**HISTORIC AND DESIGN REVIEW COMMISSION**

**January 18, 2017**

**Agenda Item No: 06**

| | |
|---|---|
| **HDRC CASE NO:** | **2017-023** |
| **ADDRESS:** | 401 NORTH DR |
| **LEGAL DESCRIPTION:** | NCB 7059 BLK 8 LOT 11 |
| **ZONING:** | R-6,H |
| **CITY COUNCIL DIST.:** | 7 |
| **DISTRICT:** | Monticello Park Historic District |
| **APPLICANT:** | Mark Carmona/Top Drawer Property Solutions |
| **OWNER:** | Mark Carmona/Top Drawer Property Solutions |
| **TYPE OF WORK:** | Historic Tax Certification, install garage doors |

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install two garage doors and receive the Historic Tax Certification.

**APPLICABLE CITATIONS:**

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*
6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)
i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

*UDC Section 35-618. Tax Exemption Qualifications:*

(a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:
(1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.

(b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.

(c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:

(1) State the legal description of the property proposed for certification;
(2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
(3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
(4) Include a statement of costs for the restoration or rehabilitation work;
(5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
(6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
(7) Include a detailed statement of the proposed use for the property; and
(8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(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.

(2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

(g) Eligibility.

(1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

**FINDINGS:**

a. The main structure is a two-story Monterey style home with a stone façade on the first floor, asbestos siding, a red composition shingle roof, a second story balcony, a hipped roof and an attached garage that the garage doors have been replaced with siding. It is a contributing structure in the Monticello Park Historic District, and was designated in 1995.
b. The original garage has been converted and the garage doors were removed and asbestos siding and a pedestrian door were installed. The proposed new two steel garage doors each have 6 window lights are replacing the existing siding and pedestrian door. According to the Guidelines for Exterior Maintenance and Alterations 6.B, non-historic materials should be replaced with new based on photographic evidence or documentation, or what would be typical of the architectural style of the building. There were no historic photographs found. Staff finds that the proposed door installation and style appropriate, but finds the dividing light configuration and material not consistent with the Guidelines. Staff recommends that the doors be made of wood and have an even number of dividing lights and use exterior muntins.
c. The applicant is requesting Historic Tax Certification for the property located at 401 North Drive. The scope of work consists of repairs to windows, siding, electrical, plumbing, cleaning of stone, exterior painting, kitchen and bathroom updates, drywall, and new HVAC. The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs. Once the work is complete, the applicant will need to submit after photos, itemized list of costs and work complete, and proof of permits pulled. Staff visited the site January 11, 2017.

**RECOMMENDATION:**

Staff recommends approval based on findings a through c with the following stipulations:

1. That the garage door be made of wood.
2. That the number of dividing lights on the garage door be a multiple of four and have exterior muntins.

**CASE MANAGER:**

Lauren Sage

N

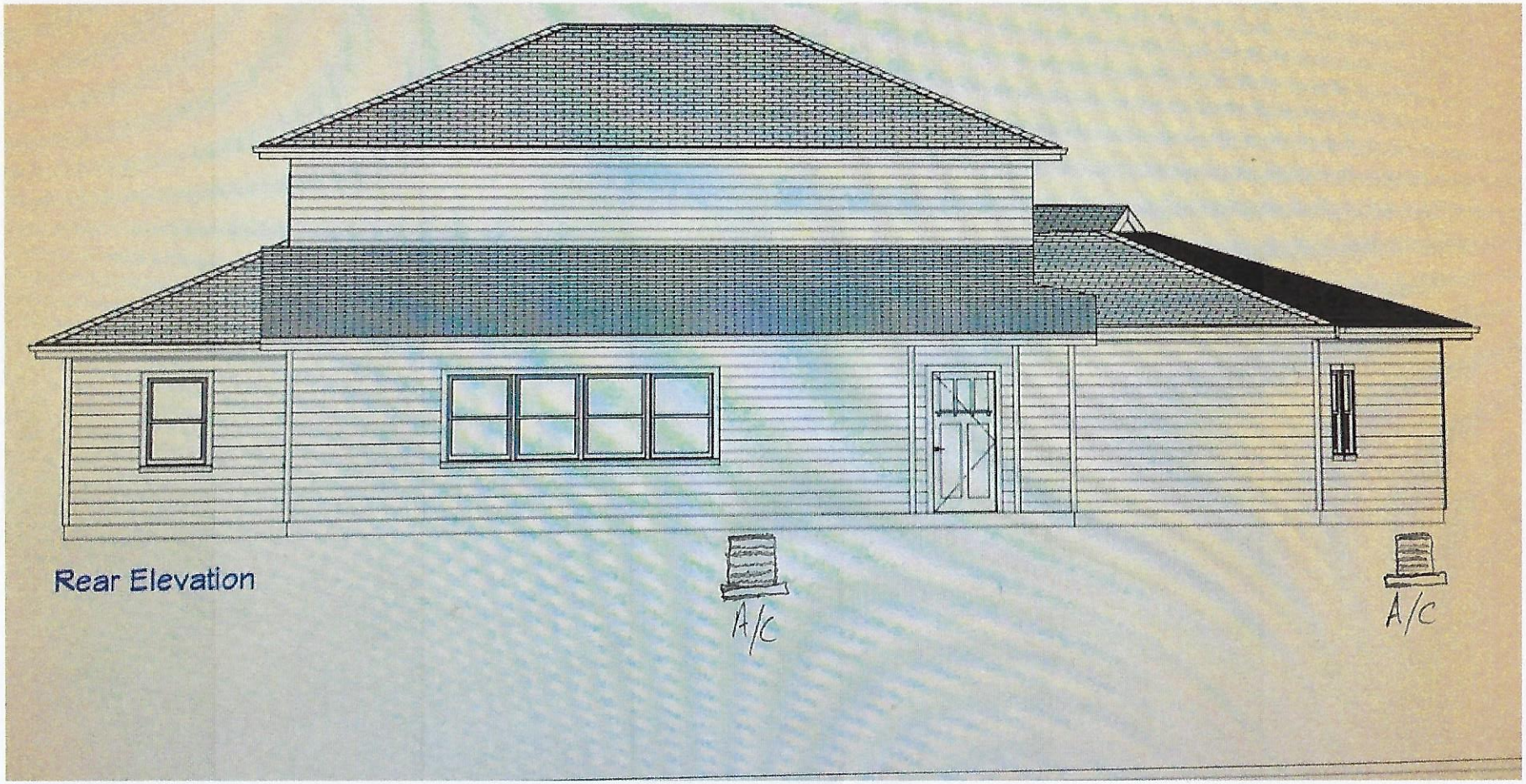
# Flex Viewer

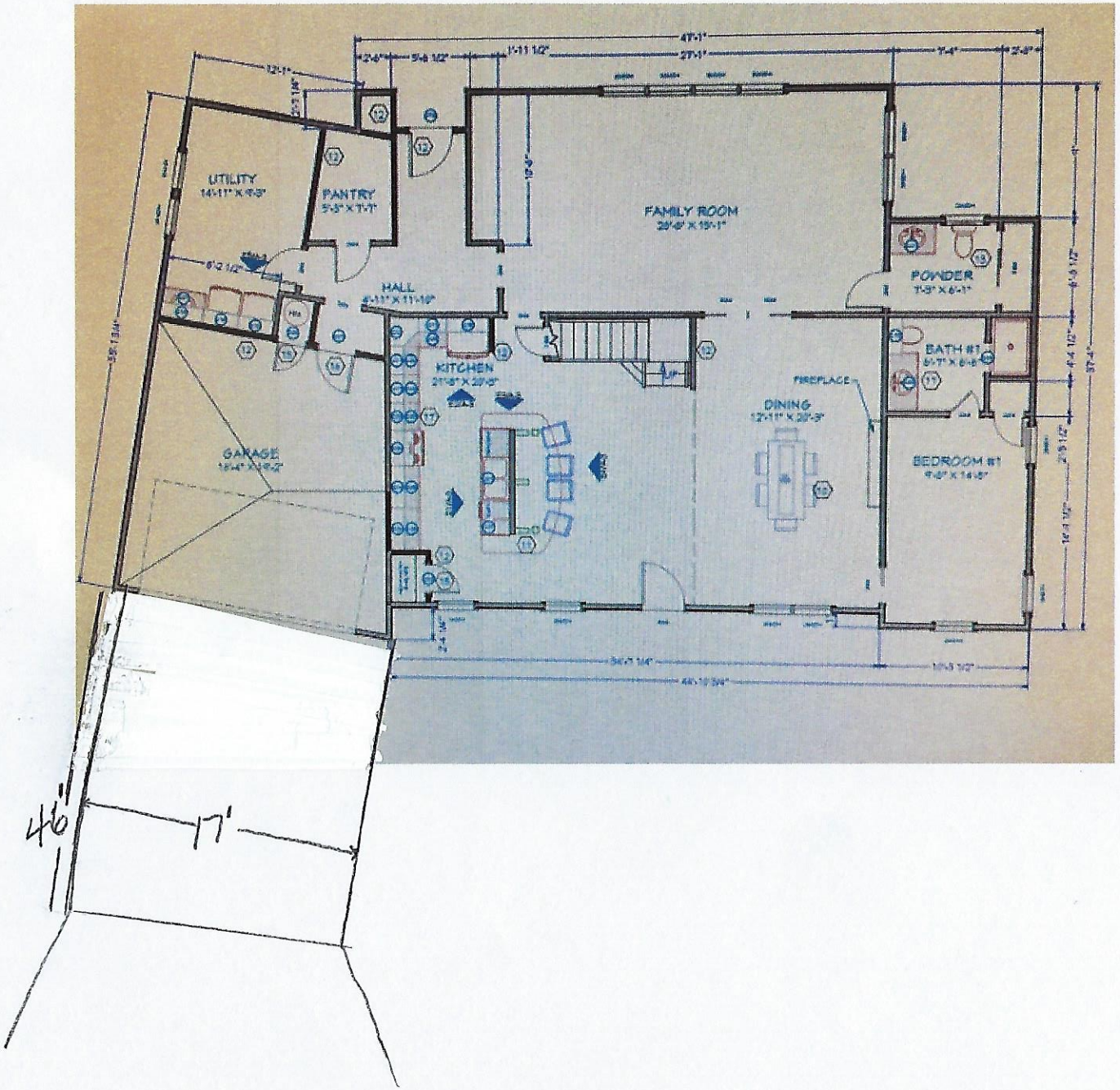
**Powered by ArcGIS Server**

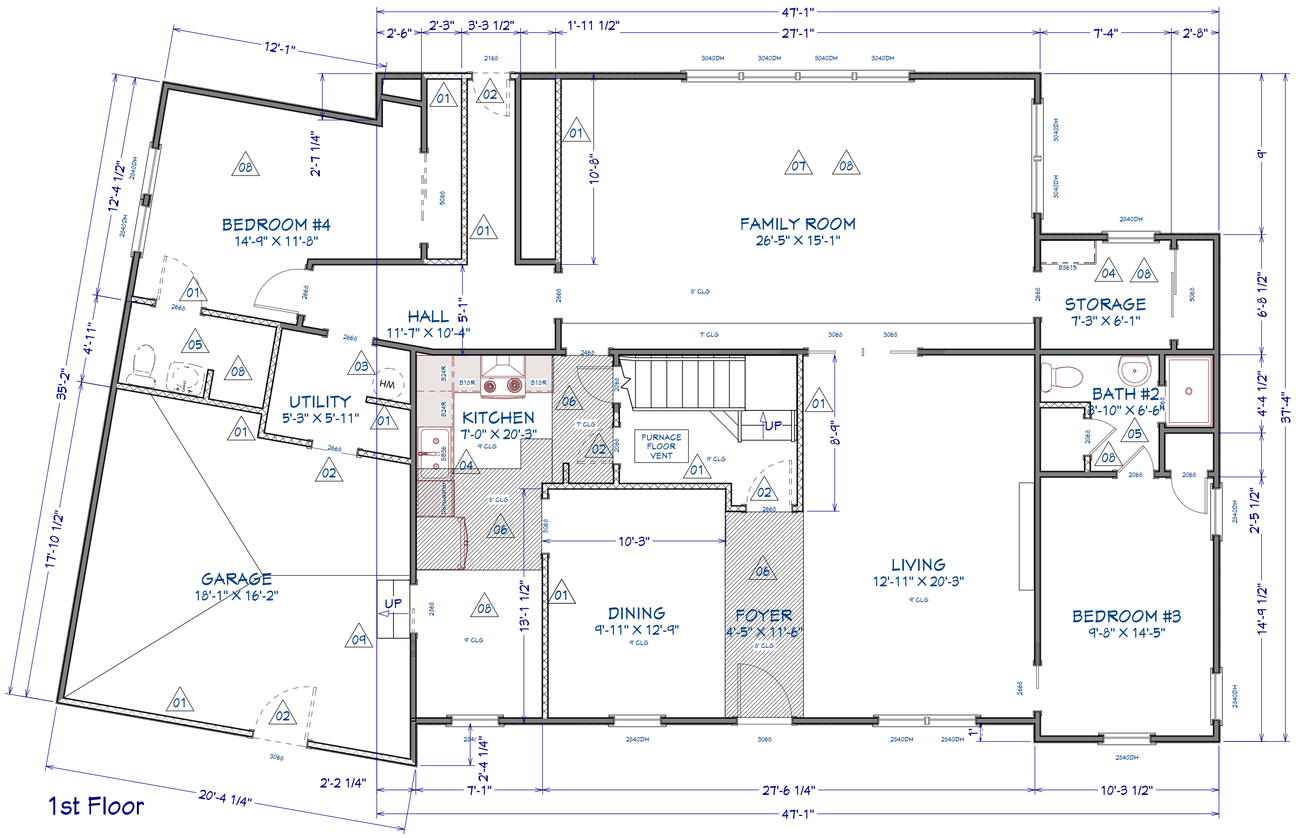
Printed:Jan 09, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS:
REQUEST:
HEARING DATE:
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT:
(210) 215-8274
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

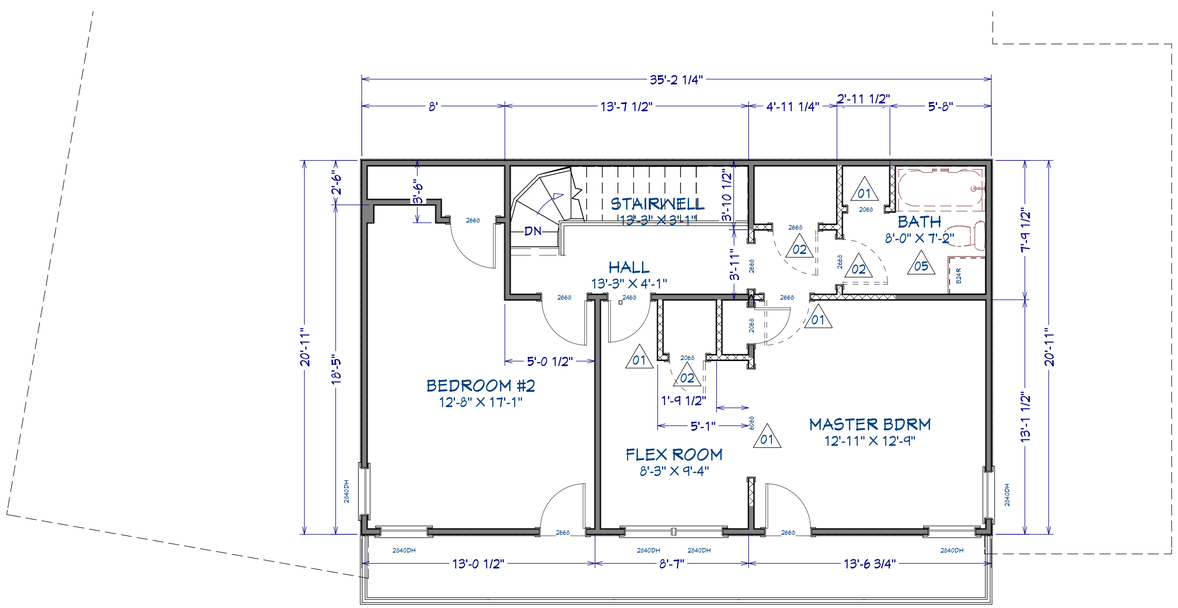

Rear Elevation
A/C
A/C


UTILITY
PANTRY
HALL
KITCHEN
GARAGE
FAMILY ROOM
POWDER
BATH #1
DINING
FIREPLACE
BEDROOM #1
46'
17'




1st Floor

LIVING AREA
1845 SQ FT




2nd Floor

LEGEND

- DEMO WALL
- EXISTING WALL TO REMAIN
- NEW WALL

NOTES

- 01 REMOVE WALL
- 02 REMOVE DOOR
- 03 CAP PLUMBING FIXTURES LINES (WATER, SEWER, VENTS, GAS)
- 04 REMOVE CABINETS
- 05 REMOVE TOILET, SINK, TUB, TILE
- 06 REMOVE FUR-DOWN (NOTIFY OWNER OF UNFORESEEN DISCREPANCIES)
- 07 REMOVE PANELING
- 08 DEMO FLOORING
- 09 REMOVE STEPS

NOTE: REMOVE ANY POPCORN CEILING

| REVISION TABLE | | | |
|---|---|---|---|
| NUMBER | DATE | REVISED BY | DESCRIPTION |
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NOTE: GREAT EFFORT AND CARE HAVE GONE INTO THE CREATION OF THE DESIGN AND COMPLETION OF THESE PLANS AND BLUEPRINTS, HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING AND/OR "ON THE SITE" CONSULTATION, SUPERVISION, CONTROL OVER THE ACTUAL CONSTRUCTION; AND BECAUSE OF THE VARIANCE IN LOCAL BUILDING CODES AND WEATHER CONDITIONS, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN OR BLUEPRINTS. IT IS RECOMMENDED THAT YOU CONSULT AN ENGINEER AND CHECK WITH YOUR LOCAL BUILDING OFFICIALS PRIOR TO START.

Arc Design & Associates
San Antonio, Texas 78238
www.arcdesignlive.com
arcmarket@live.com
210-272-9600

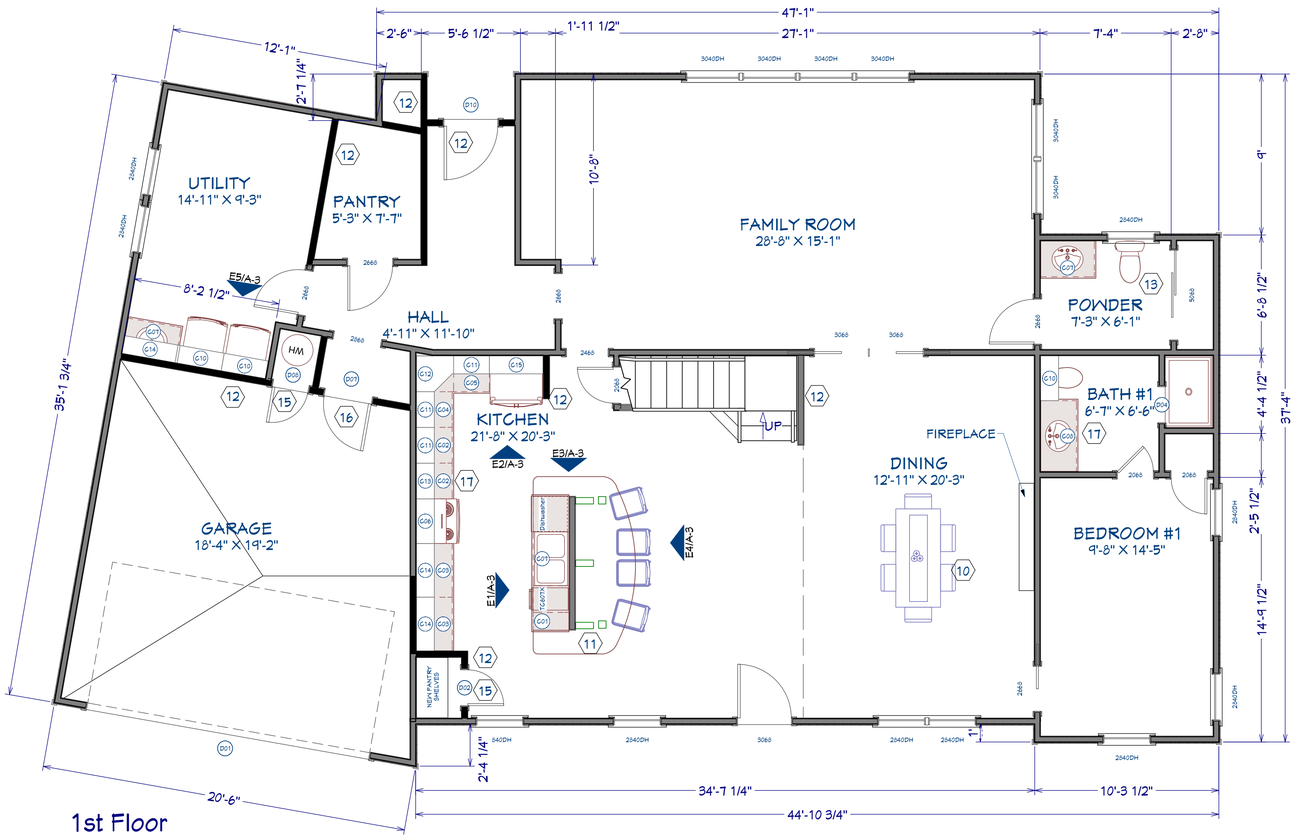
Demo Floor Plans
Project 401 North Dr.
Location: San Antonio, Texas

TOP DRAWER PROPERTY SOLUTIONS
5837 De Zavala Rd #690375
San Antonio, Texas 78249

DATE:
12/15/2016

SCALE:
1/4" = 1'-0"

SHEET:
A-1




1st Floor

LEGEND

- DEMO WALL
- EXISTING WALL TO REMAIN
- NEW WALL

NOTES

01 REMOVE WALL

02 REMOVE DOOR

03 CAP PLUMBING FIXTURES LINES (WATER, SEWER, VENTS, GAS)

04 REMOVE CABINETS

05 REMOVE TOILET, SINK, TUB, TILE

06 REMOVE FUR-DOWN (NOTIFY OWNER OF UNFORESEEN DISCREPANCIES)

07 REMOVE PANELING

08 DEMO FLOORING

09 REMOVE STEPS

NOTE: REMOVE ANY POPCORN CEILING

10 REPLACE OR ADD CHANDELIER

11 BUILD BAR AND EXTENDED COUNTER FOR BAR

12 ADD WALL (MATCH EXISTING WALL MATERIALS SUCH AS SIDING, SHEETROCK, AND PAINT FLAWLESSLY)

13 ADD NEW TOILET AND SINK FOR POWDER ROOM

14 ADD NEW TOILET, SINK, TUB, AND VINYL TILE AND RE-ROUTE EXISTING PLUMBING FOR NEW LAYOUT

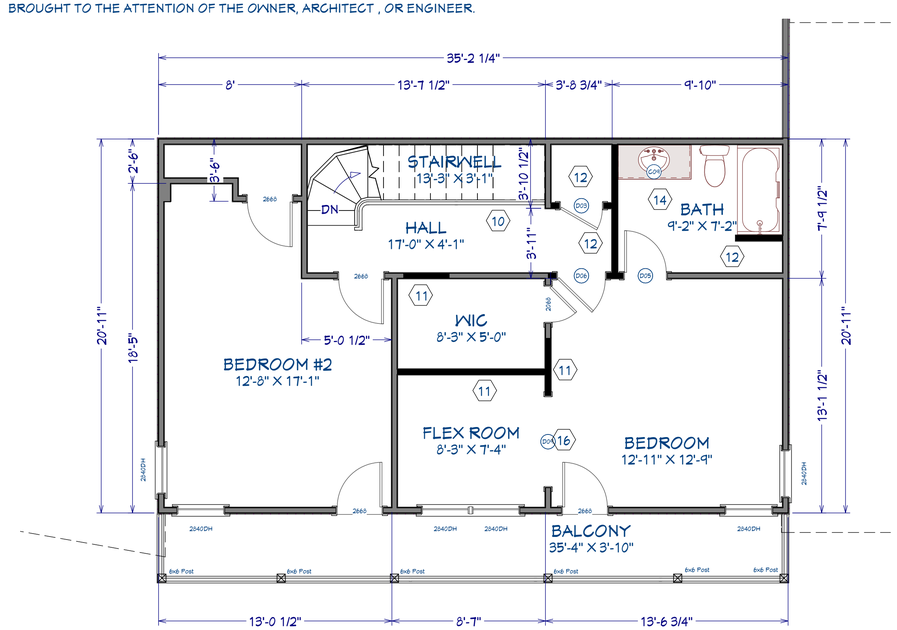
15 INSTALL NEW WATER HEATER AND PLACE SCREENED VENT ON DOOR

16 ADD DOOR OR OPENING (PRIMER & PAINT) SEE ALSO DOOR SCHEDULE (SHEET A-2)

17 ADD NEW UPPER AND LOWER CABINETS (SEE CABINET SCHEDULE)

NOTE:

1. CONTRACTOR TO VERIFY FIELD MEASUREMENTS TO DRAWING PRIOR TO PERFORMING ANY WORK. IF ANY DIFFERENCES OR DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE OWNER, ARCHITECT , OR ENGINEER.




2nd Floor

| DOOR SCHEDULE | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| NUMBER | LABEL | QTY | FLOOR | SIZE | WIDTH | HEIGHT | R/O | DESCRIPTION | HEADER | THICKNESS |
| D01 | 16080 | 1 | 1 | 16080 | 192 " | 96 " | 194"X99" | GARAGE-GARAGE DOOR CHD05 | 2X12X200" (2) | 1 3/4" |
| D02 | 2068 | 1 | 1 | 2068 R IN | 24 " | 80 " | 26"X82 1/2" | HINGED-DOOR P04 | 2X6X29" (2) | 1 3/8" |
| D03 | 2468 R IN | 1 | 2 | 2468 R IN | 28 " | 80 " | 30"X82 1/2" | HINGED-DOOR P04 | 2X6X33" (2) | 1 3/8" |
| D04 | 2068 | 1 | 1 | 2068 | 24 " | 80 " | 26"X82 1/2" | DOORWAY | 2X6X29" (2) | |
| D05 | 2468 | 1 | 2 | 2468 L IN | 28 " | 80 " | 30"X82 1/2" | HINGED-DOOR P04 | 2X6X33" (2) | 1 3/8" |
| D06 | 2868 | 1 | 2 | 2868 R IN | 32 " | 80 " | 34"X82 1/2" | HINGED-DOOR P04 | 2X6X37" (2) | 1 3/8" |
| D07 | 2868 | 1 | 1 | 2868 L EX | 32 " | 80 " | 34"X83" | EXT. HINGED-DOOR E21 | 2X6X37" (2) | 1 3/4" |
| D08 | 2068 | 1 | 1 | 2068 R EX | 24 " | 80 " | 26"X83" | EXT. HINGED-DOOR E21 | 2X6X29" (2) | 1 3/4" |
| D09 | 5068 | 1 | 2 | 5068 | 60 " | 80 " | 62"X82 1/2" | DOORWAY | 2X8X65" (2) | |
| D10 | 3068 | 1 | 1 | 3068 R EX | 36 " | 80 " | 38"X83" | EXT. HINGED-DOOR E21 | 2X6X41" (2) | 1 3/4" |

| CABINET SCHEDULE | | | | | | | |
|---|---|---|---|---|---|---|---|
| NUMBER | LABEL | QTY | FLOOR | WIDTH | DEPTH | HEIGHT | DESCRIPTION |
| C01 | B12R | 1 | 1 | 12 " | 24 " | 36 " | BASE CABINET |
| C02 | B24R | 2 | 1 | 24 " | 24 " | 36 " | BASE CABINET |
| C03 | B36 | 2 | 1 | 36 " | 24 " | 36 " | BASE CABINET |
| C04 | BCB24R | 1 | 1 | 23 7/8 " | 24 " | 36 " | BASE CABINET |
| C05 | BCB24R | 1 | 1 | 24 " | 24 " | 36 " | BASE CABINET |
| C06 | W3020 | 1 | 1 | 30 " | 12 " | 20 1/16 " | WALL CABINET |
| C07 | SB36 | 3 | 1 | 36 " | 24 " | 36 " | BASE CABINET |
| C08 | SB48 | 1 | 1 | 47 1/2 " | 24 " | 36 " | BASE CABINET |
| C09 | SB48 22 34 | 1 | 2 | 48 " | 22 " | 34 " | BASE CABINET |
| C10 | W3036 | 3 | 1 | 30 " | 12 " | 36 " | WALL CABINET |
| C11 | W2436R | 3 | 1 | 24 " | 12 " | 36 " | WALL CABINET |
| C12 | DCW2436R | 1 | 1 | 24 " | 24 " | 36 " | CORNER WALL CABINET |
| C13 | W2436R | 1 | 1 | 23 7/8 " | 12 " | 36 " | WALL CABINET |
| C14 | W3636 | 3 | 1 | 36 " | 12 " | 36 " | WALL CABINET |
| C15 | W3619 | 1 | 1 | 36 " | 12 " | 18 1/2 " | WALL CABINET |

| REVISION TABLE | | | |
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NOTE: GREAT EFFORT AND CARE HAVE GONE INTO THE CREATION OF THE DESIGN AND COMPLETION OF THESE PLANS AND BLUEPRINTS. HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING, AND/OR 'ON THE SITE' CONSULTATION, SUPERVISION, CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE VARIANCE IN LOCAL BUILDING CODES AND WEATHER CONDITIONS, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN OR BLUEPRINTS. IT IS RECOMMENDED THAT YOU CONSULT AN ENGINEER AND CHECK WITH YOUR LOCAL BUILDING OFFICIALS PRIOR TO START.

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Floor Plan

Project 401 North Dr.
Location: San Antonio, Texas

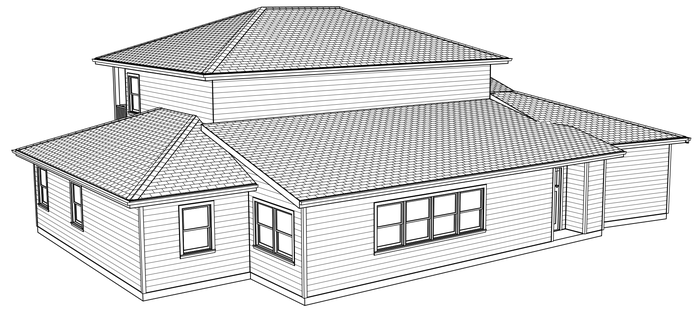
TOP DRAWER PROPERTY SOLUTIONS

5837 De Zavala Rd #690375
San Antonio, Texas 78249

DATE:
12/16/2016

SCALE:

SHEET:
A-2



Front Elevation

Right Elevation

Rear Elevation

Left Elevation

| REVISION TABLE | | | |
|---|---|---|---|
| NUMBER | DATE | REVISED BY | DESCRIPTION |
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Exterior Elevations

Project 401 North Dr.
Location: San Antonio, Texas

TOP DRAWER PROPERTY SOLUTIONS

5837 De Zavala Rd #690375
San Antonio, Texas 78249

DATE:
12/15/2016

SCALE:
1/4" = 1'-0"

SHEET:
A-3

# Bexar CAD

## Property Search Results > 386826 TOP DRAWER PROPERTY SOLUTIONS for Year 2016

## Property

### Account

| | | | |
|---|---|---|---|
| Property ID: | 386826 | Legal Description: | NCB 7059 BLK 8 LOT 11 |
| Geographic ID: | 07059-008-0110 | Agent Code: | |
| Type: | Real | | |
| Property Use Code: | 001 | | |
| Property Use Description: | Single Family | | |

### Location

| | | | |
|---|---|---|---|
| Address: | 401 NORTH DR<br>SAN ANTONIO, TX 78201 | Mapsco: | 581E7 |
| Neighborhood: | MONTICELLO PARK (SA) | Map ID: | |
| Neighborhood CD: | 57028 | | |

### Owner

| | | | |
|---|---|---|---|
| Name: | TOP DRAWER PROPERTY SOLUTIONS | Owner ID: | 3015378 |
| Mailing Address: | 5837 DE ZAVALA RD # 690375<br>SAN ANTONIO, TX 78249-2206 | % Ownership: | 100.0000000000% |
| | | Exemptions: | HS, OTHER |

## Values

| | | | | |
|---|---|---|---|---|
| (+) Improvement Homesite Value: | + | $238,330 | | |
| (+) Improvement Non-Homesite Value: | + | $0 | | |
| (+) Land Homesite Value: | + | $34,440 | | |
| (+) Land Non-Homesite Value: | + | $0 | Ag / Timber Use Value | |
| (+) Agricultural Market Valuation: | + | $0 | | $0 |
| (+) Timber Market Valuation: | + | $0 | | $0 |
| | | --- | | |
| (=) Market Value: | = | $272,770 | | |
| (–) Ag or Timber Use Value Reduction: | – | $0 | | |
| | | --- | | |
| (=) Appraised Value: | = | $272,770 | | |
| (–) HS Cap: | – | $36,270 | | |
| | | --- | | |
| (=) Assessed Value: | = | $236,500 | | |

## Taxing Jurisdiction

Owner: TOP DRAWER PROPERTY SOLUTIONS
% Ownership: 100.0000000000%
Total Value: $272,770

| Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax | Tax Ceiling |
|---|---|---|---|---|---|---|
| 06 | BEXAR CO RD & FLOOD | 0.015700 | $272,770 | $233,500 | $36.04 | $36.04 |
| 08 | SA RIVER AUTH | 0.017290 | $272,770 | $226,500 | $39.16 | |
| 09 | ALAMO COM COLLEGE | 0.149150 | $272,770 | $206,500 | $275.93 | $275.93 |
| 10 | UNIV HEALTH SYSTEM | 0.276235 | $272,770 | $236,500 | $653.30 | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 11 | BEXAR COUNTY | 0.293250 | $272,770 | $186,500 | $490.88 | $490.88 |
| 21 | CITY OF SAN ANTONIO | 0.558270 | $272,770 | $171,500 | $837.41 | $837.41 |
| 57 | SAN ANTONIO ISD | 1.512600 | $272,770 | $201,500 | $2,488.68 | $2,488.68 |
| CAD | BEXAR APPRAISAL DISTRICT | 0.000000 | $272,770 | $236,500 | $0.00 | |
| | Total Tax Rate: | 2.822495 | | | | |
| | | | | Taxes w/Current Exemptions: | $4,821.40 | |
| | | | | Taxes w/o Exemptions: | $6,675.20 | |

## Improvement / Building

**Improvement #1:** Residential **State Code:** A1 **Living Area:** 2600.0 sqft **Value:** $238,330

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|---|---|---|---|---|---|
| LA | Living Area | G - AB | AB | 1948 | 1132.0 |
| LA1 | Additional Living Area | G - AB | | 1948 | 558.0 |
| UTL | Attached Utility | G - NO | | 1948 | 340.0 |
| OP | Attached Open Porch | G - NO | | 1948 | 210.0 |
| PA | Terrace (patio slab) | G - NO | | 1948 | 136.0 |
| LA2 | Living Area 2nd Level | G - AB | | 1948 | 910.0 |

## Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|---|---|---|---|---|---|---|---|
| 1 | RES | R/1 Family not Farm Single | 0.2312 | 10071.07 | 20.00 | 146.00 | $34,440 | $0 |

## Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|---|---|---|---|---|---|---|
| 2017 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2016 | $238,330 | $34,440 | 0 | 272,770 | $36,270 | $236,500 |
| 2015 | $180,560 | $34,440 | 0 | 215,000 | $0 | $215,000 |
| 2014 | $161,290 | $34,440 | 0 | 195,730 | $0 | $195,730 |
| 2013 | $151,450 | $34,440 | 0 | 185,890 | $0 | $185,890 |
| 2012 | $147,330 | $34,440 | 0 | 181,770 | $0 | $181,770 |

## Deed History - (Last 3 Deed Transactions)

| # | Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Deed Number |
|---|---|---|---|---|---|---|---|---|
| 1 | 6/30/2016 | GWD | General Warranty Deed | MARCET ROBERT L & BELINDA | TOP DRAWER PROPERTY SOLUTIONS | 17945 | 1803 | 20160125608 |
| 2 | | Deed | Deed | | MARCET, ROBERT L & BELINDA | 4561 | 1935 | 0 |

**2017 data current as of Jan 2 2017 12:35AM.**
**2016 and prior year data current as of Dec 9 2016 7:56AM**
**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**
**For website information, contact (210) 242-2500.**

Website version: 1.2.2.11 Database last updated on: 1/2/2017 12:35 AM © N. Harris Computer Corporation

| EXHIBIT A | TEXAS CHAMPION BANK | | |
|---|---|---|---|
| | Construction Advance Form for ANY/ALL: | ADVANCING LOANS | |
| | FOR LOAN IN NAME OF: | TOP DRAWER PROPERTY SOLUTIONS, LLC | |
| | TOTAL COMMITMENT AMOUNT: | $100,000 | |

| A | B | | C | D |
|---|---|---|---|---|
| DATE ADVANCE REQUEST is MADE To Be Entered HERE for Each ADVANCE REQUESTED, When Requested >>>>>> | | | | |
| Line Item No. | B U D G E T C A T E G O R Y D E S C R I P T I O N | P O S S I B L E CONTRACTOR NAME | BUDGETED DOLLAR AMOUNT by CATEGORY | COUNTS TOWARD 30% |
| 1 | Initial Cleanup/Clean-out/Tear-out: Removal of all Old Items/debris; clean up to work… | | $1,100 | |
| 2 | Trash/Refuse/Hauling/Dumpster Boxes: Costs of refuse, tire or auto removal complete… | | $1,175 | |
| 3 | Security Measures (Pre-Construction): Alarm systems; lighting; iron gates; window boards… | | | |
| 4 | Permits (General Building, Roofing): General rehab, structural, etc… | | $0 | |
| 5 | Permits (Electrical): Service entrance, wiring, receptacles, service panels, underground cable… | | | |
| 6 | Permits (Plumbing): Meters, piping, receptacles, fixtures, DWV… | | | |
| 7 | Permits (HVAC): Heating plants, air conditioning, duct work, venting, boilers, chimneys… | | | |
| 8 | Permits (Certificate of Occupancy): Required if property was condemned or substantial | | | |
| 9 | Drawings (Architectural or Other): Decks, additions/alterations, change-of-use… | | $4,509 | $4,509 |
| 10 | Tool/Equipment/Vehicle Rental: For material, tools, equipment transport/use… | | | |
| 11 | Underground Exterior Supply Lines (Gas/Water): Repairs, replacements, new K-line… | | | |
| 12 | Underground Exterior Drain Lines (Sanitary Sewer/Storm): Repairs, replacements… | | | |
| 13 | Utility Hookup/Turn-On Charges: Electrical service, water/sewer, gas, meter replacements… | | $400 | $400 |
| 14 | Electrical: CEI charges for exterior electrical hookups/repairs (if not CPP, it will cost)… | | | |
| 15 | Pest Control/Treatment: Termites, roaches, rats/mice, carpenter ants, bees, birds, etc. [including mold]… | | $150 | $150 |
| 16 | Roofing: Repairs, replacement, framing, valleys, flashings, fascia, soffits, eaves, gables, dormers… | | $0 | |
| 17 | Rough Carpentry (Exterior): Roof framing, porch repairs, siding, dormers, rotted wood… | | $4,500 | $4,500 |
| 18 | Finish Carpentry (Exterior): Trim, lapped siding, window casing, moldings (crown/columns)… | | $0 | |
| 19 | Windows (Replacement/Repairs): Sash, sills, casings, jambs, ropes, weights, glass/glazing, vinyl, capping… | | $2,000 | $2,000 |
| 20 | Painting (Exterior): Primer, field, trim, foundation paint, fillers, caulk/seal, | | $4,300 | $4,300 |
| 21 | Siding (Repairs/Replacement): Field, trims, corner posts, J-channel, starters, soffit, coil, insulation… | | | |
| 22 | Gutters/Downspouts/Crocks/Drains: Replace/repair, re-hang, dig-out, mortar-in, etc… | | $300 | $300 |
| 23 | Rough Carpentry (Interior): Floor & sub-floor, ceiling, wall framing/moving, doorways… | | $0 | |
| 24 | Carpentry (Interior Steps): Repair/replace rails, treads, risers, spindles and trim… | | $0 | |

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| *25* | Masonry Repairs (Fireplace): Repair/rebuild/remove/build-over mantle, repair firebox… | | | |
| *26* | Electrical: Repair/replace/re-wire/service panel changeout, receptacles, switches… | | $10,000 | $10,000 |
| *27* | Plumbing (Repairs/Replacement): Supply/distribution lines, DWV, valves, shutoffs… | | $12,824 | $12,824 |
| *28* | Sewer Work: Snaking drains, replacing drain tiles, new clean-out in yard, backfill/grading… | | | |
| *29* | Hot Water Tank(s): Replace (plus removal of old), repair and service/flush out old… | | $875 | $875 |
| *30* | Plumbing Fixtures: Faucets, tubs, showers, toilets, sinks, lavs, utility tubs, sillcocks… | | $0 | |
| *31* | Insulation (Partial/Complete): Walls, ceilings, roof, basement, baffles, ridge venting… | | $1,000 | $1,000 |
| *32* | Furnace/Ductwork (Replace/Repair): Clean, service/certify, filters, belts, valves, motors, heat-x… | | | |
| *33* | Interior Plaster/Drywall: Replace, repair, tape, corner bead, finishing/texturing… | | $4,500 | $4,500 |
| *34* | Finish/Trim Carpentry (Interior): Doors, trim, baseboard, crown, casings, moldings, wainscot… | | $1,500 | $1,500 |
| *35* | Doors (Exterior/Interior): Entry, closet, bi-fold, pocket, louvered, replace/rework/re-key… | | | |
| *36* | Painting - Interior (Include Basement): Ceilings, walls, primer, KILZ, trim, caulk/seal... | | $2,000 | |
| *37* | Lighting Fixtures (Interior/Exterior): Replace/repair/re-clamp/re-globe… | | $1,800 | $1,800 |
| *38* | Wood Floors: Sand/refinish, clean only, paint, stain, varnish/Poly-coat... | | $4,317 | $4,317 |
| *39* | Locks: Exterior, passage, closet, bed, bath, dummy, pocket, deadbolts, window locks... | | | |
| *40* | Bathroom Fixtures & Cabinetry: Tub/shower enclosures, vanity, medicine/linen cabinet… | | $2,000 | $2,000 |
| *41* | Bathroom Accessories: Towel bar, soap dish, toilet paper holder, shower rod/door… | | $700 | |
| *42* | Kitchen Cabinets: Uppers, lowers, corners, pantry cabinets, countertops, filler strips, trim… | | $5,000 | $5,000 |
| *43* | Other Floorings: Vinyl, VCT, peel n' stick vinyl, cove base, bath, kitchen, entry halls, laundry… | | | |
| *44* | Carpeting: Install new/clean and service old/combination of - plush, commercial, Berber, in/out… | | | |
| *45* | Fire Prevention/Protection: Smoke detectors - battery/hardwired, escape ladders/steps… | | $500 | $500 |
| *46* | Garage (Build New/Repair Existing): Roof, door, tracks, opener, floor, siding, lighting, electrical, man door… | | $2,000 | $2,000 |
| *47* | Masonry Repairs (Foundation): Tuck pointing, waterproofing, basement floor patching… | | | |
| *48* | Masonry Repairs - Chimney (Interior/Exterior): Tuck pointing, brick/block replacement… | | | |
| *49* | Decks/Porches/Exterior Steps: Railings, supports, stringers, treads, risers, decking, columns… | | $0 | |
| *50* | Driveway (Concrete/Asphalt): Replace/resurface/repair/fill cracks/level/sealcoat, drains, basins… | | $4,000 | |
| *51* | Private Approach Walk(s): Removal/replacement/repair/re-level… | | $0 | |
| *52* | Assorted Exterior/Interior Hardware: Mailbox, house numbers, sash locks, doorknobs, doorstops… | | $1,000 | $1,000 |
| *53* | Landscaping: Re-grading, basic yard cleanup, grass & gardens, old tree removal/trim, shrub trim, etc… | | $1,700 | |
| *54* | Existing Fencing: Repair/remove, if any, replace or install new, repaint, replace gate, repair piping… | | $500 | |
| *55* | Final Cleanup (Interior/Exterior and Yard): To show, rent, sell, refinance, power wash, etc… | | $3,000 | |

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| *56* | **Appliances Supplied by Rehabber, if any: Fridge, stove, washer/dryer, or other…** | | **$2,500** | **$2,500** |
| *57* | **Replace HVAC System (labor and new system)** | | **$12,000** | **$12,000** |
| *58* | **Project Management Fee** | | **$0** | |
| *59* | **Closing Costs & Contingency** | | **$7,850** | |
| *60* | | | | **$77,975** |
| *61* | **TOTAL PROJECT COST -- *TOTAL BUDGET AMOUNT*** | | **$100,000** | |
| *62* | **OWNER'S EQUITY*** | **0%** | **$0** | **$0** |
| *63* | **LOAN APPROVAL AMOUNT -- TOTAL LOAN COMMITMENT** | | **$100,000** | **$0** |
| *64* | **RETAINAGE* >>>>> If Applicable** | **0%** | **$0** | **$0** |
| *65* | | | | |