

December 22, 2019

Mr. Artis Cooper
934 Oak Park Trail
Dallas, TX

Re: Foundation Review
1012 Betterton Circle
Dallas, TX

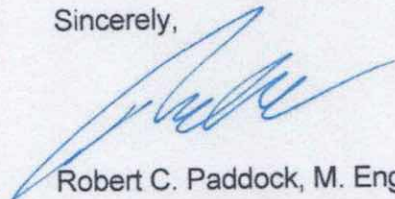
Dear Mr. Cooper,

In accordance to your request, the residence at the above address was inspected on December 19, 2019.

The structure is in extremely poor condition, it is structurally unstable and unsafe to even enter. The foundation, floors, walls and roof are all damaged, and in some places missing. The electrical and plumbing systems have been vandalized. It is recommended that this structure should be demolished, it does not appear to be repairable or liveable.

If you have any further questions, please feel free to call.

Sincerely,



Robert C. Paddock, M. Eng., P.E.



12-22-19

Affidavit

Before me the undersigned on this day personally appeared

Artis L. Cooper who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the owner, principle, or authorized representative of the subject property.



Affiant's signature

Subscribed and sworn to before me this 22 day of February, 2023


Notary Public

☐

A study of restoration of the structure or property, performed by a licensed architect, engineer or financial analyst, analyzing the physical feasibility (including architectural and engineering analyses) and financial feasibility (including pro forma profit and loss statements for a ten year period, taking into consideration redevelopment options and all incentives available) of adaptive use of restoration of the structure and property.

☐

Any consideration given by the owner to profitable adaptive uses for the structure and property.

☐

Construction plans for any proposed development or adaptive reuse, including site plans, floor plans and elevations.

☐

Any conditions proposed to be placed voluntarily on new development that would mitigate the loss of the structure.

☐

Any other evidence that shows that the affirmative obligation to maintain the structure or property makes it impossible to realize a reasonable rate of return.

For an application to demolish or remove a structure that poses an imminent threat to public health or safety:

☒

Records depicting the current condition of the structure, including drawings, pictures, or written descriptions.

☒

A study regarding the nature, imminence, and severity of the threat, as performed by a licensed architect or engineer.

☒

A study regarding both the cost of restoration of the structure and the feasibility (including architectural and engineering analyses) of restoration of the structure, as performed by a licensed architect or engineer.

For an application to demolish or remove a structure that is noncontributing to the historic overlay district because the structure is newer than the period of historical significance:

☐

Documentation that the structure is noncontributing to the historic overlay district.

☐

Documentation of the age of the structure.

☐

A statement of the purpose of the demolition.

1. Name of Applicant: artis l cooper
MAILING Address: 314 cedarcreek dr City Duncanville State TX Zip 75137
 Daytime Phone: 2145058993 Alternate Phone: _____
 Relationship of Applicant to Owner: brother

ADDRESS OF PROPERTY TO BE DEMOLISHED: 1012 Betterton cir Zip 75203
Historic District: _____

Proposed Work:

2. Indicate which demolition standard you are applying (choose one option ONLY):

- ☐ Replace with more appropriate/compatible structure
☐ No economically viable use
☒ Imminent threat to public health / safety
☐ Demolition noncontributing structure because newer than period of significance
☐ Intent to apply for certificate of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;
 Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

3. Describe work and submit required documents for the demolition standard you are applying (see checklist):

cost prohibitive to restore

Application Deadline:

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates).

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

Other: In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: Artis L. Cooper Date: 2-22-2023
 5. Signature of Owner: Artis L. Cooper Date: 2-22-2023

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

- ☐ **APPROVED.** Please release the building permit.
☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
☐ **DENIED.** Please do not release the building permit or allow work.
☐ **DENIED WITHOUT PREJUDICE..** Please do not release the building permit or allow work.

Office of Historic Preservation

Date

NOTE: THIS APPLICATION WILL EXPIRE 180 DAYS AFTER THE APPROVAL DATE

Certificate for Demolition & Removal

City of Dallas Historic Preservation

Rev. 010220



Design & Development Consultants

737 S. R. L. Thornton Frwy
Dallas, Texas 75203
Ph (469) 628 2642
Marion Johnson – m.johnson@ddcteam.com
Joselyn Rushton – j.rushton@ddcteam.com

To: Mr. Artis Cooper
1012 Betterton Circle
Dallas, TX 75203
Tenth Street Historical District

Re: Architectural assessment for the above mentioned property

March 18, 2023

Mr. Artis Cooper,

During our site visit on February 22, 2023, we have found that the residence, in its current condition, is inefficient in terms of structural stability. As your consultant, we advise that the residence be demolished for new construction to prevent the structure from collapsing and causing harm to any persons providing construction services on the property. Below you will see our findings:

FOUNDATION:

- The existing structure is currently supported by tree stumps at the foundation, which are now leaning.
- The foundation's stringers are located in large spans, causing structural inadequacies

ROOF:

- The roof joists are not properly rested on the top plate, due to an inward load and lack of bridging between the structural members, causing the roof joists to rotate.
- The roof is caving due to buckling of the walls and an inadequate floor system.

WALLS:

- The exterior walls on the east elevation due to inadequate foundation support.
- A fire has occurred at the east side of the residence, adding direct damage to that entire side, and causing indirect smoke damage throughout the residence.
- The studs at the walls are randomly spaced.
- The wall are leaning inwardly on the east side of the residence.

FLOOR:

- Unevenness of the floor is caused by inadequate foundation support.
- The floor joist, and beams are not properly sized.

FRONT PORCH:

- The steps will need to be completely replace due to deterioration of the concrete.

RETAINING WALL:

- The retaining wall located at front of residence will need to be repaired or replaced due to the deterioration of its structural integrity.

In addition, the structure's status is considered noncontributing (since 1994) to the Tenth Street Historical District's architectural significance. Before any construction, a Certificate of Appropriateness must be obtained according to the procedures outline in chapter 51A-4.501 of the Dallas City Code. The new design and construction must comply with the historic preservation requirements outlined in the Tenth Street Ordinance #22852.

If you have any questions regarding this matter, please feel free to contact us at the phone number and emails located in the header of the letter.

Thank you,
Marion Johnson



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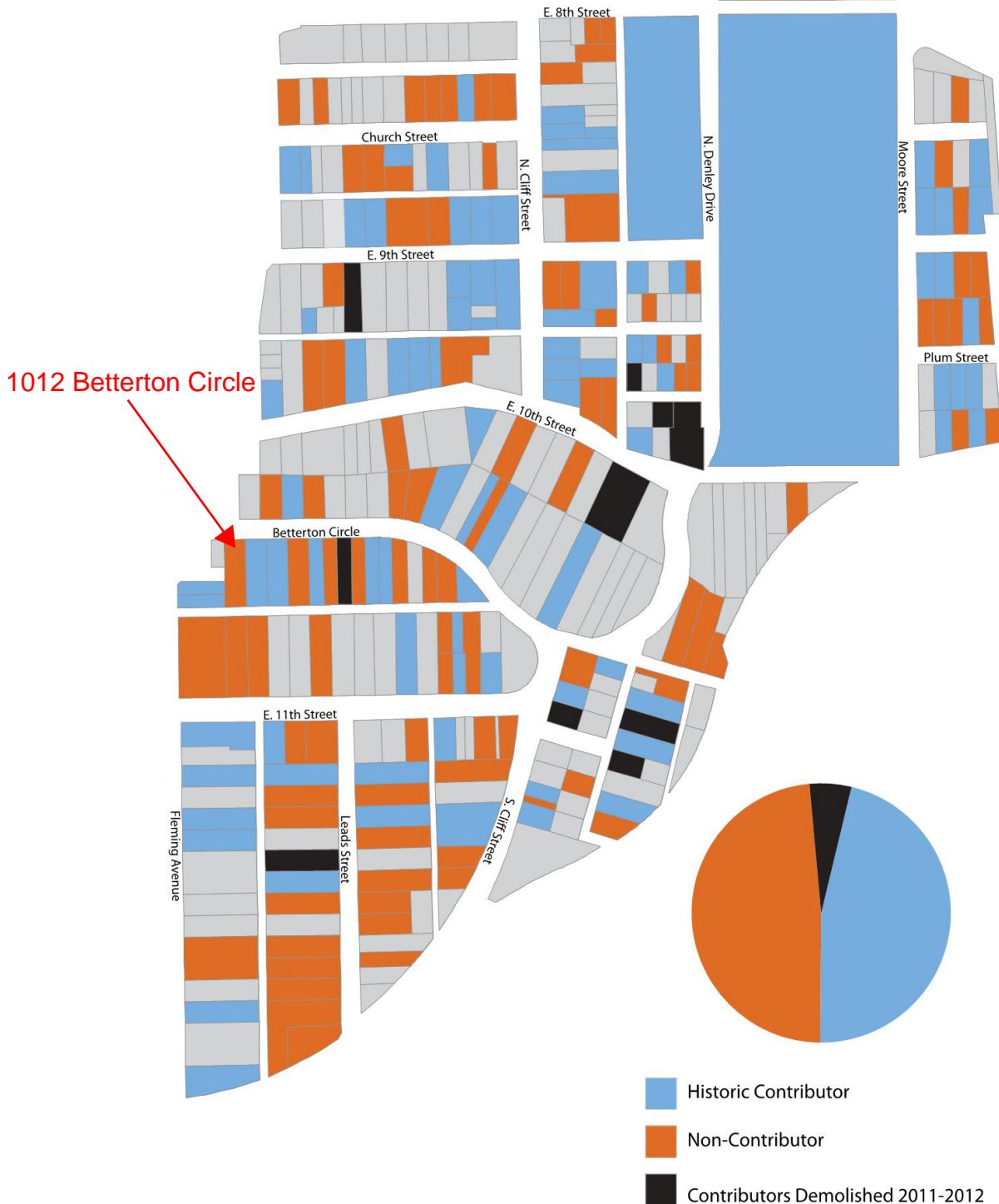


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10th STREET HISTORIC DISTRICT

Structures that Contribute to National Register Historic Status





Project ID: HOU-2021-00017077

Project Name: Visual Foundation Evaluation Report

Report Date: February 13, 2023

Inspection Date: January 19, 2023

Case #: 15606

RE: Residence located at 1012 Betterton Cir., Dallas, TX 75203

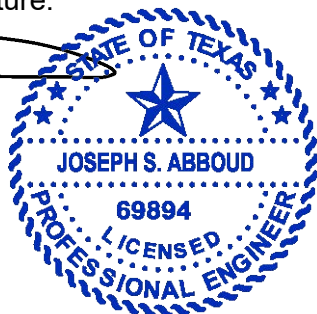
Dear Jasmine Bazley,

Enclosed is the report of the visual inspection that was conducted on the structural foundation of Artis Cooper residence located at 1012 Betterton Cir., Dallas, TX 75203, by Joseph Abboud, PE. This inspection was performed on January 19, 2023.

A foundation inspection consists of observing the exterior of the house for signs of structural distortion that might be related to foundation movement. An engineering evaluation of the performance of a foundation consists of taking the data from the inspection and using it, in conjunction with the engineer's knowledge of structural mechanics, the structural behavior of houses (including the structural behavior of walls and door frames) and the engineering properties of building materials to make engineering judgments about the performance of the foundation.

The information you need should be contained in the attached report. Information specific to this house starts in Section 1 "General Information." A summary of the items of concern may be found in Section 2 "Assessment." If you should have any questions, however, please give us a call. It was a pleasure to have done business with you, and we hope we may be of additional service to you some time in the future.

Regards,
Joseph Abboud, PE



1. General Information

- 1.1. Address: 1012 Betterton Cir., Dallas, TX 75203
- 1.2. Year Built: 1925
- 1.3. Estimated age of house: ~98 years
- 1.4. Type of structure: 1-story, single family bungalow
- 1.5. Type of foundation: Originally wood but modified with tree trunks.
- 1.6. Living area: ~1,363 sq. ft.
- 1.7. Lot area: ~7,500 sq. ft. (50 ft. x 150 ft.)
- 1.8. Location of structure: The house is located on Lot 2, Block 102/3085 W1/2; originally in the Town of Oak Cliff. The house is facing North.

2. Assessment

This is a "Level A" evaluation as outlined in the Texas Section of the American Society of Civil Engineers "Recommendations for Evaluation of Residential Structures."

The house is boarded up with no sign of anyone residing in it (see pic 6686). The overall shape and condition of the house is bad and signs of deterioration to the foundation and fascia system are evident.

The front porch concrete steps have failed and are hazardous (see pics 6691, 6692, and 6694). Further, the porch wood flooring is unstable and has broken in several areas.

The house support system requires immediate attention as several tree trunks have been used to fix the foundation (see pics 6689, 6690, 6695, 6696, and 6700). Also, the house is leaning, which is indicative of loss of leveling.

The driveway is totally damaged past Right-of-Way (ROW) (see pics 6688, 6698, and 6699). The backyard is overgrown with reeds and is inaccessible.

The house siding is badly dated and damaged and missing a lot of backer supports that decrease the integrity of the entire structure (see pics 6702, 6703, 6704, and 6707). This damage has extended to the porch fascia as well (see pic 6687).

Finally, due to lack of maintenance and possible lack of proper drainage, the retaining wall north of the house is uneven and crumbling (see pic 6687).

3. Recommendation

The following are lists of recommendations in order of events:

1. A licensed professional should inspect the integrity of the entire structure and porch's floor joist, support beams and foundation.
2. Replace any detreated wood members with treated lumber, detreated pier columns shall be replaced with CMU (Cinder) blocks.
3. Laser level the entire house.
4. Replace missing siding and repair existing fascia.
5. Repair hazardous front porch including steps and concrete retaining wall.

6. Complete proper regrading of the areas around the house to allow for rainwater to flow away from the house and towards the street.

4. Limitation of Liability

The foregoing discussion is based upon an analysis of information which was obtained through a visual inspection of the foundation and its associated structure combined with such engineering information that was otherwise available. Although this process yields reliable results most of the time, it must be recognized that occasionally latent defects may exist which are not always amenable through detection during a visual inspection of this type. Thus, any inspection of this type is essentially an opinion upon which the client may place a reasonable degree of reliance; but, under no conditions can such an opinion be considered absolute, nor can such opinion be used without any assumption of risk.

5. Certification

I hereby certify that I did conduct the assessment of the foundation performance of the residence located at the address above on the date listed. I am a Licensed Professional Engineer in the State of Texas, whose registration number is 69894. I further certify that the findings and conclusions contained in this report have been, to the best of my knowledge, correctly and completely stated without bias and are based upon my observations and my experience. No responsibility is assumed for events that occur after the submission of this report and no warranty, either expressed or implied, is hereby made.









6. Attachments

- 6.1. Aerial Map
- 6.2. Pictures

1012 Betterton Cir



1/18/2023, 10:44:43 AM

 Parcels
 Lot
 City Block
 Abstracts
 City Block
 Parcel Dimension
 Street Centerline
 Dallas County Boundary

1:282
0 0 0 0.01 mi
0 0 0.01 0.01 km

Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

Dallas County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



6686



6687



6688



6689



6690



6691



6694



6692



6695



6696



6698



6699



6700



6702



6703



6704



6707

Work Write-Up

1012 Betterton Circle

* EXHIBIT 1 *

Dated: 12/7/2022

CUSTOMER INFORMATION

Cooper Artis

1012 Betterton Cir, Dallas, TX 75203

PREPARED BY

jasmine.bazley@dallascityhall.com

* NOTE *

THE CUSTOMER AND CONTRACTOR MUST SIGN THE BOTTOM OF EACH PAGE ONLY IF

- 1) THIS WORK WRITE-UP BECOMES PART OF A CONSTRUCTION CONTRACT
- 2) THE UNDERSIGNED CUSTOMER AND CONTRACTOR HAVE REVIEWED, APPROVED AND AGREED TO THE WORK AND PRICES DESCRIBED IN THIS WORK WRITE-UP

Customer: _____

Contractor: _____

Location: Unassigned

1 LBP	Quantity	Cost/Units	Total
1 - LEAD-BASE PAINT INSPECTION & LEAD HAZARD RISK ASSESSMENT REPORT: 24 CFR 15.1320 (10.00050)	1	\$900.00	\$900.00

GC shall adhere to 24 CFR Part 35 Sec. 35.930 (a) & (b) and (C) is required. GC shall hire a third party lead-based paint inspector/risk assessor to perform lead-based paint testing and lead hazard screening using the scope of work provided by HIPP. The lead inspector/risk assessor shall provide 3 copies of the risk assessment to the homeowner, the contractor and the HIPP inspector. The contractor shall address any lead issues with the housing inspector found in the executive summary and follow 24 CFR.35.125 (Notice of evaluation and hazard reduction activities) when applicable. [0018-000]

2 - CLEARANCE: 24 CFR 35.1340 (10.00150)	1	\$600.00	\$600.00
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GC shall hire a third party lead-based paint inspector/risk assessor to perform a clearance examination as stated in CFR 24 35.1340 at the end of the lead remediation. []

Subtotal for 1 LBP \$1,500.00

ADA	Quantity	Cost/Units	Total
3 - WATER CLOSET, HANDICAP, COMPLETE (20.00350)	2	\$563.20/EA	\$1,126.40

Install/Replace. [17-170]

Attic	Quantity	Cost/Units	Total
4 - LEAD REMOVAL PULL-DOWN STAIR/DOOR: 1" x 6" stiles & rails or Rated a minimum of 300 lbs. (5.00110)	1	\$378.27/EA	\$378.27

Install or Replace: Opening shall be framed with 2" x 6" lumber. Ladder to be trimmed and painted [08-330]

5 - INSTAL AFTER LBP REMOVAL Install or Replace: Opening shall be framed with 2" x 6" lumber. Ladder to be trimmed and painted [08-330] (5.00120)	1	\$882.62/EA	\$882.62
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Install or Replace: Opening shall be framed with 2" x 6" lumber. Ladder to be trimmed and painted [08-330]

Subtotal for Attic \$1,260.89

Customer: _____

Contractor: _____

Bathtubs	Quantity	Cost/Units	Total
6 - BATHTUB FAUCETS AND SHOWER, COMPLETE UNIT (35.00100)	2	\$475.97/EA	\$951.94

Replace/ Install faucets and shower. to include handicap like hand held sprayer. [15-454]

7 - LEAD REMOVAL BATH TUB, COMPLETE UNIT (35.00160)	2	\$287.51/EA	\$575.02
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Install/Replace 5' steel tub. [15-455A]

8 - AFTER LBP REMOVAL BATH TUB, COMPLETE UNIT (35.00170)	2	\$670.86/EA	\$1,341.72
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Install/Replace 5' steel tub. [15-455A]

9 - LEAD REMOVAL CERAMIC TUB SURROUND, COMPLETE UNIT (35.00210)	2	\$320.32/EA	\$640.64
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Install/Replace at tub area. Install using "Durock" or equal wallboard backer. [09-320]

10 - INSTALL AFTER LBP CERAMIC TUB SURROUND, COMPLETE UNIT (35.00220)	2	\$747.41/EA	\$1,494.82
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Install/Replace at tub area. Install using "Durock" or equal wallboard backer. [09-320]

Subtotal for Bathtubs \$5,004.14

Cabinets	Quantity	Cost/Units	Total
11 - WALL CABINETS, COMPLETE: Install/Replace. (45.00050)	10	\$149.64/LF	\$1,496.40

[06-410A]

12 - BASE CABINETS, COMPLETE: Install/Remove/Replace. (45.00100)	10	\$159.65/LF	\$1,596.50
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[06-410B]

13 - VANITY, REPLACE/INSTALL COMPLETE UNIT (45.00150)	2	\$620.00/EA	\$1,240.00
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Work includes top, bowl & faucet, supply & waste lines - complete. [06-410C]

Customer: _____ Contractor: _____

Subtotal for Cabinets \$4,332.90

Countertops	Quantity	Cost/Units	Total
14 - COUNTERTOP, COMPLETE: - 4" splash (55.00050)	10	\$27.12/SF	\$271.20

Replace with preformed counter - 4" splash [06-240B]

Debris	Quantity	Cost/Units	Total
15 - DEBRIS, REMOVE, COMPLETE: from home (60.00100)	40	\$69.44/Ea	\$2,777.60

[02-106] GC to remove all trash from interior/ exterior

Doors	Quantity	Cost/Units	Total
16 - LEAD REMOVAL DOOR-PRE-HUNG METAL DOOR: Remove, replace/install exterior door unit complete. (70.00010)	2	\$227.49/EA	\$454.98

Install/Replace complete pre-hung metal unit. Door to be properly shimmed with a keyed lock, dead bolt, viewer and casing. [08-110] rear entry door

17 - AFTER LBP REMOVAL DOOR-PRE-HUNG METAL DOOR: Remove, replace/install exterior door unit complete. (70.00020)	1	\$595.00/EA	\$595.00
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Install/Replace complete pre-hung metal unit. Door to be properly shimmed with a keyed lock, dead bolt, viewer and casing. [08-110] install at rear entry

18 - AFTER LBP REMOVAL DOOR-PRE-HUNG WOOD (2130 TRADITIONAL) DOOR: Remove, replace/install exterior door unit complete. (70.00270)	1	\$687.51	\$687.51
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Remove, replace/install exterior door unit complete, includes shims, casings, trim boards, viewer, hardware and locksets and painting or varnishing of door on all six sides, if required. Contractor to include rough framing of door as part of new door installation (verify size of door in field prior to start of work). [08-210]

Customer: _____

Contractor: _____

19 - DOOR-PRE-HUNG DOOR UNIT, INTERIOR, COMPLETE (70.00350)

5

\$289.15

\$289.15

Install/replace complete unit, includes passage or lock set [08-210B] replace doors in 2 bedrooms and one bathroom

Subtotal for Doors \$2,026.64**Drywall****Quantity****Cost/Units****Total****20 - DRYWALL, REPAIR, SHEETROCK COMPLETE** (75.00000)

1,830

\$8.50/SF

\$15,555.00

Includes tape and bed and texture.[09-290A] GC to install drywall in missing areas and repair / replace damaged drywall and cracks throughout the home.

DWV**Quantity****Cost/Units****Total****21 - DWV, COMPLETE SYSTEM** (80.00100)

10

\$357.48/EA

\$3,574.80

15-303: Installation to include removal of entire existing DWV system; to include p-traps to bottom of sink drain. To include proper strapping to floor joist, Clean outs and the vent stacks must protrude to the exterior of the dwelling with proper new flashing. If contractor cannot remove a vent the Housing Inspector must approve the use of a mechanical vent prior to installation otherwise contractor maybe subject absorbing the cost of that opening. All wall, ceiling and roof penetrations must be properly sealed. Enter (OP) for openings. All materials and/or equipment demolished or repaired are considered salvage and belong to the General Contractor for use or disposal. Price is for each opening. [15-303]

Electrical**Quantity****Cost/Units****Total****22 - LEAD REMOVAL ELECTRICAL-RE-WIRE ENTIRE STRUCTURE, COMPLETE** (85.00110)

1,830

\$2.89/SF

\$5,288.70

Install separate circuits for all appliances. Scope of work includes all new wire, boxes, covers & GFI outlets and door bell. Remove all old wiring. Must meet new IRC code requirements - green tag .To include finish out of patch work as per 16-023 [16-600A]required.

Customer: _____

Contractor: _____

23 - AFTER LBP REMOVAL ELECTRICAL-RE-WIRE ENTIRE STRUCTURE, COMPLETE (85.00120)	1,830	\$6.91/SF	\$12,645.30
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Install separate circuits for all appliances. Scope of work includes all new wire, boxes, covers & GFI outlets and door bell. Remove all old wiring. Must meet new IRC code requirements - green tag .To include finish out of patch work as per 16-023 [16-600A]required.

24 - ELECTRICAL-SERVICE PANEL - 200 AMP (85.00900)	1	\$2,410.96/E A	\$2,410.96
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16-600J: COMPLETE with green tag. (Install/Replace). Installation is to include 200 amp service panel, meter box, service mast, mast head ,etc. and sealing of all holes and penetrations such as flashing and sealant. Installation will include re-connection fee. Permit must reflex the actual work being performed such as electrical panel (service upgrade, etc.). These can be indicated under the notes section on the online application. All materials and/or equipment demolished or repaired are considered salvage and belong to the homeowner for use or disposal unless the homeowner relinquishes salvage rights to the contractor (Contractors Bid Accordingly). The contractor must remove all unwanted material and debris. [16-600J]

25 - ELECTRICAL-EXHAUST FAN: Install. (vent to Exterior). (85.02250)	2	\$271.14/EA	\$542.28
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[16-600X]

Subtotal for Electrical \$20,887.24

Flatwork	Quantity	Cost/Units	Total
26 - CONCRETE STEPS, CAST-IN-PLACE, COMPLETE UNIT (115.00150)	7	\$108.94/Ea	\$762.58

Install - poured in place. [03-112A]Price per Riser

Flooring	Quantity	Cost/Units	Total
27 - SUB FLOOR, COMPLETE: Install/Replace. (120.00130)	96	\$30.00/SF	\$2,880.00

[09-556] living room, bathroom areas

Customer:_____

Contractor:_____

**28 - FLOOR, Waterproof VINYL planks ,
COMPLETE** (120.00150)

1,830

\$9.65/SF

\$17,659.50

Replace/Install sheet vinyl entire room (to Incl. closet if required) with 3/8" B-C ply. underlay ("B" side up).
[09-665]

Subtotal for Flooring \$20,539.50

Foundation

Quantity

Cost/Units

Total

29 - FOUNDATION, COMPLETE, PIER & BEAM (125.00000)

1,218

\$14.06/SF

\$17,125.08

Replace/Install new, complete, use treated wood for sills, piers, & beams, Green tag required. [02-215]

**30 - Foundation and Framing- Engineers letter of
Approval** (125.00200)

1

\$1,200.00

\$1,200.00

GC to get engineers letter of approval for rear addition slab and framing prior to any work started.

**31 - * TRP * METAL SKIRTING, REPLACE,
COMPLETE:** (125.00570)

1,186

\$4.00/SF

\$4,744.00

Install/Replace with frame. [07-430]

Subtotal for Foundation \$23,069.08

Framing

Quantity

Cost/Units

Total

32 - FRAME WALL, REBUILD, COMPLETE (130.00050)

90

\$36.38/LF

\$3,274.20

Rebuild. Does not include exterior sheathing.[06-110A] GC to rebuild walls at rear addition to code. GC to rebuild wall at rear wall connected to new addition.

Gas

Quantity

Cost/Units

Total

33 - GAS RE-PIPE, COMPLETE SYSTEM (140.00150)

3

\$499.00/EA

\$1,497.00

15-442E: Installation to include approved gas stops and flex lines to appliance [15-442E]

General

Quantity

Cost/Units

Total

Customer: _____

Contractor: _____

34 - GENERAL CONDITION (145.00050)

90

\$12.00/Ea

\$1,080.00

[00-000] Gc to demo existing concrete steps

35 - GENERAL CONDITION (145.00050)

600

\$12.00/EA

\$7,200.00

[00-000] GC to replace 60 feet of retainer wall at front yard

Subtotal for General**\$8,280.00****HVAC****Quantity****Cost/Units****Total****36 - LEAD REMOVAL RETURN AIR CUT OUT** (155.00040)

1

\$45.16/EA

\$45.16

Cut out for the return air grill. Lead removal.

37 - Manual J (ACCA Approved) (155.00050)

1

\$350.00/EA

\$350.00

15-020: Contractor shall provide and install HVAC equipment according to Manual J load calculation requirements [15-020]

38 - 5.0 - HVAC WITH GAS FURNACE, COMPLETE TO INCLUDE PLUMBING AND ELECTRICAL GREEN TAGS WHEN APPLICABLE (155.00600)

1

\$13,512.82/E
a

\$13,512.82

15-651: Install/Replace a Central HVAC system with a gas furnace. The unit will be high efficiency (16 SEER), sized according to Manual J and meet or exceed Section 15- Mechanical specifications. All materials and/or equipment demolished containing refrigerants, refrigerant oils or its by products are considered hazardous and belong to the General Contractor and shall be removed off the premises. Contractor, list equipment to be installed. BRAND: _____ [15-651]

Subtotal for HVAC**\$13,907.98****Insulation****Quantity****Cost/Units****Total****39 - INSULATION: WALL, INSTALL R-13 WALL BATTS** (160.00050)

1,690

\$1.60/SF

\$2,704.00

[07-210] GC to use blow in insulation on areas where not accessible to use wall batts

Customer: _____

Contractor: _____

40 - INSULATION: BLOW TO R-30, COMPLETE. (160.00100)

1,830

\$1.85/SF

\$3,385.50

BLOW TO R-30, COMPLETE: Note: Contractor is to supply certificate and verify that the ceiling will hold the extra weight. [07-211]

Subtotal for Insulation**\$6,089.50****Paint****Quantity****Cost/Units****Total****41 - LEAD REMOVAL PREP & PAINT ALL INTERIOR SURFACES, COMPLETE (175.00060)**

1,830

\$1.15/SF

\$2,104.50

Use enamel for the kitchen, bathrooms, & utility room. Paint the interior of all cabinets and closets. Caulk all cracks. Price based on footprint square footage.[09-900]

42 - AFTER LBP REMOVAL PREP & PAINT ALL INTERIOR SURFACES, COMPLETE (175.00070)

1,830

\$2.68/SF

\$4,904.40

Use enamel for the kitchen, bathrooms, & utility room. Paint the interior of all cabinets and closets. Caulk all cracks. Price based on footprint square footage.[09-900]

43 - LEAD REMOVAL ENTIRE EXTERIOR PAINT, COMPLETE (WOOD & METAL) (175.00110)

1,690

\$1.28/SF

\$2,163.20

Prep and paint. Price based on surface area square footage. [09-961A]

44 - AFTER LBP REMOVAL ENTIRE EXTERIOR PAINT, COMPLETE (WOOD & METAL) (175.00120)

1,690

\$2.98/SF

\$5,036.20

Prep and paint. Price based on surface area square footage. [09-961A]

Subtotal for Paint**\$14,208.30****Porch****Quantity****Cost/Units****Total****45 - AFTER LBP REMOVAL DECK/PORCH, TREATED WOOD UNIT, COMPLETE (190.99999)**

154

\$18.23/SF

\$2,807.42

Install/Replace complete to include deck blocks and hand rails. [06-160C]

Customer: _____

Contractor: _____

46 - LEAD REMOVAL DECK/PORCH, TREATED WOOD UNIT, COMPLETE (190.99999)

154

\$7.81/SF

\$1,202.74

Install/Replace complete to include deck blocks and hand rails. [06-160C]

Subtotal for Porch**\$4,010.16****Roof****Quantity****Cost/Units****Total****47 - ROOF, REPLACE FROM TOP PLATE, UP, COMPLETE** (195.99900)

1,830

\$12.37/SF

\$22,637.10

Replace/Install from top plate up. [06-113]

Sewer**Quantity****Cost/Units****Total****48 - SEWER SERVICE, COMPLETE** (185.00050)

36

\$41.91/LF

\$1,508.76

15-306: Replace/Install with 4" PVC. (Includes double clean-out) in accordance to 15-306 and meet specification #02-220 (Excavating, proper compacting and back-filling holes or trenches included) [15-306]

Siding**Quantity****Cost/Units****Total****49 - WOOD NOVELTY SIDING, COMPLETE** (215.00200)

1,456

\$7.73/SF

\$11,254.88

Replace/Install. [07-460C] GC to replace all damaged siding on A B C D walls

Sinks**Quantity****Cost/Units****Total****50 - DOUBLE BOWL STAINLESS STEEL SINK, COMPLETE UNIT** (220.00150)

1

\$422.31/Ea

\$422.31

Install Includes faucet, supply lines, and drain lines. [15-451C]

Stairs**Quantity****Cost/Units****Total****51 - STAIR RAIL: Replace.** (235.00180)

16

\$75.00/LF

\$1,200.00

[06-440] GC to install railing to code and historical era

Tree**Quantity****Cost/Units****Total**

Customer: _____

Contractor: _____

52 - TREE LIMBS, REMOVE (250.00050)

200

\$13.89/LF

\$2,778.00

Remove / Cut back from roof & remove debris. [02-103]

Trim	Quantity	Cost/Units	Total
53 - LEAD REMOVAL BASE TRIM, COMPLETE: Install new or replace. (? Includes closet) (255.00060)	1,860	\$2.13/LF	\$3,961.80

[06-210E]

54 - AFTER LBP REMOVAL BASE TRIM, COMPLETE: Install new or replace. (? Includes closet) (255.00070)	1,860	\$4.96/LF	\$9,225.60
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[06-210E] GC to install baseboards after flooring installed

Subtotal for Trim \$13,187.40

Water	Quantity	Cost/Units	Total
55 - WATER SERVICE LINE, COMPLETE (270.00150)	36	\$29.84/LF	\$1,074.24

15-210: Install/Replace. from the meter to the house and meet specification #02220 (Excavating, proper compacting and back-filling holes or trenches included) [15-210]

56 - WATER RE-PIPE, COMPLETE UNIT (270.00200)	12	\$377.73/EA	\$4,532.76
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15-430: Install/Replace water supply re-pipe with new copper or PEX. Contractor to reference Section 15-Plumbing (15-015) and all applicable specifications under this section. Installation to include 1/4 turn angle stops were applicable and full port ball valves were applicable. New lines will run to and connect to all appliances and fixtures. Price is for each riser. [15-430]

Subtotal for Water \$5,607.00

Water Heater	Quantity	Cost/Units	Total
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Customer: _____

Contractor: _____

57 - WATER HEATER, GAS: 40 Gallon, Complete with permit & Green tag (275.00100)

1	\$2,260.00/E A	\$2,260.00
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15-424: Installation of domestic water heater with a 6 yr. warranty on all parts and meet current codes and Section 15 ? Plumbing ? Water Heater. To include gas valve with flex line, water valves, "T&PR" valves with 3/4" relief line, combustion air vents, exhaust double wall vent flume to exterior with escutcheon, drain pan, and drain line to exterior. Contractor, list equipment to be installed. BRAND: _____
[15-424A]

Window	Quantity	Cost/Units	Total
58 - LEAD REMOVAL WINDOW UNIT WOOD: Remove, replace/install with wooden window unit (Tilt-Wash Double-Hung) to match existing motif. (280.00260)	12	\$262.77/Ea	\$3,153.24

Includes installation of any new interior/exterior wood work/trim, stools/sills and apron to ensure window coincides with existing motif and has an aesthetic look. Contractor to include rough framing as part of new window unit or custom order window unit to fit existing rough opening (verify size of window in field prior to start of work). 08-520 [08-520]

59 - AFTER LBP REMOVAL WINDOW UNIT WOOD: Remove, replace/install with wooden window unit (Tilt-Wash Double-Hung) to match existing motif. (280.00270)	12	\$613.14/Ea	\$7,357.68
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Includes installation of any new interior/exterior wood work/trim, stools/sills and apron to ensure window coincides with existing motif and has an aesthetic look. Contractor to include rough framing as part of new window unit or custom order window unit to fit existing rough opening (verify size of window in field prior to start of work). 08-520 [08-520]

Subtotal for Window \$10,510.92

Total \$225,321.48

Customer: _____

Contractor: _____

OWNER ACCEPTS SCOPE OF WORK

I have read the contents of this work write up and received a copy. I fully understand the repairs to be made to my property.

X _____
Owner: Date

CONTRACTOR ACCEPTS SCOPE OF WORK

I have read the contents of this work write up and agree to perform all work called for in accordance with the bid submitted on _____.

X _____
Contractor Date

X _____
Construction Specialist Date