order - Natural Heritage
\$10,000 Material and Labor for kitchen, laundry & 2 bath Countertops - Level 4 - Grey Goose Quartzite & Exotic Leather-finishshed Green Rainforest Granite youth male bath - Contractor #4 - Stone City
\$800 Tree and Landscaping - Contractor #5 - Gattica Construction
\$300 Structural Engineer - Mike Couch
\$1500 Permitting/Inspections
\$2500 Foam Insulation
\$10000 Tankless Water heater, water softener, house water filtration system and installation
\$2500 Alkaline Water System in kitchen

\$16000 Windows for kitchen and kids' baths - Pella
\$650 Antique door for new back door - The Old Door Store
\$1700 Antique furniture to be converted into vanities - Antiques on Hildebrand
\$350 Antique chandelier, rewiring, and installation (entry hall) - Not in original bid
\$30000 two brand new HVAC systems, duct work & installation