

# HISTORIC AND DESIGN REVIEW COMMISSION

March 07, 2018

**HDRC CASE NO:** 2018-100  
**ADDRESS:** 104 BUSHNELL  
**LEGAL DESCRIPTION:** NCB 6328 BLK 1 LOT A  
**ZONING:** R-5  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Marion Williams  
**OWNER:** Marion Williams  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** February 26, 2018  
**60-DAY REVIEW:**  
**REQUEST:**

The applicant is requesting Historic Tax Verification for the property at 104 Bushnell.

## APPLICABLE CITATIONS:

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.

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and

design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

(f) Historic Preservation Tax Exemptions.

(1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:

A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.

B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.

(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 applicant is requesting Historic Tax Verification for the property at 104 Bushnell, located within the Monte Vista Historic District.
- b. Scopes of work have been completed that are consistent with issued Certificates of Appropriateness which includes site work (driveway, sidewalks and fencing), interior improvements including electrical, mechanical and plumbing upgrades, wood repair, brick and window maintenance, roofing and painting.
- c. The requirements for Historic Tax Verification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and itemized list of costs.

## **RECOMMENDATION:**

Staff recommends approval based on findings a through c.

## **CASE MANAGER:**

Edward Hall



Feb 26, 2018 at 2:20:53 PM

104 Bushnell Ave

San Antonio TX 78212

United States



**CITY of SAN ANTONIO**  
**NOTICE of HEARING**  
HISTORIC & DESIGN  
REVIEW COMMISSION



**ADDRESS:** 104 BUSHNELL  
**REQUEST:** Historic Tax Verification

**HEARING DATE:** March 02, 2018 @  
8:30am at 3:00 PM

**ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO**  
If you have any questions or concerns, please call (210) 207 - 0035 or email [info@sapreservation.com](mailto:info@sapreservation.com)  
Si prefieres recibir esta información en español o tienes alguna inquietud, llame al 210-207-0035 o envíe un correo electrónico a [info@sapreservation.com](mailto:info@sapreservation.com).





104 Bushnell

1) Scope of Work	\$235,490
a) additional HVAC	\$8,400
b) additional lighting	\$6,178.21
c) additional Chg Ord.	\$10,636.75
2) Painting	\$21,200
3) Kitchen	\$28,595.16
a) Appliances	\$29,970.32
4) New Roof	\$10,000.00
5) 2nd level Cabinetry	\$8,913.08
6) Design Consult	\$6500 (colorist, exterior, and interior)
7) Fence / Wall	\$32,590
8) Exterior Concrete back drive)	\$32,240 (rework of sidewalk, drive-way, and
9) Security System	\$14,370
TOTAL PROJECT COST TO DATE	\$445,433.52

\*\*\* INVOICE \*\*\*

582761

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SONYA MEDINA WILLIAMS  
104 BUSHNELL

\*\*\*\*\* S A M E \*\*\*\*\*

78212

24223929		06/19/2013		RECESSED	96	96
ORD SHP BKO	VC	ITEM	DESCRIPTION	.....	PRICE	PRC EXTN
**** ORDER PRINTED ON 06/19/2013 @ 11:11 ****						
POWDER BATH COUNTER LITS						
2	2	W10 WL-LED310-C-BZ	3.9W LED STEP/WALL 3.5" ROUND		103.65	207.30
FRONT PORCH						
16	16	L05 2013CD	1-50PAR20MR16 CLR DIF TRM 3.75		36.24	579.84
16	16	S74 00099	PREMIUM FLD 12W 2700K 36 DEGRE		52.50	840.00
16	16	L05 2000LV	LV KIT 50WMR16		57.95	927.20
TWO CENTER DOWNLTS PORCH						
2	2	L05 C4L10DL30KCCDW	LED 30K DOWNLIGHT TRIM CCDW		208.43	416.86
2	2	L05 C4L10NI			128.02	256.04
FRONT DOOR						
1	1	L05 2006	MR16 SLOT LOW VOLTAGE RECESS		36.09	36.09
1	1	S74 MR16-AB1-A1-927-12T-	MR16 LED SPOT 27K 11W VIVID		66.07	66.07
1	1	L05 2000LV	LV KIT 50WMR16		57.95	57.95
ART LIGHTS						
16	16	L05 2000LV	LV KIT 50WMR16		56.26	900.16
16	16	L05 2013CD	1-50PAR20MR16 CLR DIF TRM 3.75		36.24	579.84
16	16	S74 00099	PREMIUM FLD 12W 2700K 36 DEGRE		52.50	840.00

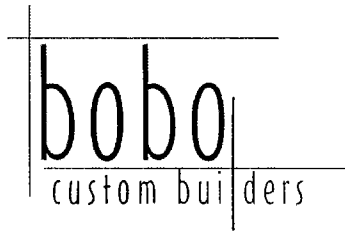
DIFFERENCE AMT 6178.21  
CUST. BAL. DUE 6178.21

SUB-TOTAL \$ 5707.35  
TAX 470.86  
---TOTAL--- 6178.21

TOTAL DUE---->

6178.21

RECEIVED BY: \_\_\_\_\_



**Date:** October 26, 2012

**Client:** Gene and Sonya Williams

**Project Address:** 104 Bushnell  
San Antonio, TX 78212

### Homeowner Responsibilities

- It is understood that Bobo Custom Builders may create paths through lawn areas or landscaping to be able to access the remodeling area. It is the responsibility of Bobo Custom Builders to identify these areas so the homeowner can remove any shrubs or plants and repair any lawn paths after this scope of work has been completed. It is the responsibility of the homeowners to repair or re-landscape areas damaged during the course of construction.
- The homeowners are responsible for containing any children and/or pets away from the construction area during the construction period so as to protect them from harm.
- The homeowners are responsible for allowing the access to the project site during the hours of 8am until 5pm from Monday through Friday during the projected construction schedule.
- The homeowners are responsible for making all finishes decisions (finish colors, window and door style & color selects) **before** the start of construction.
- The homeowners are responsible of removing all items from adjacent walls, shelves, cabinets, and floor areas that might be in the way or otherwise be damaged during the course of construction.
- The homeowners are responsible for removing/securing any 'portable' valuables that could be accidentally removed from the jobsite.
- The home owner understands that all materials used with the intent to match existing is limited to the materials available at the time of construction and may vary from the existing material and finishes due to effects of time and weathering as well as unavailability from the original supplier.
- The Homeowner understands that they will not attempt to hire any of Bobo Custom Builders' employees, or sub-contractors to do any work beyond the scope of work defined by these specifications.

- The techniques and procedures for construction that Bobo Custom Builders/Remodelers will use to do the work required to complete the project will meet or exceed guidelines addressed in the Residential Construction Performance Guidelines for Professional Builders and Remodelers. Any other technique or procedure requested or required by the homeowner will be considered at an additional cost and can be estimated at the time of the request, described on an extra work order and collected before further work is performed.
- The allowances above are purely estimates of the amount of investment a homeowner may make on these items. If, for any reason, the costs are more than the allowance amounts listed, an extra work order will be collected for the difference before the items are ordered. If an allowance is exceeded there will be a 2.5% surcharge-to cover insurance and state franchise taxes-added to the overage portion.

### Project Personnel Instructions

- All parking is to be on the street.
- No loud music is allowed.
- Discard personnel debris (cigarette, cups, papers, etc.) into trash container.
- No Smoking allowed inside home.

### Project Exclusions

#### Items not included:

- Removal or relocation of any sprinkler lines, heads, or controls within the area impacted by this scope of work are the responsibility of the homeowners.
- The repair of any existing electrical lines or service, or the upgrade of any service to the home or to circuit breaker panel boxes not specifically detailed in the scope of work.
- The repair of any plumbing lines or service, not specifically detailed in the scope of work. (See plumbing section).
- The repair or replacement of alarm or intrusion systems is the responsibility of the homeowner.
- Mold remediation or repair. If mold is found in covered areas work will be halted and the homeowner will be advised to contact their insurance company to assess the problem and determine the course of action.
- Cost of removal for replanting or salvaging of any existing trees that might be in the footprint of the addition.
- Replacement of any trees, shrubs, or plants that have to be removed for the construction of the house addition.
- During the course of the remodeling Bobo Custom Builders/Remodelers attempts to maintain the integrity of the ceilings and adjacent walls. On occasion nail pop-outs may occur due usually to loose original installation of sheetrock. This will vibrate the sheetrock causing the nails to pull out slightly and pop the plaster that covers them.



This rarely happens, but there is no way of knowing or avoiding these pop-outs if this condition exists. Therefore, if the pop-outs occur, the cost to repair them is not part of this scope of work. If it does occur, we will advise the homeowners of the extent and the cost to make repairs. It will be their option to have Bobo Custom Builders/Remodelers do this work or remedy it through other means.

- Salvage and surplus material- If the Owner would like to keep any items during the demolition process those items must be clearly marked prior to the start of demolition. If it is requested that those items be disposed of at a later date a fee will be charged for labor and disposal. Any materials that are brought to the jobsite are the property of Bobo Custom Builders until they are installed. Unused materials are to be removed by Bobo Custom Builders.
- Lead requirements-New EPA regulations (October 2010) require that we test for the presence of lead in any home build prior to 1978. A lead test will be performed to determine if lead is present in any of the items that are scheduled to be demolished. If lead is found additional measures will have to be taken to contain and dispose of these items and additional charges will be incurred depending on the extent of the lead discovered.

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### **Historical review**

**It is the responsibility of the Owner to submit for and /or obtain any historical commission review or approval items or issues.**

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## **PROPOSAL**

### **General Scope of Work**

**Bobo Custom Builders will provide the material and labor to do a full remodel of the entire house as described below.**

This proposal is based on visual observations and inspections. No physical destruction or penetrations were made and therefore the remodeling process may expose problems not yet evidenced. If this occurs, the Homeowners will be advised of the problem and cost. A signed agreement between Bobo Custom Builders and the Homeowners will be needed before the work will be done.

### **General Note:**

**This proposal is divided by room/area.**

**There are some general notes that will apply to the entirety of the project that are in a separate section.**



## **General Notes/Whole house issues**

### **Demolition**

1. Remove the ceiling sheetrock/plaster from both the 1<sup>st</sup> floor and the 2nd floor.
2. Dispose of the ceiling debris and the insulation that is removed with the ceiling.
3. Remove the gas fired heating units.
4. Remove all of the iron bars on the windows.
5. Protect the existing hardwood flooring during the course of the project.
6. **Note:** Four large dumpsters are planned for this project. The volume of debris generated can vary according to what is actually in the areas to be demolished. Also, dumpsters can sometimes be used by unauthorized users, i.e. neighbors. If additional dumpsters are required they will be billed at cost.

### **Concrete**

7. No concrete work is planned for this portion of this project.

### **Roofing**

8. No roofing work is planned for this portion of this project.

### **Exterior**

9. Repair the eaves and overhangs that are damaged.
10. Repair materials to match existing materials as closely as possible using standard new materials.

### **Windows & Doors**

11. All existing windows are to remain.
12. Two exterior doors are addressed later in this proposal.
13. Replace the hinges and locksets on the interior doors.
14. Owner to provide hardware.
15. **Allowance:** Due to the unknown time period to replace the hinges and locksets, an allowance of two days of a master craftsman is allotted for the hinges and locksets. This includes his time in researching and procuring the hardware items as well as his time to install them. If repairs to the doors, jambs, etc are required or the time allotment is exceeded, additional charges will be incurred.

### **Plumbing**

16. Terminate the gas lines to the room heaters.
17. Replace the existing water supply lines in the house.
18. The replacement of the supply lines will be from the point they enter the house; not the line to the street.
19. Replace the drain lines as is feasible.
20. Existing steel and galvanized supply lines will be abandoned in place.
21. Move the existing water heater to its new location as per plans.
22. Move the existing gas meter.
23. Pressure test all of the interior gas lines in the house.
24. **Allowance:** \$1,000.00 is allotted for the gas meter relocation fees from CPS.

### **Electrical**

25. Move the exterior electrical panel to the corner of the 1<sup>st</sup> floor sunroom.



26. Incoming electrical cable is to be placed underground.
27. **Allowance:** \$2,000.00 is allotted for the CPS burial charges.
28. Install two interior electrical panels.
29. Install electrical service to the new HVAC units (2).
30. Install electrical service to the new range location.
31. Install electrical service to the new dryer location.
32. Re-wire the entire house as per plans.
33. Install all new light fixtures.
34. **Note:** Owner to supply light fixtures with the exception of the recessed can lights.
35. All recessed can lights to be four inch cans with incandescent bulbs.
36. A standard white trim kit is included. Alternate trim kits may incur additional charges.

### **Insulation**

37. Install R-30 batt insulation in the 2<sup>nd</sup> floor ceiling.
38. Install R-19 insulation in the crawlspace floor system.
39. No insulation is scheduled for the walls.

### **Sheetrock**

40. Install 5/8" sheetrock on the ceilings of the 1<sup>st</sup> and 2<sup>nd</sup> floor where the ceilings were previously removed.
41. Repair any walls where the mechanical systems of the house were installed.
42. Skim coat the walls to provide a minimal textured finish.

### **HVAC**

43. Owner is responsible for the installation of two new HVAC units.
44. Units have been scheduled as electric heat units.
45. Bobo Custom builders will allot \$8,400.00 towards the purchase and installation of the two HVAC units. Any amount over \$8,400.00 is the responsibility of the Owner.
46. Bobo Custom Builders will coordinate with the Owner's HVAC contractor of choice for the installation and requirements of the units but the warranty is between the Owner and the HVAC contractor.

### **Flooring**

47. Refinish the hardwood floors in the entire house except as noted on the plans.
48. Verify the stain color with the Owner.
49. Install other flooring as designated on plans.

### **Interior Painting**

50. Painting is the responsibility of the Owner.
51. **Note:** If the Owner assumes the responsibility for painting they assume the responsibility for all painting related activities such as puttying, priming, sanding, caulking, etc.

### **Exterior Painting**

52. Painting is the responsibility of the Owner.
53. **Note:** If the Owner assumes the responsibility for painting they assume the responsibility for all painting related activities such as puttying, priming, sanding, caulking, etc.



### **Den (fireplace)**

#### **Scope**

1. Remove the ceiling treatment (beams) with the sheetrock.
2. The fireplace and its components are to remain.
3. Replace the ceiling trim to create a coffered ceiling.
4. Install crown molding
5. **Note:** Repair of the leaded glass doors is currently not in the budget.
6. Install recessed can lights as per plans.
7. Install switches and receptacles as per plans.
8. Refinish the hardwood floors

### **Library**

#### **Scope**

9. **Note:** Repair of the leaded glass doors is currently not in the budget.
10. Install recessed can lights as per plans.
11. Install lights in the cabinets.
12. Glass shelving is not included.
13. Install switches and receptacles as per plans.
14. Refinish the hardwood floors

### **1<sup>st</sup> floor Sunroom**

#### **Scope**

15. Install recessed can lights as per plans.
16. Install surface mount lights as per plans.
17. Install switches and receptacles as per plans.
18. No crown molding is planned for this room.
19. Refinish the hardwood floors.

### **Entry/Stairs Alcove**

#### **Scope**

20. Repair the two-5 foot sliding pocket doors.
21. Refinish the pocket doors to match the floor.
22. Refinish the hardwood stairs.
23. Replace one piece of handrail to match the existing/original handrail as closely as possible.
24. Install crown molding.
25. Paint the walls, ceiling, and trim.
26. Install recessed can lights as per plans.
27. Install switches and receptacles as per plans.
28. Refinish the hardwood floors



## **1<sup>st</sup> Floor bathroom**

### **Scope**

29. Remove the sink, faucet and toilet from the bathroom area.
30. Remove the water heater as per plans.
31. Open up the three areas to create one space.
32. The final design of this area will be dictated by the structural support members of the stairs.
33. Install a new cabinet and countertop.
34. Install a new faucet.
35. Install a new toilet.
36. Install crown molding
37. Install recessed can lights as per plans.
38. Install switches and receptacles as per plans.
39. Refinish the hardwood floors.
40. Install tile on the bathroom floor.

## **Dining Room**

### **Scope**

41. Install crown molding
42. Install recessed can lights as per plans.
43. Install switches and receptacles as per plans.
44. Install a large HVAC return in the wall common to the dining and the kitchen.
45. Refinish the hardwood floors

## **Kitchen**

### **Scope**

46. Remove the cabinets and countertops.
47. Remove the sink, faucet, and flooring.
48. Remove the cabinets at the stair end of the room.
49. Remove and replace the back door.
50. The windows in the kitchen are to remain.
51. Prep the kitchen for the new cabinet layout.
52. Install gas and plumbing for the future layout of the kitchen.
53. Install electrical for the future layout of the kitchen.
54. The rear wall of the house will remain in place.
55. The laundry shoot in the kitchen stairs is to be used as a chase for the new mechanical systems of the house.
56. Refinish the hardwood stairs leading from the kitchen.
57. Install hardwood flooring in the kitchen.
58. Install crown molding
59. Install recessed can lights as per plans.
60. Install switches and receptacles as per plans.
61. Refinish the hardwood floors.
62. **Note:** Currently everything will be prepared for cabinets, countertops, sink, faucet, undercabinet lighting, appliances, etc. but the purchase and installation of these items is not included in the scope of this work.
63. Remove the existing covered porch at the rear door of the kitchen.



64. Construct a pressure treated deck to replace the rear porch.
65. Existing stairs to the yard are to be used.
66. This exterior issue will require historical commission review.

## **Second Floor work**

### **Bathroom #2**

#### **Scope**

1. Remove the sink, faucet and toilet from the bathroom area.
2. Remove the existing tub.
3. Install recessed can lights as per plans.
4. Install switches and receptacles as per plans.
5. Install new cabinets.
6. Install two under mount vanity sinks.
7. Install a granite countertop.
8. Install two new faucets.
9. Install a new toilet.
10. Install a tub.
11. Install a tub faucet.
12. Install a shower valve and drain.
13. Install tile backer board on the floor and the shower walls,
14. Install tile on the bathroom floor and the shower walls.
15. Install a glass shower enclosure.
16. Install mirrors
17. Install crown molding

### **Laundry Closet**

#### **Scope**

18. Remove the existing drawers/cabinet. Save if possible.
19. Install the plumbing and electrical in the closet for a stackable washer and dryer unit.
20. Install a powered exhaust vent in the laundry closet.
21. Install a dryer vent.

### **Bedroom 2**

#### **Scope**

22. Install crown molding
23. Install recessed can lights as per plans.
24. Install switches and receptacles as per plans.
25. Refinish the hardwood floors



## **Bedroom 1**

### **Scope**

- 26. Install crown molding
- 27. Install recessed can lights as per plans.
- 28. Install switches and receptacles as per plans.
- 29. Refinish the hardwood floors

## **Sunroom-2<sup>nd</sup> Floor**

### **Scope**

- 30. No crown molding
- 31. Install ceiling fans as per plans.
- 32. Remove the window from the closet of bedroom 2 to the porch.
- 33. Repair the wall.
- 34. Repair the window from bedroom 1 to the porch.
- 35. Install carpet on the porch floor.

## **Office**

### **Scope**

- 36. Install crown molding.
- 37. Replace the closet doors.
- 38. The raised closet floor will remain.
- 39. Install lights as per plans.
- 40. Install switches and receptacles as per plans.
- 41. Replace the exterior doors from the office to the roof.
- 42. Install Owner supplied locksets.
- 43. Doors will need the approval of the historic commission.
- 44. Refinish the hardwood floors.

## **Master Bathroom**

### **Scope**

- 45. Reframe the bathroom as per plans.
- 46. Remove the built up tile floor.
- 47. Remove the sink, faucet and toilet from the bathroom area.
- 48. Remove the shower tile.
- 49. Convert the current shower into a linen closet.
- 50. Install recessed can lights as per plans.
- 51. Install switches and receptacles as per plans.
- 52. Install new cabinets.
- 53. Install two under mount vanity sinks.
- 54. Install a granite countertop.
- 55. Install two new faucets.
- 56. Install a new toilet.
- 57. Install a shower valve and drain.
- 58. Install tile backer board on the floor and the shower walls.



59. Install tile on the bathroom floor and the shower walls.
60. Install a glass shower enclosure.
61. Install mirrors.
62. Install crown molding.

### **Master bedroom closet-His**

#### **Scope**

63. Reconfigure walls as per plans.
64. Frame new diagonal wall as per plans.
65. Window is to remain.
66. Install standard shelf and rod
67. Install trim to match existing.
68. Trim and shelving to be paint grade.
69. No organizer systems are planned for this closet.
70. Install carpet on the floor of the closet.

### **Master bedroom closet-Hers**

#### **Scope**

71. Reconfigure walls as per plans.
72. Windows are to remain.
73. Frame a wall behind the windows in the closet.
74. Windows to be sealed shut.
75. Install a closet organizer system.
76. Owner to specify system and its components.
77. **Allowance**-Organizer system and installation-\$2,500.00.
78. Install crown molding.
79. Install trim to match existing.
80. Install carpet on the floor of the closet.

### **Master Bedroom**

#### **Scope**

81. Install crown molding
82. Install recessed can lights as per plans.
83. Install surface mount lights as per plans.
84. Install switches and receptacles as per plans.
85. Refinish the hardwood floors



**Plans & Permits**

1. The homeowners will need to approve the plans for building permits prior to construction start
2. Homeowner is responsible for the acquisition of Homeowner Association approval letter if applicable.
3. Bobo Custom Builders will obtain building Permits immediately thereupon.
4. **Note:** Due to the constantly changing requirements of the City building codes the total permit costs are **allowanced at \$700.00.**
5. Owner is responsible for the submittal and acquisition of any Historic Commission approvals.

**Note:**

**Any additions, changes, and/or deviations, unless otherwise agreed upon by both parties, will result in additional charges.**















