HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016 Agenda Item No:

2016-026 120 W SUMMIT NCB 1767 BLK 1 LOT 4, W15 FT OF 5 R4 H 1 Monte Vista Historic District Allison Singleton Allison Singleton
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





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San Antonio, TX 78212 210-317-4627 hytek.builders@gmail.com Scott & Allison Singleton Client: 120 W. Summit Ave. Home: San Antonio, TX 78212 Operator: JOHN Estimator: John Soileau Business: (210) 317-4627 Position: Operator Company: Hytek Builders, L.L.C. **Business:** 225 W. Wildwood Dr. San Anotnio, TX 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

Agent of Hytek Builders, L.L.C.

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SINGLETON-2

Front Elevation

Area Items: Front Elevation

CAT	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
404. CNC	PILE<	Concrete Piers - 12" diameter - b	pox formed to match exis	ting	
	35	35.00 LF [*]	0.00+	38.47 =	1,346.45
587. CNC	STP	Concrete steps off west kitchen	entrance - labor & materi	al	
	1	1.00 EA [*]	0.00+	339.23 =	339.23
588. ORI	BIDITM	Ornamental Iron (Bid Item) - est	timated cost depending of	n final spec of material	and design
	1	1.00 EA [*D]	0.00+	713.46 =	713.46
589. CNC	STP	Concrete steps for east kitchen e	entrance - 6' width - labor	& material	
	1	1.00 EA [*]	0.00+	554.30 =	554.30
604. MAS	LIM+	Flagstone overlay on concrete la	indings		
	84	84.00 SF [*]	0.00+	13.53 =	1,136.52
603. MAS	BRKL	Brick lintel - steel for vent cut of	uts and existing compron	nised masonry	
	48	48.00 LF [*]	0.00+	5.72 =	274.56
590. ORI	BIDITM	Ornamental Iron (Bid Item) - est	timated cost depending of	n final spec of design a	nd material
	1	1.00 EA [*D]	0.00+	1206.58 =	1,206.58
591. CNC	STP	Concrete steps for living room e	ntrance - labor & materia	ıl	
	1	1.00 EA [*]	0.00+	554.30 =	554.30
592. ORI	BIDITM	Ornamental Iron (Bid Item) - est	timated cost depending of	n final spec of design a	nd material
	1	1.00 EA [*D]	0.00+	1206.58 =	1,206.58
593. LIT	BIDITM	Light Fixtures (Bid Item) estima	ted cost for step lighting	and pool deck lighting	depending
		on final spec on material and des	sign		
	1	1.00 EA [*D]	0.00+	2481.41 =	2,481.41
405. DMO	DUMP>	Dumpster load - Approx. 30 yar			
	2	2.00 EA [*D]	458.62+	0.00 =	917.24

Area Items Total: Front Elevation

10,730.63

Room: Front Porch



715.67 SF Walls1,004.42 SF Walls & Ceiling32.08 SY Flooring258.96 SF Long Wall76.00 LF Ceil. Perimeter

LxWxH 27' 6" x 10' 6" x 9' 5"

288.75 SF Ceiling288.75 SF Floor76.00 LF Floor Perimeter98.88 SF Short Wall

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CAT	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
27. MAS	MN	Masonry - Labor to cut through	n masonry facade to instal	l mail slot	
	1	1.00 EA [D]	0.00+	119.07 =	119.07
28. FNH	MAIL	(Install) Mailboxes - through w	all mail slot through mase	onry	
	1	1.00 EA [*]	0.00+	69.55 =	69.55
645. LIT	MN	Light Fixture - Labor and mate	rial to rebuild existing fix	tures	
	1	1.00 EA [D]	0.00+	233.71 =	233.71
646. ELE	110	R&R 110 volt copper wiring ru	in for lights		
	2	2.00 EA [*]	3.50+	58.43 =	123.86
Room Tota	ls: Front Porch				546.19

		Room: Carport		LxWxH	H 15' x 14' x 8'
	\frown	464.00 SF Walls		210.00 SF Ceiling	
K		674.00 SF Walls &	Ceiling	210.00 SF Floor	
\langle		23.33 SY Flooring		58.00 LF Floor Pe	rimeter
	\checkmark	120.00 SF Long Wa	ıll	112.00 SF Short W	all
		58.00 LF Ceil. Per	imeter		
САТ	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
29. FNC	MN	Finish Carpentry - repair separa	ted/rotted column bases	5	
	1	1.00 EA [D]	0.00+	156.03 =	156.03
Room Tota	lls: Carport				156.03

	Room: Second Story North Face	Formula Hip Roof & Box 26' x 1' x 8' 8''
,12	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	ACT DESCRIPTION			
	CALC	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

		Room: West Facade		Formula Hip Roof & Box	x 33' x 1' x 22'
.12 1		1,496.00 SF Walls		302.87 SF Ceiling	
		1,798.87 SF Walls & 0	Ceiling	33.00 SF Floor	
		3.67 SY Flooring	-	68.00 LF Floor Pe	rimeter
		726.00 SF Long Wa	11	22.00 SF Short W	all
		86.00 LF Ceil. Peri	meter		
САТ	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
68. FNC	MN	Finish Carpentry - Labor to cut materials tbd	in vent and cover or	a crawlspace access door for	venting -
	1	1.00 EA [D]	0.00+	156.03 =	156.03
69. MAS	MN	Masonry - Labor cut in and insta support repair fracture in grade		ng through foundation wall w	vent to
	1	1.00 EA [D]	0.00+	119.07 =	119.07
71. CNC	MN	Miscellaneous Concrete - Labor runoff	and matrial to insta	ll 3' curb on north of access	to divert
	1	1.00 EA [*D]	0.00+	289.10 =	289.10

Room Totals: West Facade



1,496.00 SF Walls1,683.49 SF Walls & Ceiling3.67 SY Flooring726.00 SF Long Wall86.00 LF Ceil. Perimeter

Room: East Facade

Formula Hip Roof & Box 33' x 1' x 22'

187.49 SF Ceiling33.00 SF Floor68.00 LF Floor Perimeter22.00 SF Short Wall

222.90

564.20

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		Subroom 1: Wing	I	Formula Hip Roof & Box	13' x 12' x 10'
12		500.00 SF Walls		306.47 SF Ceiling	
		806.47 SF Walls &	Ceiling	156.00 SF Floor	
		17.33 SY Flooring	-	50.00 LF Floor Pe	rimeter
		130.00 SF Long Wa	ıll	120.00 SF Short W	all
		64.00 LF Ceil. Per			
CAT	SEL	ACT DESCRIPTION			
	CALC	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 wall where water is penetrating			oundation
	1	1.00 EA [*D]	0.00+	277.24 =	277.24
Room Tota	ls: East Facade				396.12
Area Items	Total: Front Elev	ation			12,616.07

Room: Casita	Formula Clerestory 42' x 19' 6'' x 9'
1,199.00 SF Walls	902.50 SF Ceiling
2,101.50 SF Walls & Ceiling	819.00 SF Floor
91.00 SY Flooring 168.98 LF Ceil. Perimeter	123.00 LF Floor Perimeter

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

Room Totals: Casita

384.83

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Interior

	Room: Study			LxWxH 12' 8	" x 11' 4" x 9'
	\land	432.00 SF Walls		143.56 SF Ceiling	
\sim		575.56 SF Walls & Ceili	ng	143.56 SF Floor	
\langle		15.95 SY Flooring		48.00 LF Floor Pe	rimeter
~	\checkmark	114.00 SF Long Wall		102.00 SF Short Wa	all
		48.00 LF Ceil. Perimete	er		
САТ	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
151. DRY	PATCH	Drywall patch / small repair, ready f	or 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 - Resid	ential		
	F	143.56 SF [*]	0.00+	0.23 =	33.02

Room Totals: Study

489.85

		Room: Foyer		LxWxH	I 15' x 10' x 9'
	\land	450.00 SF Walls		150.00 SF Ceiling	
\sim	\sim	600.00 SF Walls & Ceil	ing	150.00 SF Floor	
\sim		16.67 SY Flooring		50.00 LF Floor Pe	rimeter
	Ý	135.00 SF Long Wall		90.00 SF Short Wa	all
		50.00 LF Ceil. Perimet	ter		
CAT	SEL	ACT DESCRIPTION			
	CALC	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	ACT DESCRIPTION			
	CALC	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 - Res	sidential		
	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
\geq	601.17 SF Walls & Ceiling	154.17 SF Floor
	17.13 SY Flooring	49.67 LF Floor Perimeter

САТ	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
188. DRY	PATCH	Drywall patch / small repair, rea	dy 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) of	utlet in weatherproof box	X	
	1	1.00 EA [*]	0.00+	52.91 =	52.91
617. LIT	SPOT2M	Spot light fixture - double - w/m	otion 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

112.50 SF Long Wall

49.67 LF Ceil. Perimeter

111.00 SF Short Wall

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CONTINUED - Living Room

CAT	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
615. LIT	SCON+	Light fixture - wall sconce - exte	rior through masonry		
	2	2.00 EA [*]	0.00+	91.47 =	182.94
201. MAS	BRK	Detach & Reset Brick veneer - re and re-lay to unit	emove masonry to frame	in for french door unit	, install lentil
	35	35.00 SF [*]	0.00+	0.00 =	1,249.85
202. DOR	FRX2+	(Install) French double doors - E	xterior - install privided	material	
	1	1.00 EA [*]	0.00+	468.96 =	468.96
395. PNT	FR	Paint French door slab only - 2 c	oats (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 - R	esidential		
	F	154.17 SF [*]	0.00+	0.23 =	35.46

2,764.02

Room Totals: Living Room

		Room: Dining Room		Formula Tray 13' 8	" x 12' 3" x 8'
		414.67 SF Walls		210.85 SF Ceiling	
10000		625.52 SF Walls & C	eiling	167.42 SF Floor	
	9	18.60 SY Flooring		51.83 LF Floor Pe	rimeter
- CERT		109.33 SF Long Wall		98.00 SF Short Wa	all
YIL/		51.83 LF Ceil. Perin	neter		
САТ	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
203. TMP	MN	Temporary Repair - Labor and m	aterial to build chand	elier case - protective	
	1	1.00 EA [*D]	0.00+	134.48 =	134.48
219. FCW	MN	Wood Floor Covering - Labor and are to be removed	d material to patch oa	k strip flooring where ret	urn air grills
	1	1.00 EA [*D]	0.00+	284.70 =	284.70
218. FNC	B8H	R&R Baseboard - 8" beveled pine	e - 2 piece		
	10	10.00 LF [*]	0.39+	9.36 =	97.50
204. PNT	B>2	Paint baseboard, oversized with c	ap - two coats		
	PF	51.83 LF [*]	0.00+	1.37 =	71.01
SINGLETON-	-2			6/1/201	4 Page: 8

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CONTINUED - Dining Room

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

Room Totals: Dining Room

	Room: Laundry Room	LxWxH 13' x 10' 4'' x 9'
\land	420.00 SF Walls	134.33 SF Ceiling
$\langle \rangle$	554.33 SF Walls & Ceiling	134.33 SF Floor
	14.93 SY Flooring	46.67 LF Floor Perimeter
~	117.00 SF Long Wall	93.00 SF Short Wall
	46.67 LF Ceil. Perimeter	

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

757.43

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CONTINUED - Laundry Room

CAT	SEL	ACT DESCRIPTION			
	CALC	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	r 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 un	it		
	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 - i	inside and out		
	36	36.00 LF [*]	0.00+	22.95 =	826.20
242. PNT	LOW	Seal & paint cabinetry - lower - i	inside and out		
	9	9.00 LF [*]	0.00+	35.35 =	318.15
228. PNT	FH	Seal & paint full height cabinetry			
	4	4.00 LF [*]	0.00+	33.84 =	135.36
459. CAB	LOW+	Cabinetry - work station on north			
	4	4.00 LF [*]	0.00+	196.90 =	787.60
460. PNT	LOW	Seal & paint work station cabine			
	4	4.00 LF [*]	0.00+	27.52 =	110.08
243. PLM	RFIXP	Rough in plumbing - per fixture			
	2	2.00 EA [*]	0.00+	468.30 =	936.60

SINGLETON-2

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CONTINUED - Laundry Room

CAT	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
244. PLM	RGHFIX	Rough in for dryer and vent - rec	essed crawlspace vent p	an	
	1	1.00 EA [*]	0.00+	264.17 =	264.17
229. PNT	DORT>	Paint window trim & jamb - 2 co	ats (per side)		
	2	2.00 EA [*]	0.00+	24.89 =	49.78
230. PNT	WDW>	Seal & paint wood window (per s	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 rewor	k/restore original windo	WS	
	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 coa	ats (per side)		
	1	1.00 EA [*]	0.00+	20.65 =	20.65
234. FRM	MN	Framing - Labor and materials to trim out	reomve existing windo	w and door, install case	e opening and
	1	1.00 EA [*D]	0.00+	663.72 =	663.72
235. PNT	DORT>	Paint cased opening trim & jamb	- Large - 2 coats (per si	de)	
	1	1.00 EA [*]	0.00+	40.55 =	40.55
236. PNT	MASKSF	Mask more than the walls per squ	are foot - plastic and ta	pe - 4 mil	
	W+C	554.33 SF [*]	0.00+	0.15 =	83.15
247. PLM	SNKKS++	(Install) Laundry Sink - single ba	sin - install provided ma	aterial	
	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 - i	nstall provided material		
	1	1.00 EA	0.00+	62.98 =	62.98
250. CAB	CTGM+	Countertop - Marble - High grade	e		
	16	16.00 SF [*]	0.00+	64.62 =	1,033.92
496. FCW	MN	Wood Floor Covering - Labor to flooring	patch rotted/missing pin	ne floor - material form	salvaged
	1	1.00 EA [*D]	0.00+	336.32 =	336.32
253. FCW	FIN+	Sand, stain, and finish wood floo	r		
	F	134.33 SF [*]	0.00+	6.24 =	838.22

SINGLETON-2

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CONTINUED - Laundry Room

CAT	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
254. APP	WASF	(Install) Washer/Washing Machi	ne - Front-loading		
	1	1.00 EA	0.00+	104.97 =	104.97
255. APP	DRYE	(Install) Dryer - Electric			
	1	1.00 EA	0.00+	63.08 =	63.08
237. CLN	FINALR	Final cleaning - construction - Re	esidential		
	F	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	1,881.44 SF Ceiling
	3,480.44 SF Walls & Ceiling 291.81 SY Flooring	2,626.32 SF Floor 172.28 LF Floor Perimeter
The second secon	173.59 LF Ceil. Perimeter	

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

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CONTINUED - Stairway

CAT	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
-					

Room Totals: Stairway

		Room: Hallway/Landing		LxWxH 9'	x 7' x 10' 10''
	\land	346.67 SF Walls		63.00 SF Ceiling	
\sim		409.67 SF Walls & O	Ceiling	63.00 SF Floor	
\langle		7.00 SY Flooring		32.00 LF Floor Pe	erimeter
		97.50 SF Long Wal	1	75.83 SF Short W	all
		32.00 LF Ceil. Perin	meter		
САТ	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
267. DRY	PATCH	Drywall patch / small repair, rea	dy for paint		
	2	2.00 EA [*]	0.00+	49.03 =	98.06
201 J IT	CILAN	D + 10 D + C1 + 11'			

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 mi	1		
	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

506.12

Room: Li	inen Closet
----------	-------------

49.00 SF Walls52.00 SF Walls & Ceiling0.33 SY Flooring14.00 SF Long Wall7.00 LF Ceil. Perimeter

3.00 SF Ceiling3.00 SF Floor7.00 LF Floor Perimeter10.50 SF Short Wall

LxWxH 2' x 1' 6'' x 7'

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CAT	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
282. PNT	SP	Seal/prime then paint the walls a	nd 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 (pe	er side)		
	1	1.00 EA [*]	0.00+	20.65 =	20.65
285. PNT	CLOS	Seal & paint closet shelving - sin	gle shelf		
	1	1.00 EA [*]	0.00+	60.63 =	60.63
397. CLN	FINALR	Final cleaning - construction - Re	esidential		
	F	3.00 SF [*]	0.00+	0.23 =	0.69
Room Total	s: Linen Closet				143.78

288. FNC B8H R&R Baseboard - 8" beveled pine - 2 piece 10 $10.00 \text{ LF } [*]$ $0.39+$ $9.36 =$ 97.50			Room: Bedroom 1		LxWxH 11' 2'' x 10'	10" x 10' 10"
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	/	\land	476.67 SF Walls		120.97 SF Ceiling	
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	K	\sim	597.64 SF Walls & C	Ceiling	120.97 SF Floor	
44.00 LF Ceil. Perimeter CAT SEL ACT DESCRIPTION CALC 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			13.44 SY Flooring	-	44.00 LF Floor Pe	rimeter
44.00 LF Ceil. Perimeter CAT SEL ACT DESCRIPTION CALC 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	¥		120.97 SF Long Wall	1	117.36 SF Short Wa	all
CALC 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			44.00 LF Ceil. Perir	neter		
288. FNC B8H R&R Baseboard - 8" beveled pine - 2 piece 10 $10.00 \text{ LF } [*]$ $0.39+$ $9.36 =$ 97.50	CAT	SEL	ACT DESCRIPTION			
10 10.00 LF [*] $0.39+$ $9.36=$ 97.50		CALC	QNTY	REMOVE	REPLACE	TOTAL
	288. FNC	B8H	R&R Baseboard - 8" beveled pin	le - 2 piece		
		10	10.00 LF [*]	0.39+	9.36 =	97.50
304. FNC QR Quarter round - 3/4"	304. FNC	QR	Quarter round - 3/4"			
PF 44.00 LF [*] $0.00+$ $1.16 =$ 51.04		PF	44.00 LF [*]	0.00+	1.16 =	51.04
289. PNT B>2 Paint baseboard, oversized with cap - two coats	289. PNT	B>2	Paint baseboard, oversized with a	cap - two coats		
PF 44.00 LF [*] $0.00+$ $1.37 = 60.20$		PF	44.00 LF [*]	0.00+	1.37 =	60.28
290. PNT SHOE Seal & paint base shoe or quarter round	290. PNT	SHOE	Seal & paint base shoe or quarter	round		
PF 44.00 LF [*] $0.00+$ $0.64 = 28.10$		PF	44.00 LF [*]	0.00+	0.64 =	28.16
291. DRY PATCH Drywall patch / small repair, ready for paint	291. DRY	PATCH	Drywall patch / small repair, read	dy for paint		
2 $2.00 \text{ EA} [*]$ $0.00+$ $49.03 =$ 98.00		2	2.00 EA [*]	0.00+	49.03 =	98.06
297. PNT FR Paint French door slab only - 2 coats (per side)	297. PNT	FR	Paint French door slab only - 2 c	oats (per side)		
2 2.00 EA [*] $0.00+$ $48.63 =$ 97.2		2	2.00 EA [*]	0.00+	48.63 =	97.26
305. FNC DOP+ Door opening (jamb & casing) - 32"to36"wide for closet reconfiguration	305. FNC	DOP+	Door opening (jamb & casing) -	32"to36"wide for clos	set reconfiguration	
1 1.00 EA [*] $0.00+$ $127.16 =$ 127.16		1	1.00 EA [*]	0.00+	127.16 =	127.16
306. FRM MN Framing - Labor to cut door opening and frame in ac chase	306. FRM	MN	Framing - Labor to cut door oper	ning and frame in ac c	hase	
1 $1.00 \text{ EA} [*D]$ $0.00+$ $244.43 =$ 244.43		1	1.00 EA [*D]	0.00+	244.43 =	244.43

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CONTINUED - Bedroom 1

CAT	SEL	ACT DESCRIPTION			
	CALC	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 l	ights - rough in only		
	3	3.00 EA [*]	0.00+	45.50 =	136.50
302. PNT	MASKSF	Mask more than the walls per sq	uare foot - plastic and ta	pe - 4 mil	
	W+C	597.64 SF [*]	0.00+	0.15 =	89.65
303. CLN	FINALR	Final cleaning - construction - R	esidential		
	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	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
334. DRY	1/2++	R&R 1/2" drywall - hung, taped, w	with smooth wall finish		
	WC	176.00 SF	0.27+	2.08 =	413.60
337. PNT	SP	Seal/prime then paint the walls an	d 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 - sing	gle shelf		
	2	2.00 EA [*]	0.00+	35.37 =	70.74
335. FCW	MN	Wood Floor Covering - Labor to p	patch floor where dividi	ng wall is to be remove	d
	1	1.00 EA [D]	0.00+	199.67 =	199.67

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CONTINUED - Closet

CAT	SEL	ACT DESCRIPTION			
	CALC	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 - Re	esidential		
	F	16.00 SF [*]	0.00+	0.23 =	3.68
461. FRM	MN	Framing - Labor and materials to	demo and build out ret	urn 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

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	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
311. FNC	B8H	R&R Baseboard - 8" beveled pir	ne - 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 quarte	er round		
	PF	44.00 LF [*]	0.00+	0.64 =	28.16
315. DRY	PATCH	Drywall patch / large repair, rea	dy for paint		
	2	2.00 EA [*]	0.00+	72.54 =	145.08
316. PNT	S	Seal part of the walls w/latex ba	sed stain blocker - one co	oat	
	1/2W	238.33 SF [*]	0.00+	0.46 =	109.63

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1,577.73

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CONTINUED - Bedroom 2

	ACT DESCRIPTION			
CALC	QNTY	REMOVE	REPLACE	TOTAL
DOP+	Remove Door opening (jamb & c	asing) - 32"to36"wide f	or closet reconfiguratio	n
1	1.00 EA [*]	52.82+	0.00 =	52.82
MN	Framing - Labor to frame in door	opening and fir out for	drywall	
1	1.00 EA [*D]	0.00+	168.97 =	168.97
CWN2	Paint crown molding - two coats			
PC	44.00 LF [*]	0.00+	1.02 =	44.88
MASKSF	Mask the walls per s/floorquare for	oot - plastic and tape - 4	mil	
W	476.67 SF [*]	0.00+	0.15 =	71.50
FINALR	Final cleaning - construction - Re	sidential		
F	120.97 SF [*]	0.00+	0.23 =	27.82
	DOP+ 1 MN 1 CWN2 PC MASKSF W FINALR	DOP+Remove Door opening (jamb & c.11.00 EA [*]MNFraming - Labor to frame in door11.00 EA [*D]CWN2Paint crown molding - two coatsPC44.00 LF [*]MASKSFMask the walls per s/floorquare forW476.67 SF [*]FINALRFinal cleaning - construction - Remote	DOP+Remove Door opening (jamb & casing) - 32"to36"wide f11.00 EA [*]52.82+MNFraming - Labor to frame in door opening and fir out for11.00 EA [*D]0.00+CWN2Paint crown molding - two coatsPC44.00 LF [*]0.00+MASKSFMask the walls per s/floorquare foot - plastic and tape - 4W476.67 SF [*]0.00+FINALRFinal cleaning - construction - Residential	DOP+Remove Door opening (jamb & casing) - 32"to36"wide for closet reconfiguratio1 $1.00 \text{ EA } [*]$ $52.82+$ $0.00 =$ MNFraming - Labor to frame in door opening and fir out for drywall1 $1.00 \text{ EA } [*D]$ $0.00+$ $168.97 =$ CWN2Paint crown molding - two coatsPC $44.00 \text{ LF } [*]$ $0.00+$ $1.02 =$ MASKSFMask the walls per s/floorquare foot - plastic and tape - 4 milW $476.67 \text{ SF } [*]$ $0.00+$ $0.15 =$ FINALRFinal cleaning - construction - Residential

Room Totals: Bedroom 2

	Room: Bathroom	LxWxH 7' 2'' x 7' x 10'
\land	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
Ť	71.67 SF Long Wall	70.00 SF Short Wall
	28.33 LF Ceil. Perimeter	
AT SEL	ACT DESCRIPTION	

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

Room Totals: Bathroom

109.60

808.41

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Room: Master Bedroom

		Room, Master Deuroom			
	\land	567.78 SF Walls		215.63 SF Ceiling	
6		783.40 SF Walls & Cei	iling	215.63 SF Floor	
\langle		23.96 SY Flooring		60.83 LF Floor Pe	rimeter
	4	178.89 SF Long Wall		105.00 SF Short Wa	all
		60.83 LF Ceil. Perime	eter		
CAT	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
356. DRY	MN	Drywall - Labor and materials to c	ut out and patch for	second ceiling fan install	ation
	1	1.00 EA [*D]	0.00+	300.19 =	300.19
595. ELE	110	110 volt copper wiring run for coff	fee station		
	1	1.00 EA [*]	0.00+	58.43 =	58.43
596. ELE	GFI	Ground fault interrupter (GFI) outl	et		
	1	1.00 EA [*]	0.00+	28.20 =	28.20
597. ELE	110	110 volt copper wiring run for celi	ling fan		
	1	1.00 EA [*]	0.00+	58.43 =	58.43
598. LIT	FNL	(Install) Ceiling fan & light - instal	ll selected fan		
	2	2.00 EA	0.00+	164.26 =	328.52
600. CAB	FH++	Cabinetry - full height unit for coff	fee 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 squa	re foot - plastic and	tape - 4 mil	
	F+1/4W	357.57 SF [*]	0.00+	0.15 =	53.64

Room Totals: Master Bedroom

FINALR

F

1,874.58

49.59

Room: 3rd floor

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

Final cleaning - construction - Residential

0.00+

215.63 SF [*]

Formula Tray 15' 4'' x 13' x 4'

LxWxH 19' 2" x 11' 3" x 9' 4"

285.74 SF Ceiling199.33 SF Floor56.67 LF Floor Perimeter52.00 SF Short Wall

0.23 =

367. CLN

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CAT	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
393. LIT	FNL	Detach & Reset Ceiling fan & li	ght		
	1	1.00 EA [*]	0.00+	0.00 =	152.91
394. ELE	MN	Electrical - Labor to check circu	its and troubleshoot		
	1	1.00 EA [*D]	0.00+	115.13 =	115.13
400. CLN	FINALR	Final cleaning - construction - R	esidential		
	F	199.33 SF [*]	0.00+	0.23 =	45.85
Room Total	s: 3rd floor				313.89

Room Totals: 3rd floor

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

Room Totals: Bathroom 2

	Room: 1/2 bath	LxWxH 7' 2'' x 4' 8'' x 6'
\land	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
\checkmark	43.00 SF Long Wall	28.00 SF Short Wall
	23.67 LF Ceil. Perimeter	

64.54

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SEL	ACT DESCRIPTION			
CALC	QNTY	REMOVE	REPLACE	TOTAL
TLT	Detach & Reset Toilet			
1	1.00 EA [*]	0.00+	0.00 =	196.25
TLTS+	R&R Toilet seat			
1	1.00 EA [*]	4.45+	63.44 =	67.89
SCON+	Detach & Reset Light fixture - wall	sconce		
2	2.00 EA	0.00+	0.00 =	84.92
]	TLT 1 TLTS+ 1	TLT Detach & Reset Toilet 1 1.00 EA [*] TLTS+ R&R Toilet seat 1 1.00 EA [*] SCON+ Detach & Reset Light fixture - wall	TLT Detach & Reset Toilet 1 1.00 EA [*] 0.00+ TLTS+ 1 1.00 EA [*] 4.45+ SCON+ Detach & Reset Light fixture - wall sconce	TLTDetach & Reset Toilet1 $1.00 \text{ EA } [*]$ $0.00+$ 1LTS+R&R Toilet seat1 $1.00 \text{ EA } [*]$ $4.45+$ 63.44 =SCON+Detach & Reset Light fixture - wall sconce

Room Totals: 1/2 bath

349.06

	Room: Kitchen	LxWxH 23' 3'' x 10' x 10'
\land	665.00 SF Walls	232.50 SF Ceiling
\leq	897.50 SF Walls & Ceiling	232.50 SF Floor
	25.83 SY Flooring	66.50 LF Floor Perimeter
Ŷ	232.50 SF Long Wall	100.00 SF Short Wall
	66.50 LF Ceil. Perimeter	

SEL	ACT DESCRIPTION			
CALC	QNTY	REMOVE	REPLACE	TOTAL
MN	Temporary Repair - materials and	labor to build tempora	ry load wall for demoli	tion
1	1.00 EA [*D]	0.00+	1097.68 =	1,097.68
MN	Demolition of existing sleeping po	rches		
1	1.00 EA [*]	1,525.00+	0.00 =	1,525.00
HDR83	Foundation beam - triple 2" x 8" re	claimed from demolit	iom	
PC	66.50 LF [*]	0.00+	12.37 =	822.61
J12SF	R&R Joist - floor - 2x12 - w/block	ing - 16" oc		
F	232.50 SF [*]	0.80+	4.86 =	1,315.95
COL4ST	Structural posts - 4" sq. tube w/bas	e pl./top bkt.		
50	50.00 LF [*]	0.00+	38.24 =	1,912.00
HDE4X12	Header - engineered strand lumber	- 3 1/2" x 11 7/8"		
78	78.00 LF [*]	0.00+	19.65 =	1,532.70
4SF<	Stud wall - 2" x 4" - 12" oc			
140	140.00 SF [*]	0.00+	2.39 =	334.60
SHW1/2	Sheathing - OSB - 1/2"			
140	140.00 SF [*]	0.00+	1.17 =	163.80
4SF>	Stud wall - 2" x 4" - 32" oc for wir	ndow schedule		
1/2W	332.50 SF [*]	0.00+	1.71 =	568.58
HWRAP	House wrap (air/moisture barrier)			
1/2W+F	565.00 SF [*]	0.00+	0.24 =	135.60
	CALC MN 1 MN 1 HDR83 PC J12SF F COL4ST 50 HDE4X12 78 4SF< 140 SHW1/2 140 4SF> 1/2W HWRAP	CALCQNTYMNTemporary Repair - materials and $1.00 EA [*D]$ MNDemolition of existing sleeping por $1.00 EA [*]$ HDR83Foundation beam - triple 2" x 8" rec PC PC $66.50 LF [*]$ J12SFR&R Joist - floor - 2x12 - w/block FF $232.50 SF [*]$ COL4STStructural posts - 4" sq. tube w/bas 50 50 $50.00 LF [*]$ HDE4X12Header - engineered strand lumber 78 $78.00 LF [*]$ 4SFStud wall - 2" x 4" - 12" oc 140 140 $140.00 SF [*]$ SHW1/2Sheathing - OSB - $1/2"$ 140 $140.00 SF [*]$ HSF>Stud wall - 2" x 4" - 32" oc for wir $332.50 SF [*]$ HWRAPHouse wrap (air/moisture barrier)	CALCQNTYREMOVEMNTemporary Repair - materials and labor to build temporal 1 $1.00 EA [*D]$ $0.00+$ MNDemolition of existing sleeping porches 1 $1.00 EA [*]$ $1,525.00+$ HDR83Foundation beam - triple 2" x 8" reclaimed from demolit PC $66.50 LF [*]$ $0.00+$ J12SFR&R Joist - floor - $2x12 - w/blocking - 16"$ oc F $232.50 SF [*]$ $0.80+$ COL4STStructural posts - 4" sq. tube w/base pl./top bkt. 50 $50.00 LF [*]$ $0.00+$ HDE4X12Header - engineered strand lumber - $3 1/2" x 11 7/8"$ 78 $78.00 LF [*]$ $0.00+$ 4SF<	CALCQNTYREMOVEREPLACEMNTemporary Repair - materials and labor to build temporary load wall for demoli1 1.00 EA [*D] $0.00+$ $1097.68 =$ MNDemolition of existing sleeping porches 1 1.00 EA [*] $1,525.00+$ $0.00 =$ HDR83Foundation beam - triple 2" x 8" reclaimed from demolitiomPC 66.50 LF [*] $0.00+$ $12.37 =$ J12SFR&R Joist - floor - $2x12 - w$ /blocking - 16" oc F 232.50 SF [*] $0.80+$ $4.86 =$ COL4STStructural posts - 4" sq. tube w/base pl./top bkt. 50 50.00 LF [*] $0.00+$ $38.24 =$ HDE4X12Header - engineered strand lumber - $31/2" \times 117/8"$ 78 78.00 LF [*] $0.00+$ $2.39 =$ sHW1/2Sheathing - OSB - $1/2"$ 140 140.00 SF [*] $0.00+$ $1.17 =$ 4SF>Stud wall - $2" \times 4" - 32"$ oc for window schedule $1.71 =$ $1/2W$ 332.50 SF [*] $0.00+$ $1.71 =$ HWRAPHouse wrap (air/moisture barrier) $0.00+$ $1.71 =$ $1.71 =$

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CONTINUED - Kitchen

F232.50 SF [*]0.00+412. FCWAVPFDR&R Reclaim existing wood flooring and rework for installat 480480480.00 SF [*]1.52+465. SFGSFTWTGSoffit/ceiling - wood - tongue & groove - detach, rework and CC232.50 SF [*]0.00+413. FRMMNFraming - Labor and materials to build structural chase for pl refridgerator/oven area11.00 EA [D]0.00+	15.71 = reinstall 7.83 =	TOTAL 232.75 660.30 8,270.40 1,820.48
$1/3W$ 221.67 SF [*] $0.00+$ $410. \text{ FRM}$ SH3/4TG Sheathing - plywood - $3/4$ " - tongue and groove for subfloorF 232.50 SF [*] $0.00+$ $412. \text{ FCW}$ AVPFD R&R Reclaim existing wood flooring and rework for installat 480 480.00 SF [*] $1.52+$ $465. \text{ SFG}$ SFTWTG $\text{Soffit/ceiling - wood - tongue & groove - detach, rework and C232.50 \text{ SF} [*]0.00+413. \text{ FRM}MNFraming - Labor and materials to build structural chase for pl refridgerator/oven area11.00 \text{ EA} [D]0.00+629. \text{ SDG}BEVSiding - beveled - pine or equal - D3/waterfall$	2.84 = tion in kitchen 15.71 = reinstall 7.83 =	660.30 8,270.40
410. FRMSH3/4TGSheathing - plywood - 3/4" - tongue and groove for subfloorF232.50 SF [*]0.00+412. FCWAVPFDR&R Reclaim existing wood flooring and rework for installat 480480480.00 SF [*]1.52+465. SFGSFTWTGSoffit/ceiling - wood - tongue & groove - detach, rework and CC232.50 SF [*]0.00+413. FRMMNFraming - Labor and materials to build structural chase for pl refridgerator/oven area11.00 EA [D]0.00+629. SDGBEVSiding - beveled - pine or equal - D3/waterfall	2.84 = tion in kitchen 15.71 = reinstall 7.83 =	660.30 8,270.40
F232.50 SF [*]0.00+412. FCWAVPFDR&R Reclaim existing wood flooring and rework for installat 480480480.00 SF [*]1.52+465. SFGSFTWTGSoffit/ceiling - wood - tongue & groove - detach, rework and C413. FRMMNFraming - Labor and materials to build structural chase for pl refridgerator/oven area11.00 EA [D]0.00+629. SDGBEVSiding - beveled - pine or equal - D3/waterfall	tion in kitchen 15.71 = reinstall 7.83 =	8,270.40
F $232.50 \text{ SF } [*]$ $0.00+$ 412. FCWAVPFDR&R Reclaim existing wood flooring and rework for installat 480480 $480.00 \text{ SF } [*]$ $1.52+$ 465. SFGSFTWTGSoffit/ceiling - wood - tongue & groove - detach, rework and C413. FRMMNFraming - Labor and materials to build structural chase for pl refridgerator/oven area1 $1.00 \text{ EA } [D]$ $0.00+$ 629. SDGBEVSiding - beveled - pine or equal - D3/waterfall	tion in kitchen 15.71 = reinstall 7.83 =	8,270.40
412. FCW AVPFD R&R Reclaim existing wood flooring and rework for installat 480 480.00 SF [*] 1.52+ 465. SFG SFTWTG Soffit/ceiling - wood - tongue & groove - detach, rework and C 232.50 SF [*] 0.00+ 413. FRM MN Framing - Labor and materials to build structural chase for pl 1 1.00 EA [D] 0.00+ 629. SDG BEV Siding - beveled - pine or equal - D3/waterfall	15.71 = reinstall 7.83 =	8,270.40
465. SFG SFTWTG Soffit/ceiling - wood - tongue & groove - detach, rework and C 413. FRM MN Framing - Labor and materials to build structural chase for pl refridgerator/oven area 1 1.00 EA [D] 0.00+ 629. SDG BEV Siding - beveled - pine or equal - D3/waterfall	reinstall 7.83 =	
C 232.50 SF [*] 0.00+ 413. FRM MN Framing - Labor and materials to build structural chase for pl refridgerator/oven area 1 1.00 EA [D] 0.00+ 629. SDG BEV Siding - beveled - pine or equal - D3/waterfall	7.83 =	
413. FRMMNFraming - Labor and materials to build structural chase for pl refridgerator/oven area11.00 EA [D]0.00+629. SDGBEVSiding - beveled - pine or equal - D3/waterfall		1,820.48
413. FRMMNFraming - Labor and materials to build structural chase for pl refridgerator/oven area11.00 EA [D]0.00+629. SDGBEVSiding - beveled - pine or equal - D3/waterfall	umbing and electri	1,040.10
11.00 EA [D]0.00+629. SDGBEVSiding - beveled - pine or equal - D3/waterfall		
	201.68 =	201.68
1/2W 332.50 SF [*] 0.00+		
	4.83 =	1,605.98
630. PNT SDG Seal & paint wood siding		
1/2W 332.50 SF [*] 0.00+	0.91 =	302.58
631. FNC 1X12C Trim board - 1" x 12" - installed (cedar) for frieze board betw	een 1st and 2nd st	ory
44 44.00 LF [*] 0.00+	9.01 =	396.44
632. PNT TRIM Seal & paint frieze board - two coats		
44 44.00 LF [*] 0.00+	0.98 =	43.12
420. WDW C++ Wood window - casement, up to 16 sf, Premium grade		
10 10.00 EA [*] 0.00+	1000.08 =	10,000.80
421. WDW P<<++ Wood window - picture (fixed), up to 8 sf, Premium grade		
14 14.00 EA [*] 0.00+	785.72 =	11,000.08
423. FNC 1X4C Trim board - 1" x 4" - installed (cedar) for window trim		
240 240.00 LF [*] 0.00+	3.45 =	828.00
424. DOR FRX2+ (Install) French double doors - Exterior - modify and build ou	at provided doors	
1 1.00 EA [*] 0.00+	1443.24 =	1,443.24
427. DOR X+++ Exterior door - Deluxe grade - wood w/detail - reclaimed/anti- doors to be provided by homeowner	ique - custom build	d to slab -
1 1.00 EA [*] 0.00+	534.75 =	534.75
425. FNC WOP+ Window trim set on interior		
240 240.00 LF [*] 0.00+	5.65 =	1,356.00
426. FNC WOP+ Door trim salvaged from demolition - re-work and install		
51 51.00 LF [*] 0.00+	5.21 =	265.71
428. CAB LOW++ Cabinetry - lower (base) units - 36" depth		
23 23.00 LF [*] 0.00+	286.43 =	6,587.89
457. CAB FH++ Cabinetry - full height unit for ref.and ovens		
6 6.00 LF [*] 0.00+		

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CONTINUED - Kitchen

CAT	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
458. PNT	FH	Seal & paint full height cabinetry	y - inside and out		
	6	6.00 LF [*]	0.00+	33.84 =	203.04
439. PNT	LOW	Seal & paint cabinetry - lower - i	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 cuto	out & polish - double bas	sin	
	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 pro	vided 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 mater	ial
	1	1.00 EA	0.00+	79.29 =	79.29
451. APP	RFBI++	(Install) Built-in refrigerator - Su	b-Zero - install provided	l material	
	1	1.00 EA	0.00+	180.74 =	180.74
456. APP	OVBID	(Install) Built-in double oven - ir	nstall provided material		
	1	1.00 EA	0.00+	132.52 =	132.52
454. APP	MWS+	(Install) Microwave oven - built-	in - install provided mat	erial	
	1	1.00 EA	0.00+	91.99 =	91.99
453. APP	RFMI+	(Install) Refrigerator/cooler - con material	mpact (under counter) - l	High grade - install pro	
	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 ex	terior lights, outlets, sw		
	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) or			,
	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	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
436. ELE	OSS	Switch			
	4	4.00 EA [*]	0.00+	12.94 =	51.76
628. LIT	SPOT2M	Spot light fixture - double - w/me	otion sensor		
	2	2.00 EA [*]	0.00+	108.76 =	217.52
437. ELE	OSS4+	Switch - 3 way dimmer			
	2	2.00 EA [*]	0.00+	40.71 =	81.42
414. PLM	RGHFIX	Rough in plumbing - remove gal	vanized supply lines and	l re-plumb with pex	
	1	1.00 EA [*]	0.00+	933.55 =	933.55
415. PLM	MN	Plumbing - Labor and material to excavate main drain (cast) and tap in for new drain lines			
	1	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'
\frown	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
Ŷ	103.50 SF Long Wall	90.00 SF Short Wall
	43.00 LF Ceil. Perimeter	

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

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CONTINUED - 2nd floor bathroom - Asher

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

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CONTINUED - 2nd floor bathroom - Asher

CAT	SEL	ACT DESCRIPTION			
	CALC	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, floa	ited, ready for paint		
	1/2W	193.50 SF [*]	0.00+	2.61 =	505.04
500. DRY	1/2++	1/2" drywall - hung, taped, with si	mooth wall finish		
	1/3W+C	244.00 SF	0.00+	2.08 =	507.52
501. PNT	SP	Seal/prime then paint the walls an	d 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 pi	ece		
	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	ACT DESCRIPTION			
	CALC	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 underlay			
	42	42.00 SF [*]	0.00+	3.85 =	161.70
482. TIL	SWRPMD	Shower drain - for use with waterpro			
	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

/	\land	390.00 SF Walls		116.92 SF Ceiling	
K	\sim	506.92 SF Walls & C	Ceiling	116.92 SF Floor	
\sim		12.99 SY Flooring	-	43.33 LF Floor Pe	rimeter
4		103.50 SF Long Wal	1	91.50 SF Short Wa	all
		43.33 LF Ceil. Perir			
C A T	GEL				
CAT	SEL	ACT DESCRIPTION			
	CALC	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) fo	or rim joist		
	20	20.00 LF [*]	0.00+	3.25 =	65.00
531. FRM	SH3/4TG	Sheathing - plywood - 3/4" - tong	gue 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 sidi	ng 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 c	oats		
	44	44.00 LF [*]	0.00+	1.15 =	50.60
638. FNC	CWN<	Bed molding - 2 1/4" to match or	riginal siding to soffit tri	m	
	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

SINGLETON-2

LxWxH 11' 6" x 10' 2" x 9'

San Antonio, TX 78212 210-317-4627 hytek.builders@gmail.com

CONTINUED - Second floor bathroom - Jenna

CAT	SEL	ACT DESCRIPTION			
	CALC	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 cos	ats (per side)		
	7	7.00 EA [*]	0.00+	21.15 =	148.05
541. PNT	DORT>	Paint window trim & jamb - Larg	e - 2 coats (per side)		
	3	3.00 EA [*]	0.00+	24.89 =	74.67
542. DOR	MN	Door - Labor to install provided d	loor 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 (c	edar) for exterior windo	w trim	
	118	118.00 LF [*]	0.00+	3.00 =	354.00
547. PNT	TRIM	Seal & paint exterior trim - two c			
	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) ou			
	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	0.001	120.07	120.07
	1	1.00 EA [*]	0.00+	92.38 =	92.38
554. LIT	RC	Recessed light fixture	0.001	,2.30	2.30
	4	4.00 EA [*]	0.00+	91.07 =	364.28
555. DRY	1/2WR+	1/2" water rock - hung, taped, flo		71.07 -	501.20
	1/2W	195.00 SF [*]	0.00+	2.61 =	508.95
556. DRY	1/2++	1/2" drywall - hung, taped, with s		2.01 -	500.75
COULDINI	WC+228	734.92 SF	0.00+	2.08 =	1,528.63
	11 C 220	137.72 31	0.00+	2.00 -	1,520.05

SINGLETON-2

San Antonio, TX 78212 210-317-4627 hytek.builders@gmail.com

CONTINUED - Second floor bathroom - Jenna

CAT	SEL	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
557. PNT	SP	Seal/prime then paint more than t	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 p	viece		
	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 coat	S		
	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 - sin	gle shelf		
	6	6.00 EA [*]	0.00+	35.37 =	212.22
566. PLM	RFIXP	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 o	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 cuto	out & polish - single bas	in	
	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	ACT DESCRIPTION			
	CALC	QNTY	REMOVE	REPLACE	TOTAL
573. PLM	TSFAU+	Tub/shower faucet - install provide	ed 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 pl	latform		
	1	1.00 EA [*]	0.00+	123.01 =	123.01
					;
Room Total	ls: Second floor bat	throom - Jenna			27,945.86

Area Items Total: Interior

Line Item Totals: SINGLETON-2

Grand Total Areas:

14,552.11	SF Walls 6	5,495.60	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	,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		0.00	N. 1. 60	0.00	
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

156,759.99

169,760.89

San Antonio, TX 78212 210-317-4627 hytek.builders@gmail.com

Summary

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

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





<section-header>

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 Fitzgerald Appraisals

FHA/VA Case No. 5140366180

	Uniform Residential	Appraisal Report	15071 File # 00312	8FA804 978000
The purpose of this summary appraisal repo	rt is to provide the lender/client with an acc			
Property Address 120 W Summit Ave	·	City San Antonio	State TX	Zip Code 78212
Borrower Scott Singleton	Owner of Public Record	Scott Singleton	County Bexa	
Legal Description NCB 1767 BLK 1 LO	T 4, W15ft of 5			
Assessor's Parcel # 017670010040		Tax Year 2015	R.E. Taxes \$ 8	3,623
Neighborhood Name Monte Vista		Map Reference 582E8	Census Tract	1904.00
Cocupant X Owner Tenant Vaca	ant Special Assessments \$	0 D	D HOA\$O	per year per month
Property Rights Appraised 🛛 🗙 Fee Simple	Leasehold Other (describe)			
Assignment Type Durchase Transaction	Refinance Transaction 🗌 Other (de	scribe)		
Lender/Client Supreme Lending		Quorum Dr., Ste #300, Dallas,		
	or has it been offered for sale in the twelve months	prior to the effective date of this apprais	al?	Yes 🗙 No
Report data source(s) used, offering price(s), and	date(s). Sabor MLS, County Ass	essor's Office.		
	sale for the subject purchase transaction. Explain t	the results of the analysis of the contract	for sale or why the analysis	was not
performed.				
Contract Price \$ Date of Con		e owner of public record? Yes	No Data Source(s)	
	ale concessions, gift or downpayment assistance,	etc.) to be paid by any party on behalf of	the borrower?	Yes No
If Yes, report the total dollar amount and describe	the items to be paid.			
Nete Deservable 11 11 11				
Note: Race and the racial composition of the				
Neighborhood Characteristics		lousing Trends	One-Unit Housing	Present Land Use %
Location Urban 🗙 Suburban	Rural Property Values Increasing	Stable Declining	PRICE AGE	One-Unit 95 %
Built-Up 🗙 Over 75% 🗌 25-75% 🗌	Under 25% Demand/Supply Shortage	🗙 In Balance 🗌 Over Supply	\$ (000) (yrs)	2-4 Unit %
Growth 🗌 Rapid 🛛 🗙 Stable 🗌	Slow Marketing Time Under 3 mth	ns 🔀 3-6 mths 🗌 Over 6 mths	200 Low 40	Multi-Family %
Growth Rapid Stable Neighborhood Boundaries Subject's nei Ave-north, San Pedro Ave-west, IH 3 Neighborhood Description Subject is located of which were built between 1890 and 1930. No a	ghborhood consists of similar homes	bounded by Hildebrand	1,800 High 120	Commercial 5 %
Ave-north, San Pedro Ave-west, IH 3	5-south and Hwy 281-east.		550 Pred. 80	Other %
Neighborhood Description Subject is located	d in the Monte Vista Historic District just north of do	wntown San Antonio which consists of go	ood quality older homes of m	ixed styles and ages, most
of which were built between 1890 and 1930. No a	dverse neighborhood conditions that would affect th	he subject's marketability. The subject's lo	ocation is within a reasonable	e distance to local
	nents centers and other typical necessary neighbor			
Market Conditions (including support for the above	re conclusions) Financing concess	sions and buydowns are not typ	bical of most sales in t	the subject's market
area. The vast majority of sales in thi	is area are either FHA, VA, or Conven			
	6.5% for 30 year and marketing time c			
Dimensions 65 x 125 (Per Appraisal Di		Shape Rectangula	r View N	:Res:
Specific Zoning Classification R4 H		ingle Family Residential Histor		, ,
	conforming (Grandfathered Use) 🗌 No Zoning			
	s improved (or as proposed per plans and specifica		Yes 🗌 No If No, des	scribe
		· · ·		
Utilities Public Other (describe)	Public Other (des	scribe) Off-site Impro	ovements - Type	Public Private
Electricity	Water	Street Aspl	nalt	\mathbf{X}
Gas X	Sanitary Sewer 🛛 🗌	Alley Dirt		
FEMA Special Flood Hazard Area Yes		FEMA Map # 48029C0405G	FEMA Map	Date 09/29/2010
Are the utilities and off-site improvements typical				
Are there any adverse site conditions or external	factors (easements, encroachments, environmenta	al conditions, land uses, etc.)?	🗌 Yes 🗙 No	If Yes, describe
No adverse encroachments or condit	tions noted. Typical street and utility e	asements are present.		
General Description	Foundation	Exterior Description material	s/condition Interior	materials/condition
Units 🗌 One 🗙 One with Accessory Unit		Foundation Walls Pier/Beam/	Gd Floors	Hrdwd/MrblTile/Gd
# of Stories 3	Full Basement Partial Basement	Exterior Walls Brick/Wd/G	d Walls	Pntd Plaster/Gd
		Roof Surface Metal/Gd	Trim/Finish	Wd Paintd/Gd
		Gutters & Downspouts Aluminum/C	Gd Bath Floor	MrbleTile/Gd
Design (Style) Traditional		Window Type Wd Dbl Hur		t Ceramic Tile/Gd
Year Built 1910	Evidence of Infestation	Storm Sash/Insulated Themopane	e/Gd Car Storage	None
Effective Age (Yrs) 15-20	Dampness Settlement	Screens None	X Driveway	# of Cars 2
Attic 🔀 None	Heating 🗙 FWA 🗌 HWBB 🗌 Radiant		ve(s) # 0 Driveway Surf	
Drop Stair Stairs		🗙 Fireplace(s) # 2 🔀 Fence V		# of Cars O
Floor Scuttle		X Patio/Deck Open X Porch C		# of Cars 1
Finished Heated		X Pool Inground X Other D		Det. Built-in
Appliances 🗙 Refrigerator 🔀 Range/Oven				ndition = Good
Finished area above grade contains:	9 Rooms 3 Bedrooms		9 Square Feet of Gross Liv	
		d quality painted kitchen cabine		-
	I marble tile flooring, superior quality fi			
	needed repairs, deterioration, renovations, remodel		n-remodeled-less that	
	one year ago; The subject has been re	·		
	of depreciation is less than normal a			
	y was noted. No repairs or deficiencie			
	y was noted. No repairs of deliciencie	a were noted at time of inspect		
Are there any physical deficiencies or adverse on	nditions that affect the livability, soundness, or stru	uctural integrity of the property?	Yes 🗙 I	No If Yes, describe
איז מוסיס מוזי אוזיאוסמ עבווטובווטובא טו מעעבוצע כט	nations that arout the invariaty, southuness, of still		ICS 🔼 I	100, UUSUING
Does the property generally conform to the poich	horhood (functional utility, style condition, use as	anstruction ate 12	Yes No. If No. dooorik	76
Does the property generally conform to the neigh	borhood (functional utility, style, condition, use, co	onstruction, etc.)?	Yes 🗌 No If No, describ	De
Does the property generally conform to the neigh	borhood (functional utility, style, condition, use, co	onstruction, etc.)?	Yes 🗌 No If No, describ)6

Freddie Mac Form 70 March 2005

Fannie Mae Form 1004 March 2005

FHA/VA Case No. 5140366180

	l	JUITOLIM RE	esidential A	opraisa	I Re	port	File #	150718 003129			
There are 17 comparable	e properties currently	offered for sale in	the subject neighborh	od ranging ir	n price	from \$ 410,000				00,000	
			n the past twelve mont				0			100,000	
FEATURE	SUBJECT		BLE SALE # 1			LE SALE # 2				E SALE # 3	
Address 120 W Summit A		151 E Elsmere		142 Laurel	_			E Huisac			
San Antonio, TX Proximity to Subject	/8212	San Antonio, TX 0.31 miles NE	X 78212	San Anton 0.34 miles		78212		<u>Antonio,</u> miles SE		/8212	
Sale Price	\$		\$ 810,000			\$ 617,500				\$ 752	,500
Sale Price/Gross Liv. Area		\$ 218.62 sq.f		\$ 239.0	6 sq.ft.	011,000		232.68 \$,000
Data Source(s)		SaborMLS#109	5002;DOM 32	SaborMLS	#1058	331;DOM 160				149;DOM 21	
Verification Source(s)		Assessr's Ofc-L				sting Agent				ting Agent	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPT	TION	+(-) \$ Adjustment		SCRIPTION	1	+(-) \$ Adjustm	nent
Sales or Financing Concessions		ArmLth		ArmLth			ArmL				
Date of Sale/Time		Conv;0 s03/15;c02/15		Cash;0 s02/15;c02	0/15		Conv	;0 5;c05/1	5		
Location	N;Res;	N;Res;		N;Res;	2/13		N:Re		5		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	е		· ·	simple			
Site	8125 sf	12197 sf	-10,000	8712 sf		0	9583				0
View	N;Res;	N;Res;		N;Res;			N;Re				
Design (Style)	DT3;Traditional	DT2;Traditional	0	DT2;Mdtrn	1	0		Tradition	nal		0
Quality of Construction	Q2	Q2		Q2			Q2				~
Actual Age Condition	105 C2	92 C2	0	92 C2		0	104 C2				0
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	3	Total Bdrms.	Baths			Bdrms. Ba	aths		
Room Count	9 3 4.1	9 4 2.1			2.1	+14,000			3.0	+10,	,500
Gross Living Area	2,779 sq.ft.	3,705 sq.f			3 sq.ft.	+21,600		3,234 \$, <u>100</u>
Basement & Finished	Osf	Osf		0sf			0sf				
Rooms Below Grade											
Functional Utility	Good	Good		Good			Good				
Heating/Cooling Energy Efficient Items	FWA/Cac	FWA/Cac		FWA/Cac			FWA		4		
Garage/Carport	Thrmopn/Insltn 1cp2dw	Thrmopn/Insltn 2gd1cp2dw		Thrmopn/l 2gd2dw	nsitn	-6,000		opn/Insli	m		
Porch/Patio/Deck	CvdPrch/Patio	Patio/Balcony		CvdPatio			· · · ·	n/CvBlcny/F	Patio	-3	,000
Features/Updts	2 Fireplaces	2 Fireplaces		1 Fireplace	е	+2,000			ullo		,000,
Additional Features	Superior Upgrds	-	s	Superior U				I Upgrds	3	+10,	
Additional Features	IngPool/DtQtrs	Dt Qtrs	+20,000			+20,000					,000
Net Adjustment (Total)		<u> </u>	\$ -85,900			\$ 51,600		· 🔼		\$-45,	,600
Adjusted Sale Price		Net Adj. 10.6 9		Net Adj.	8.4 %		Net Ad		.1 %		
of Comparables		Gross Adi 10.0 9	6 \$ 724 100	Gross Adi	10 3 %	\$ 660,100	Gross	21 ihA	0%	\$ 706	000
of Comparables I 🗙 did 🗌 did not research t	he sale or transfer histo	Gross Adj. 19.0 %	6 \$ 724,100 perty and comparable sale		<u>10.3 %</u> in	\$ 669,100 No Sales v			.0 % 3	\$ 706,	,900
-	he sale or transfer histo									\$ 706,	,900
I 🗙 did 🗌 did not research t		bry of the subject prop	erty and comparable sal	es. If not, expla	in	No Sales v	vere re			\$ 706,	,900
1 🗙 did 🗌 did not research t My research 🔀 did 🗌 did r	not reveal any prior sale	ry of the subject prop	berty and comparable sale subject property for the th	es. If not, expla	in	No Sales v	vere re			\$ 706,	,900
I 🗙 did 🗌 did not research t My research 🔀 did 🗌 did r Data Source(s) SABOR M	not reveal any prior sale LS, Assessor's Of	ry of the subject prop s or transfers of the s fice, County rec	erty and comparable sal ubject property for the th ords	es. If not, explained	in to the ef	No Sales v	vere re			\$ 706,	,900
I did did not research t My research did did did n Data Source(s) SABOR M My research did did did did did did did did did di	not reveal any prior sale LS, Assessor's Of not reveal any prior sale	s or transfers of the s fice, County rec s or transfers of the s	erty and comparable sal ubject property for the th ords comparable sales for the	es. If not, explained	in to the ef	No Sales v	vere re			\$ 706,	,900
I did did not research t My research did did did n Data Source(s) SABOR M My research did did did did did did did did did di	not reveal any prior sale LS, Assessor's Of not reveal any prior sale LS, Assessor's Of	s or transfers of the s fice, County rec s or transfers of the c fice, County rec fice, County rec	where the set of the s	es. If not, expla ree years prior year prior to the	in to the ef e date of	No Sales v ffective date of this appr sale of the comparable	vere re raisal. sale.	ecorded		\$ 706,	,900
I X did did not research t My research X did did not research t Data Source(s) SABOR M My research did X did t Data Source(s) SABOR M	not reveal any prior sale LS, Assessor's Of not reveal any prior sale LS, Assessor's Of and analysis of the prior	s or transfers of the s fice, County rec s or transfers of the c fice, County rec fice, County rec	where the set of the s	es. If not, expla ree years prior year prior to the r and comparab	in to the effective to the effective e date of	No Sales v ffective date of this appr sale of the comparable	vere re aisal. sale. sales or	page 3).		\$ 706,	,900
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Fannie Mae Form 1004 March 2005

		FHA/VA Case No. 5140366180
Uniform Residential Ap	praisal Report	150718FA804 File# 00312978000
COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
330 W Summit Ave		
San Antonio TX 78212		

Address		SUBJ	-	_		LE SALE # 4		00101		LE SALE # 5		00101		LE SALE # 6
	120 W Summit A	ve		330	W Summit /	Ave								
	San Antonio, TX	78212		San	Antonio, TX	78212								
Proximity 1	to Subject			0.22	miles W									
Sale Price		\$		0		\$ 884,900				\$				\$
	Gross Liv. Area	\$	sq.ft	¢	054.00.00#		\$		sq.ft.	•	\$		sq.ft.	Ψ
		φ	Sy.IL		251.32 sq.ft		φ		sy.n.		φ		sy.n.	
Data Source	. ,					1427;DOM 42								
	n Source(s)			Asse	essr's Ofc-S	P/LP = 97%								
VALUE AD	DJUSTMENTS	DESCRI	PTION	DI	ESCRIPTION	+(-) \$ Adjustment	D	ESCRIPT	ION	+ (-) \$ Adjustment	DE	SCRIPT	ION	+ (-) \$ Adjustment
Sales or Fi	inancing			Listi	าต									
Concessio					.9									
Date of Sa				A		00.50	_							
				Activ	-	-26,500	<u>ار</u>							
Location		N;Res;		N;Re	•									
Leasehold,	I/Fee Simple	Fee Sim	ole	Fee	Simple									
🥺 Site		8125 sf		1089	90 sf	-5,000	ו							
View		N;Res;		N;Re	es:									
✓ Design (St	tyle)	DT3:Trac	ditional	DT3	Traditional									
Quality of	Construction	Q2		Q2	,									
Actual Age		105		102			2							
Condition							<u> </u>							
		C2		C2	1 1									
B Above Gra		Total Bdrm		Total	Bdrms. Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths	
Leasehold, Site View Design (St Quality of Actual Age Condition Above Gra Room Cou	unt	9 3		9	4 4.1									
Gross Livi	ing Area	2,7	79 sq.ft		3,521 sq.ft	-81,600)		sq.ft.				sq.ft.	
Basement	& Finished	0sf		0sf										
	elow Grade													
Functional		Cood		0.00	4		+				<u> </u>			
	-	Good	_	Goo			+							
Heating/Co	-	FWA/Ca	-	-	VCac									
	ficient Items	Thrmopn	/Insltn		nopn/Insltn									
Garage/Ca	•	1cp2dw		2gd2	2dw	-6,000)							
Porch/Pati	io/Deck	CvdPrch	/Patio		Prch/CvPat)							
Features/L		2 Firepla			eplace	+2,000)							
Additional					erior Upgrds		-							
Additional														
		IngPool/[JIQIIS	Dt C		+20,000		<u>э.</u> г	_	ф		т. г	_	ф.
	tment (Total)] + 🗙 -	\$ -97,100		+	-	\$] + [\$
Adjusted S				Net A			Net A		%		Net Ac		%	
of Compar				Gross					%		Gross	,	%	\$
Report the	e results of the research a	and analysis	of the pric	or sale o	r transfer histor	y of the subject propert	y and c	omparabl	le sales	(report additional prior	sales o	n page 3).	
	ITEM		S	UBJECT		COMPARABLE S	ALE #	4	CC) MPARABLE SALE #	5	0	OMPAR	ABLE SALE # 6
Date of Pri	rior Sale/Transfer	04/1	4/2014											
Price of Pr	rior Sale/Transfer	\$385	5,000											
Data Sourc	ce(s)	SAB	OR ML	S #10	35962	SABOR MLS								
Effective D	Date of Data Source(s)		9/2015			07/29/2015								
	of prior sale or transfer hi	-		opertv a	nd comparable							1		
				, po. (j u										
SAL														
Analysis/C	Comments ADJUST	MENTS MA	ADE FOF	R THE I	DIFFERENCE	S IN COMPARABLE	S ARE	DERIVE	ED FRC	M PAIRED SALES A	ND C	OST TO) CURE	ANALYSIS. IN
	Comments ADJUST													
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Freddie Mac Form 70 March 2005

UAD Version 9/2011

Fannie Mae Form 1004 March 2005

FHA/VA Case No. 5140366180

Uniform Residential Appraisal Report

150718FA804 File# 00312978000

Clarification of Intended Use and Intended User:				
The Intended User of this appraisal report is the Lender/Client. The Intended				
appraisal for a mortgage finance transaction, subject to the stated Scope			equirements of	
this appraisal report form, and Definition of Market Value. No additional In	tended Users are identified by	the appraiser.		
HUD STATEMENT				
THE PROPERTY IS STRUCTURALLY SOUND, FREE OF ROOF LEAKS	•			
INTERIOR FINISHES COMPARABLE TO THE MARKETPLACE AND ME			IREMENTS.	
APPRAISER CONFIRMS ALL MECHANICAL SYSTEMS ARE OPERATION	DNAL PER HUD GUIDELINES			
Dwelling meets RD Thermal Standards and HUD Minimum Property Stand	ards per HUD Handbook 4150	0.2 and 4905.1		
Clarification of the term "complete visual inspection":				
Certification #2 on page 5 of this report states that the appraiser has performed				
be understood that the "complete visual inspection" was performed within				
on page 4 and clarified above. That is, the appraiser's inspection of the pr				
purpose of assisting the lender/client (and only the lender/client) in evalua	ting the property for a mortgag	e finance trans	saction. This	
includes a 'head and shoulder' inspection of the attic				
Includes a 'head and shoulder' inspection of the attic All utilities were on and in functioning order along with heating/cooli PHOTO IMAGING - The subject and comparable photographs contained i electronically. In limited cases the appraiser utilized the digital photo of a comparable photographe contained in the subject and comparable photographe comparable photographe contained in the subject and compa				
All utilities were on and in functioning order along with heating/cooli	ng systems and appliances.			
PHOTO IMAGING - The subject and comparable photographs contained i				
electronically. In limited cases the appraiser utilized the digital photo of a c	comparable sale taken from the	e MLS. The ML	S photos are utiliz	zed only
when they provide a better view of the comparable property than the apprairies	aiser could obtain from viewing	the comparab	le from the street	or
access to the properties was restricted (gated/ guarded entries)				
The adjustments made by the appraiser are market derived, and based up				
the subject and comparable sales are based upon my personal inspection				
comparable sales from the MLS, and how they compare to the subject. The				
quality and condition ratings from other appraiser's peers for the same con	nparable sales utilized. Additio	nally, the appr	aiser does not hav	ve
knowledge or information regarding the adjustment methods utilized by other	ner appraiser's peers.			
The subject's market value exceeds the predominant value for the market	area. The market area encom	npasses a wide	range of homes v	with
varying degrees of construction quality and square footage. The subject of	conforms well with the homes in	n it's immediate	e surroundings an	d is not
considered to be an overimprovement.				
COST APPROACH TO VALUE	(not required by Fannie Mae)			
COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost figures and calculation	(not required by Fannie Mae)			
	IS.	pproach value	s taken from Mars	shall &
Provide adequate information for the lender/client to replicate the below cost figures and calculation	ns. nating site value) Cost A		s taken from Mars LS.	shall &
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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.

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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.

FHA/VA Case No. 5140366180

Uniform Residential Appraisal Report

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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	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name John Fitzgeräld	
Company Name Fitzgerald Appraisals	Company Name
Company Address 1000 River Park	Company Address
San Antonio, TX 78216-7824	
Telephone Number 2103470143	Telephone Number
Email Address john@fitzgerald-appraisals.com	Email Address
Date of Signature and Report 07/29/2015	Date of Signature
Effective Date of Appraisal 07/23/2015	State Certification #
State Certification # 1331664	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State TX	
Expiration Date of Certification or License <u>11/30/2016</u>	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
120 W Summit Ave	Did inspect exterior of subject property from street
San Antonio, TX 78212	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 700,000	Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name My AMC	
Company Name Supreme Lending	COMPARABLE SALES
Company Address 14801 Quorum Dr., Ste #300, Dallas, TX 75254	Did not inspect exterior of comparable sales from street
· · · · · · · · · · · · · · · · · · ·	 Did inspect exterior of comparable sales from street
Email Address dontreply@primelending.com	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.

СЗ

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		Fields Where This Abbreviation May Appear
А	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)
В	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
С	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
ср	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
	Expiration Date	Date of Sale/Time
e Estato		
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
		Sale or Financing Concessions
Listing	Listing	
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
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
ор	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
		Location & View
Res	Residential	
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
VA	Withdrawn Date	Date of Sale/Time
		Basement & Finished Rooms Below Grade
W	Walk Out Bacamant	View
w wo	Walk Out Basement	1 1/1418/
w wo Woods	Woods View	
w wo Woods Wtr	Woods View Water View	View
w wo Woods Wtr WtrFr	Woods View Water View Water Frontage	View Location
w wo Woods	Woods View Water View	View
w wo Woods Wtr WtrFr	Woods View Water View Water Frontage	View Location
w wo Woods Wtr WtrFr	Woods View Water View Water Frontage	View Location
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w wo Woods Wtr WtrFr	Woods View Water View Water Frontage	View Location
w wo Woods Wtr WtrFr	Woods View Water View Water Frontage	View Location

UAD Version 9/2011 (Updated 1/2014)

	Conditions Add	landum to the	Appraisal Repor	ŧ			50718FA8		
The purpose of this addendum is to provide the lender/c							03129780	00	
neighborhood. This is a required addendum for all appra		-				,			
Property Address 120 W Summit Ave Borrower Scott Singleton		City San Anto	onio	Sta	State TX ZIP Code			212	
Instructions: The appraiser must use the information re	•								
housing trends and overall market conditions as reported it is available and reliable and must provide analysis as i									
explanation. It is recognized that not all data sources will									
in the analysis. If data sources provide the required infor									
average. Sales and listings must be properties that comp	•		•	•		-			
subject property. The appraiser must explain any anoma	lies in the data, such as se	asonal markets, new const	truction, foreclosures, etc.						
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months			_	verall Trend		
Total # of Comparable Sales (Settled)	10	8	12		Increasing	X	Stable		Declining
Absorption Rate (Total Sales/Months) Fotal # of Comparable Active Listings	1.67	2.67	4.00		Increasing Declining		Stable Stable		Declining Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	<u>11</u> 6.6	12 4.5	<u>17</u> 4.3		Declining	⊢	Stable	R	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months		Doolining	0\	verall Trend		morodonių
Median Comparable Sale Price	487,500	713,750	539,375		Increasing		Stable		Declining
Median Comparable Sales Days on Market	67	60	18		Declining		Stable		Increasing
Nedian Comparable List Price	625,000	649,000	617,700			X	Stable		Declining
Aedian Comparable Listings Days on Market	99	53	44	_	Declining		Stable		Increasing
Aedian Sale Price as % of List Price	92.5	94.5	98.4		Increasing	Ц	Stable	\parallel	Declining
Seller-(developer, builder, etc.)paid financial assistance Explain in detail the seller concessions trends for the pa		No No	a 20/ to E0/ increasing		Declining		Stable		Increasing
Cite data sources for above information.	MLS Service, Tax A	ssessor's office and	Appraiser's experien	се					
Cite data sources for above information. Local Summarize the above information as support for your co an analysis of pending sales and/or expired and withdra The information was derived from data ob neighborhood section of the appraisal repo	onclusions in the Neighborh wn listings, to formulate yo tained from the local	ood section of the apprais ur conclusions, provide bo MLS Service and d	al report form. If you used ar th an explanation and suppor emonstrate the currer	ny addii t for yo nt ma	our conclusio rket trend	ons. Is fo	or the		
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 FHA/VA Case No. 5140366180

 Loan # 150718FA804

 File # 00312978000

Borrower	Scott Singlet	on				
Property Address	120 W Summ	nit Ave				
City	San Antonio	adiaa	County Bexar		State TX Zip Coo	^{de} 78212
Lender/Client	Supreme Ler	nung				
APPRAISAL AND	D REPORT IDEN	NTIFICATION				
This Appraisal Repo	rt is one of the follo	owing types:				
Appraisal Repo	raisal Report T ii	This report was prepared in accordance This report was prepared in accordance intended user of this report is limited to t at the opinions and conclusions set forth	with the requirements of the F he identified client. This is a R	estricted Appraisal Report option estricted Appraisal Report and th	n of USPAP Standards Rule ne rationale for how the appr	aiser arrived
ADDITIONAL CE I certify that, to the b The statements	est of my knowled					
 The report anal opinions, and c 		d conclusions are limited only by the re	ported assumptions and are m	y personal, impartial, and unbia	sed professional analyses,	
 I have no (or th parties involved 		nt or prospective interest in the property	that is the subject of this repo	rt and no (or specified) personal	interest with respect to the	
I have no bias v	with respect to the	property that is the subject of this repor	t or the parties involved with th	is assignment.		
 My engagement 	nt in this assignme	nt was not contingent upon developing	or reporting predetermined res	ults.		
		this assignment is not contingent upon lue opinion, the attainment of a stipulate				cause
 My analyses, o 	pinions, and concl	lusions were developed and this report l	nas been prepared, in conform	ity with the Uniform Standards o	f Professional Appraisal Pra	ctice.
 This appraisal r 	report was prepare	ed in accordance with the requirements	of Title XI of FIRREA and any ir	nplementing regulations.		
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PRIOR SERVICE	S					
I have NOT perf	ormed services, as	s an appraiser or in any other capacity,	regarding the property that is t	ne subject of this report within th	e three-year period	
		ce of this assignment. 1 appraiser or in another capacity, regard	ling the property that is the sul	piect of this report within the three	e-vear period immediately	
		ignment. Those services are described			e-year period infinediately	
PROPERTY INSP						
		ection of the property that is the subject on of the property that is the subject of th				
APPRAISAL ASS						
Unless otherwise no	oted, no one provid	led significant real property appraisal as mary of the extent of the assistance pro		this certification. If anyone did p	provide significant assistance	e, they
ADDITIONAL CO	MMENTS					
		ring disclosure and/or any state mandat	ed requirements:			
		SURE TIME FOR THE SUBJECT P			the second of second	
		or the subject property is0-1		narket conditions pertinent to	the appraisal assignment	π.
APPRAISER	•			ERVISORY APPRAISER (C	ONLY IF REQUIRED)	
		LFER				
Signature	*	a do -	Signa			
Name <u>Joh</u> Date of Signature	n Fitzgerald 07/29/20	15		of Signature		
State Certification				Certification #		
or State License #	#			ate License #		
State <u>TX</u> Expiration Date of	Certification or Lic	cense 11/30/2016	State Expire	ation Date of Certification or Lice	nse	
		11/30/2010	·	rvisory Appraiser Inspection of S		
Effective Date of A	Appraisal 07/2	23/2015		Did Not Exterior-only fro	om Street 📃 Interior	and Exterior

USPAP Compliance Addendum 2014

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
Lender/Client	Supreme Lending

County Bexar

State TX Zip Code 78212



Comparable 1

151 E Elsmere P	2
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 Heigh	nts PI
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					
0.23 miles SE					
752,500					
3,234					
8					
3					
3.0					
N;Res;					
N;Res;					
9583 sf					
Q2					
104					

Comparable Photo Page

Borrower	Scott Singleton							
Property Address	120 W Summit Ave							
City	San Antonio	County	Bexar	State	ТΧ	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 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

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

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



Dining Room





Utility Room

Kitchen



Kitchen

Study

Interior Photos

Borrower S	Scott Singleton						
Property Address 1	120 W Summit Ave						
City S	San Antonio	County [Bexar	State	ТΧ	Zip Code	78212
Lender/Client S	Supreme Lending						



Master Bedroom

Master Bathroom



Bedrooom

Bathroom



Bedrooom

Bathroom

Interior Photos

Borrower	Scott Singleton							
Property Address	120 W Summit Ave							
City	San Antonio	County	Bexar	State	ТΧ	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

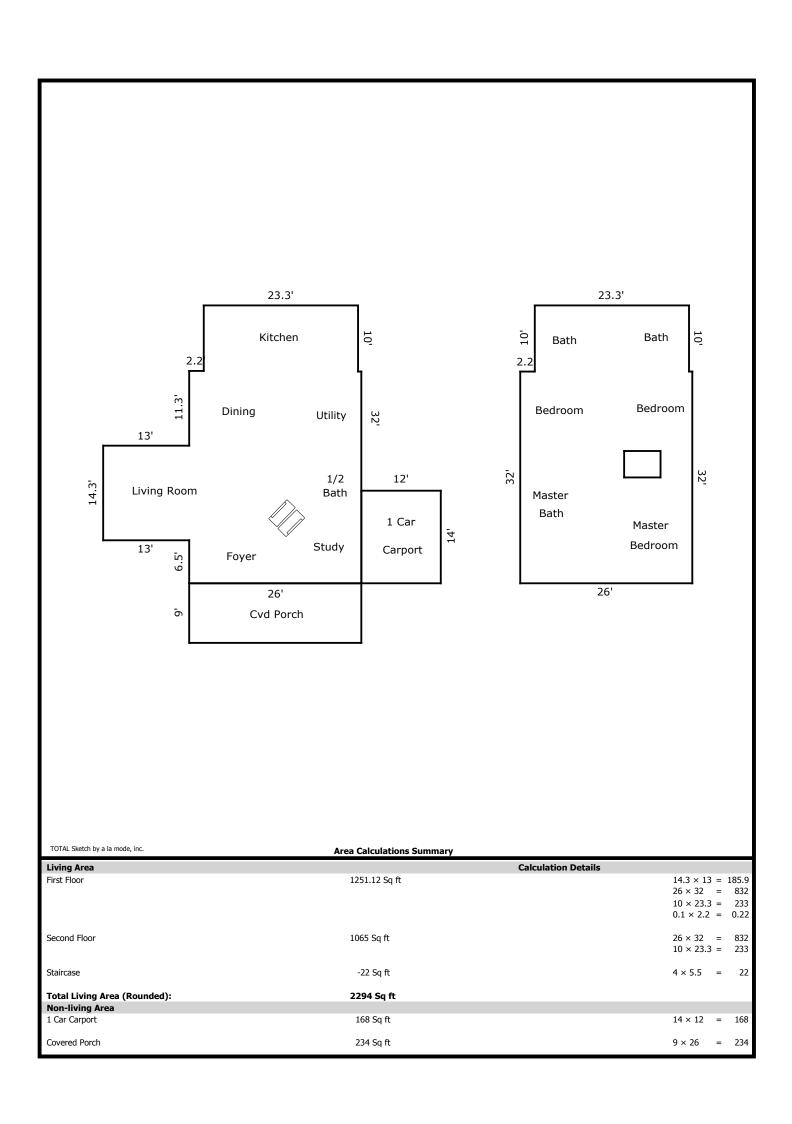
Borrower	Scott Singleton				
Property Address	120 W Summit Ave				
City	San Antonio	County Bexar	State TX	Zip Code 78212	
Lender/Client	Supreme Lending				



Guest Quarters

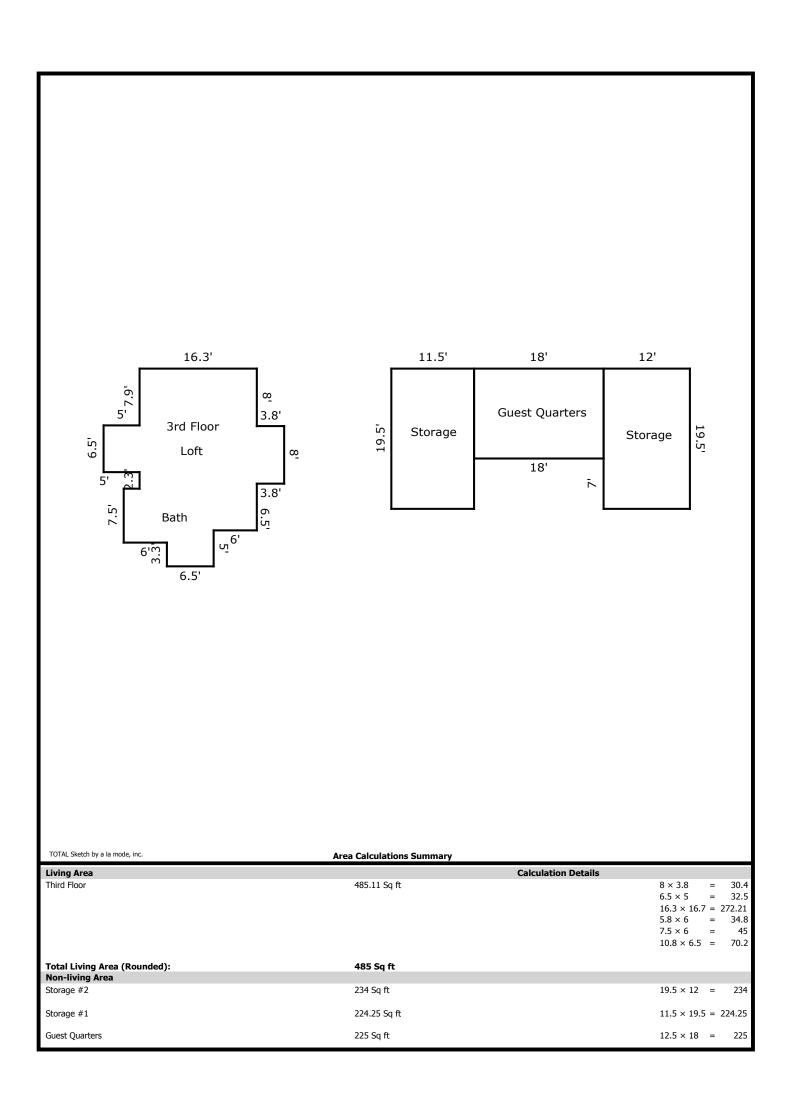
Building Sketch (Page - 1)

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



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		

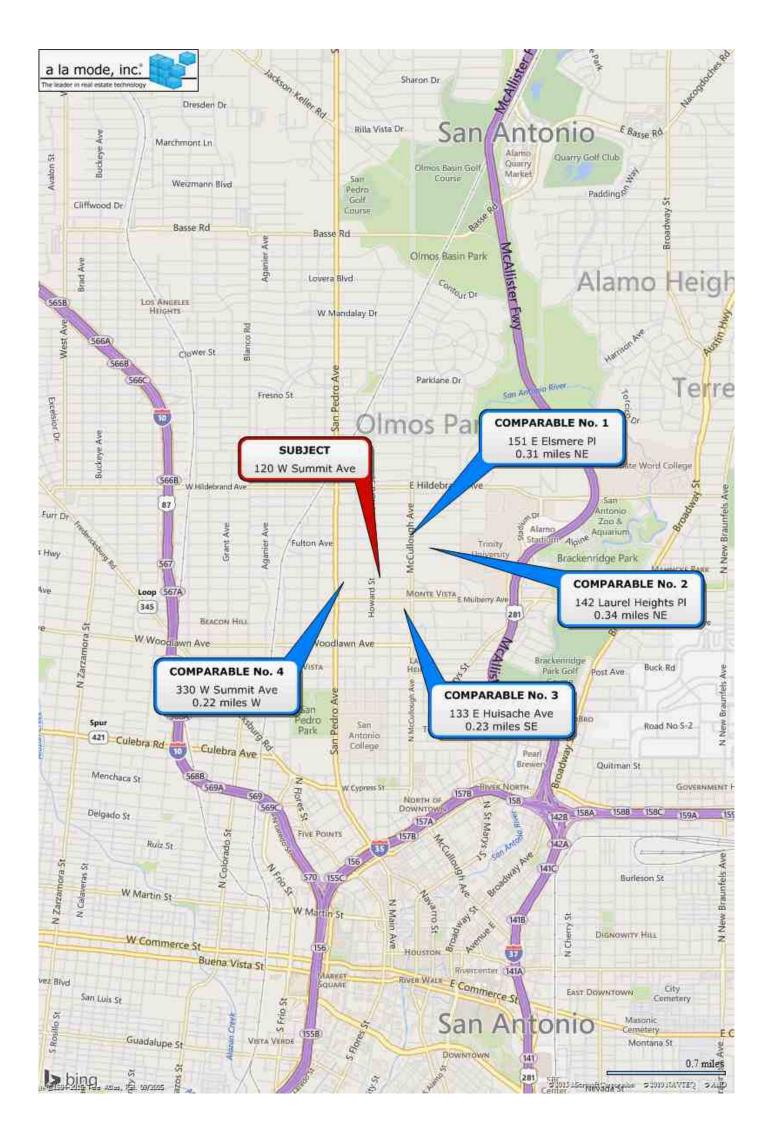


Borrower	Scott Singleton			
Property Address	120 W Summit Ave			
City	San Antonio	County Bexar	State TX	Zip Code 78212
Lender/Client	Supreme Lending			

	47.9 5.0	49.5	50	50 15	35 25	25 50	10	40 50
HOWARD ST	22 120287	120288	120289	121290	120291	120292		120250
	5.0 47.9 62 Feet	0.01	50	50 15	35 S 120 W	ubject Summit Ave	10	40 50

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		



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



Borrower	Scott Singleton								
Property Address	120 W Summit Ave								
City	San Antonio	Cou	ty Bex	ar	State	ТΧ	Zip Code	78212	
Lender/Client	Supreme Lending								

		to preserve it. The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.
JOHN DAVID FITZG 1000 RIVER PARK SAN ANTONIO, TX	2001-900 (1971).	Inquity 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.takb.texas.gov (512) 936-3001 Fax:(512) 936-3899
		Cexas Appraiser Timesing and Certification Wood P.O. Box 12188 Austin, Texas 78711-2188 Certified Residential Real Estate Appraiser Number TX 1331664 R 1880ed 11/17/2014 Expres 11/30/201 Appraiser JOHN DAVID FITZGERALD
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Number.	P.O. Box 12188 A Certified Residenti TX 1331664 R	Sing and Certification Board ustin, Texas 78711-2188 al Real Estate Appraiser
	P.O. Box 12188 A Certified Residenti	ustin, Texas 78711-2188 al Real Estate Appraiser Expires: 11/30/2016

Borrower	Scott Singleton				
Property Address	120 W Summit Ave				
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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-finishished 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