

Ten Year Plan
1111N. Indian Hill Blvd.

Sewer connection

Hydro-jet the existing sewer line from the clean out to the city sewer connection. Line that section with an epoxy liner.

Total Cost \$14,226. Klaus & Sons Plumbing CA Lic#320990

Window repair and restoration

Remove existing windows and counterbalances. Check windows for square and structural soundness. Refurbish the sash, jambs and counterbalance. Re-install window with period appropriate lock sets. Build new screens for 28 windows.

Total Cost \$20,895. Window Restoration & repair. CA. Lic#987212

Roof Replacement

Remove existing roof tiles (salvage tiles when possible). Remove existing underlayment and flashing. Install new edge metal. Install 2 layers of 30lb. felt and 1 layer of 90lb. cap sheet. Replace roof tiles. Salvaged tile to be used on the east facing roof and new tiles to be installed on the balance of the roof.

Total Cost \$92,800. Ridgeline Roofing CA. Lic# 778793

Kitchen

Remove existing fixed pane kitchen window. Remove stucco to allow for installation of 2 double hung windows. Stucco with bullnose corners consistent with the architectural detail of the rest of the house

Total Cost \$9,406 D&M Renovation CA. Lic#97496

Living room

Remove square door openings and reframe to arched openings consistent with the other original architectural features of the house. Remove recessed lighting from the ceiling. Plaster all areas to match bullnose corners and wall texture of the rest of the house.

Total cost \$10,950 D&M Renovation CA. Lic. #97496

Sun Porch

Remove replacement windows and stucco to allow for replica window to be installed. Stucco with bullnose corners consistent with the architectural detail of the rest of the house.

Total cost \$17,500 D&M Renovation CA. Lic# 97496

Wood Floors

Remove all wood floors and repair sub floor as needed. Remove all base boards, strip and refinish. Install new wood flooring throughout the entire house. Reinstall baseboard.

Total Cost \$82,740. \$14.70 per sq ft Material \$12.00 per sq ft labor

Door refinish and replacement.

Remove interior doors and hardware. Strip and refinish doors and hardware. Rehang and adjust all doors

Total Cost \$13,895 Joe Rodriguez Painting CA Lic#747758

Refinish stairs and handrail

Dismantle stair treads, risers and handrail. Refinish treads and risers to match new floors. Reinstall handrails to modern height requirements utilizing as much of the original railing as possible.

Total Cost. \$26,175 Joe Rodriguez Painting CA. Lic#747758