

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1501 Fatherland Street
January 15, 2020

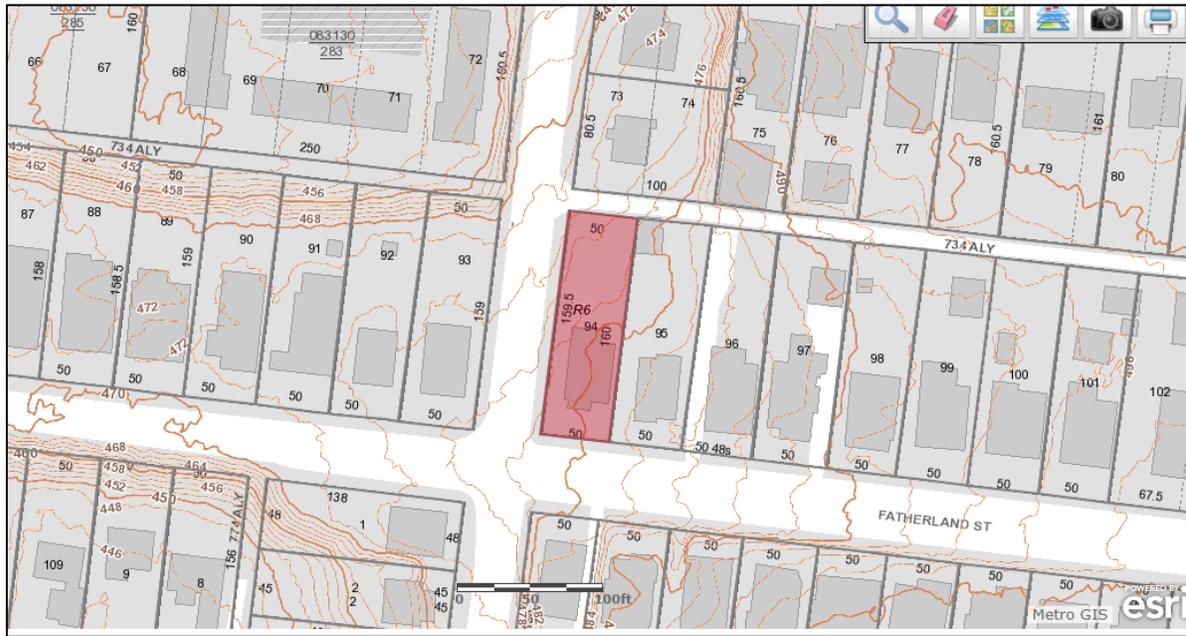
Application: Demolition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08313041400
Applicant: Laura Magliochetti
Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

Description of Project: The applicant requests demolition of a contributing building, arguing for economic hardship.

Recommendation Summary: Staff recommends approval of the application for full demolition, finding that the cost of necessary repairs exceeds the value of the home and that necessary repairs will result in a new building. The proposed demolition meets Section III.B.2 for appropriate demolition.

Attachments
A: Staff info
B: Photographs
C: Engineer's Report
D: Demolition Estimate
E: Repair/Rehab Estimate

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B. Demolition

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Ordinance 17.40.420 D. Determination of Economic Hardship. In reviewing an application to remove an historic structure, the historic zoning commission may consider economic hardship based on the following information:

1. An estimated cost of demolition and any other proposed redevelopment as compared to the estimated cost of compliance with the determinations of the historic zoning commission;
2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the subject structure or improvement and its suitability for rehabilitation;
3. The estimated market value of the property in its current condition; its estimated market value after the proposed undertaking; and its estimated value after compliance with the determinations of the historic zoning commission.
4. An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.
5. Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.
6. If the property is income-producing, the annual gross income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
7. Any other information considered necessary by the commission to a determination as to whether the property does yield or may yield a reasonable return to the owners.
8. Hardship Not Self-Imposed. The alleged difficulty or hardship has not been created by the previous actions or inactions of any person having an interest in the property after the effective date of the ordinance codified in this title.

(Ord. BL2012-88, § 1, 2012; Ord. 96-555 § 10.9(C), 1997)

Background: 1501 Fatherland Street was built circa 1930 and is a contributing building in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figures 1 and 2).



Figure 1: 1501 Fatherland Street.

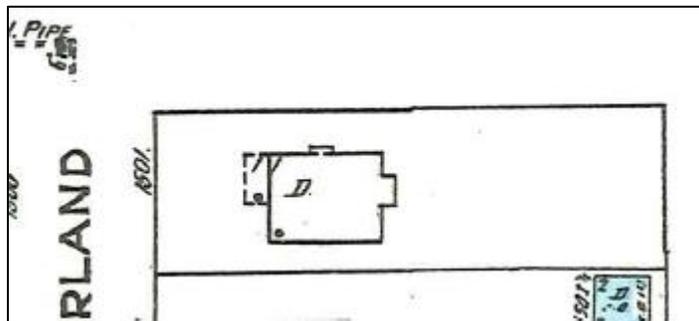


Figure 2: 1957 Sanborn map.

Analysis and Findings: The applicant requests approval for demolition of the building, arguing for economic hardship. They have provided an engineer's report from licensed engineer Matthew Hagerty, P.E. and estimate for rehabilitation from Wyatt Design Build.

Engineer's report: The engineer states that the overall condition of the foundation and framing are marginal, summarizing that the foundation should be replaced, subsequently requiring replacement of the framing. In particular he observes that the front half of the house was built close to the ground, allowing for water intrusion, dry rot and termites into the floor joists and floor framing. The support and floor systems have settled significantly over time, with settling of ten and a half inches (10 ½") measured from the front of the house to the back. Temporary posts and metal screw jacks were added underneath the building at an unknown time to support the structure. These measures have not been able to do more than forestall the natural settling that has occurred. The engineer also noted settling and rotation in the front porch piers, which would require excavation and replacement of the front foundation as well. In separate correspondence with staff, Mr. Hagerty elaborated on the shifting and settlement between the foundation

and the framing, telling staff “From the amount of foundation settlement, the framing has shifted to a point that it would almost impossible to straighten it out without completely re-framing the house ... Every framing connection will have to be repaired and there is no guarantee that anything will be plumb or level. In addition, the roof framing appears to be sagging excessively so the roofing and sheathing will need to be replaced and the roof joists re-framed. The drop girders in the crawl space will also have to be replaced due to the poor design and workmanship that was done to support the under-designed floor joists. In its current situation, the framing presents a health, life and safety hazard.”

MHZA Director Tim Walker, and historic zoning staff Paul Hoffman, inspected the building on two occasions. From beneath, while approximately 30% of the foundation and support system at the middle and rear is dry and intact, staff also observed that the front of the house is very close to grade, with water intrusion, microbial activity and insect activity noted from the front porch back. The foundation has been supported and patched over time to address the settling, but these temporary measures have not corrected the deterioration of the structure. The grade on the lot slopes from right to left, with the front right corner of the house being noticeably below grade. This pattern of water runoff has for years permitted water into the structure from that corner. On entering the building, the floor displacement is evident, and the various levels to which the floor has settled would need to be corrected.

Mr. Hagerty’s report concludes with his summary to “replace the foundation of the house and porch in its entirety with a new foundation. Due to the extent of mold, damage, poor design and construction, it is recommended that the entire framing system be removed and replaced.” See Attachment C for the full Engineer’s Report.

Due to the amount of replacement material required, staff finds that the building would not retain its historic integrity if the suggested rehabilitation were undertaken.

Repair Analysis: The applicant provided an estimate for rehabilitation from Wyatt Design Build for \$253,950. Ideally, multiple estimates should be provided; however, staff suspects that additional estimates would not differ greatly. Following the engineer’s recommendation, the scope of work includes excavation, foundation work, and replacement of the existing framing, as well as the expected rehabilitation of the interior. Staff adjusted the bid with individual line items to remove \$12,500 from pre-construction and landscaping, which would not be required for the scope of this review, for a revised estimate of \$241,450.

Value: The owner purchased the property in October 2017 for \$250,000, an amount in keeping with other comparables nearby that sold at that time. The square footage of the home is one thousand, one hundred and sixteen square feet (1,116 sq. ft.). Comparable sales of rehabilitated homes within one mile that sold in 2018-2019 results in an average sales price per square foot of \$324.11. Based on listings and images available, these are all homes that had been recently rehabilitated at the time of sale.

Table 1: Market Valuation

Property Address	Sale Date	Sale Price/sq ft	Living Area	Total
1215 Boscobel St	Jan 2019	\$319.34	1,215	\$388,000
1621 Boscobel St	Sep 2018	\$290.12	1,103	\$320,000
1707 Russell St	Mar 2019	\$310.97	1,286	\$400,000
515 N. 17 th St	Jan 2018	\$376.02	984	\$370,000
Average applied to subject property	n/a	\$324.11	1,116	\$361,709

At the average price per square foot, the estimated post-rehab value would be expected to be approximately \$361,709. Table 3 compares the total expenditure for the rehabilitated home to the fair market value.

Table 2: Value Comparison to Expenditures

Purchase Price+Rehab Estimate	Market Value	Total +/-
\$491,450	\$361,709	-\$129,741

The expenditure required compared to the fair market value of the building represent a loss of \$129,741 to the owners. As the structural issues stem from the grade and the construction methodology, and have been compounding for decades, staff finds that the owner has not created their own hardship. Staff finds that the condition of the structure and the cost of the required repair and replacement make the argument for economic hardship in this case. Also, the extent of required replacement rather than repairs would result in a new building rather than the preservation of an historic building.

Recommendation:

Staff recommends approval of the application for full demolition, finding that the cost of necessary repairs exceeds the value of the home and that necessary repairs will result in a new building. The proposed demolition meets Section III.B.2 for appropriate demolition.

ATTACHMENT A

BIOGRAPHIES FOR REPORT RESEARCH & WRITERS

Tim Walker is the Director of the Metropolitan Historical Commission, which is the steward of two commissions which guide historic preservation projects for Metropolitan Nashville and Davidson County. Walker has a Bachelor of Architecture (Magna Cum Laude) from the University of Tennessee at Knoxville and a Master of Science in Public Service Management from Cumberland University. Tim has 25 years of experience in the fields of architecture and historic preservation.

Robin Zeigler is the Historic Zoning Administrator with the Metropolitan Historic Zoning Commission. She has been a local preservation specialist for more than 12 years working as the Senior Historic Preservation Planner for the Planning Division of the Salt Lake City Corporation and the Preservation Planner for the City of Bowling Green in Kentucky. In addition she has taught historic preservation planning as an adjunct professor at Western Kentucky University. She is a former board member of the National Alliance of Preservation Commissions. Zeigler holds a graduate degree from Middle Tennessee State University's Public History Program.

Paul Hoffman is a Historic Preservationist 1 with the Metropolitan Historic Zoning Commission. For more than a decade prior to joining MHZC, he worked on rehabilitation and preservation projects on historic structures in middle Tennessee, including the Tennessee State Capitol, Ryman Auditorium, Belmont Mansion, and Rosenwald schools in Sumner County. Paul earned his M.A. in the historic preservation program at Middle Tennessee State University, specializing in early Tennessee history and building pathology.

ATTACHMENT B

PHOTOGRAPHS











December 5th, 2019

C/O: Josh Duckworth, Owner

Structural Observance for 1501 Fatherland St., Nashville, TN 37206



On Tuesday, November 26th, 2019, Matthew Hagerty, PE, performed a structural observance at the above-mentioned structure to assess its structural integrity.

Disclaimer: The professional opinions offered are based on visual observations of apparent conditions existing at the time of the observance. Latent and concealed defects and deficiencies are excluded. Destructive testing, subsurface investigation, structural calculations and lateral analysis as well as preparation of design drawings detailing any recommended repairs or improvements are beyond the scope of the services provided. An independent Geotechnical Engineer and/or geologist should be retained if a complete geotechnical investigation is desired. Owner/Agent/Buyer is granted a single use of this report for one transaction. Owner/Agent/Buyer agrees that this report is not intended for use in any legal action without written consent from Construct LLC.

Findings:

The original foundation is comprised of a brick and mortar with interior block piers and a rear addition with concrete masonry unit (CMU) block foundation and concrete retaining walls on a flat building pad, on a flat site, originally constructed in 1930. The original and subsequent additions construction, soils report and building permit were not available for review to verify the structure was done in conformance with construction documents. However, the quality of visible construction and building materials appears to be in conformance to building code/standards at the time of original construction. The foundation is in overall marginal condition, compromising the support of the structure. Due to the lack of clearance in certain areas, not all of the crawl space was accessible and visible during the observance.

The structure's framing is in overall marginal condition, comprised of flooring supported by varied sized joists and girders connected to randomly placed posts on soil, wood or concrete piers. The spacing of the floor joists is varied, as well as the sizes. Wall framing was undersized, poorly constructed, sagging and showing signs of damage. Ceiling and roof framing were also show signs of damages.

The structure is in marginal condition and contains the following structural and related issues:

- a. There was a section at the left-side of the house that did not appear to have a retaining wall (See Photo #1). Gaps in the foundation do not provide adequate support for the structure. A proper foundation will have to be installed in this area.
- b. There was minimal crawl space clearance that prevented access to some areas of the crawl space (See Photo #2). This condition can cause dry rot, and termite intrusion to the floor framing. The grade will have to be excavated and the framing repaired or replaced.
- c. The front porch piers have settled and rotated (See Photo #3). This has caused issues to the framing above. The porch foundation will have to be replaced.
- d. The floor elevation was measured throughout with a liquid high-precision altimeter "zip level" to compare the floor elevation for flatness. This is important to check because in some situations floors can settle, due to varying causes, usually stemming from soil settlement in parts or entirely throughout foundations. These floor measurements showed the floor diaphragm to be drastically outside the normal, acceptable tolerances of 1" of vertical displacement to every 20' lateral feet of distance. From the back to the front of the structure, the foundation has settled approx. 10-1/2" in approx. 45ft. This 5x the allowable limit and is causing issues due to the issues noted above with the floor frame structure, support framing and site/crawl space drainage. This has even caused the house walls to rotate (See Photo #4).
- e. There is severe bowing of the roof (See Photo #5). The attic was not visible due to accessibility restraints; however, the rafters are clearly overstressed and will have to be repaired or replaced. The roof sheathing is most likely needing replacement.
- f. There were multiple settlement cracks through the foundation (See Photo #6). Previous cracks have been patched; however, new cracks have formed showing

continual movement of the foundation. This settlement had caused structural damage to the foundation. These cracks will have to be repaired.

g. The addition on the side of the house is a previous concrete porch (See Photo #7). This foundation is not suitable to support a structure and will need to be replaced.

h. There is dry rot and damaged to the existing framing (See Photo #8). These damages weaken the framing and can cause it to fail. This framing will have to be repaired or replaced.

i. There are large cracks in the retaining walls (See Photo #9). These walls are under-designed and overstressed and the cracking is a result of this. The wall will need to be repaired or replaced.

j. Temporary support posts and piers were installed throughout the crawl space to support the flooring (See Photo #10). These supports; however, were not engineered, do not meet code requirements, and because of this, they are settling, rotating and showing signs of damage. These supports will have to be replaced.

k. There are a few visible areas where the original foundation had settled and is badly damaged (See Photo #11). This foundation is not suitable to support a structure and will need to be replaced.

l. There are signs of roof rot and water intrusion at the rear addition (See Photos #12 and #13). The roof will need to be replaced in these areas.

Recommended Action: Due to the extent of damage to the existing foundation, missing sections and gaps in the foundation, lack of lateral restraint for the foundation, lack of crawl space clearance, rotating of the porch piers and undermining of the foundation, I recommend to replace the foundation of the house and porch in its entirety with a new foundation. Due to the extent of mold, damage, poor design and construction, it is recommended that the entire framing system be removed and replaced. Professionally engineer and install all new framing.



Photo #1: Missing Section of Foundation Retaining Wall



Photo #2: Minimal Clearance Height of Crawl Space



Photo #3: Settlement and Crack of Porch Slab



Photo #4: Wall out of Plumb



Photo #5: Roof Bowing



Photo #6: Cracking in Foundation



Photo #7: Side Addition on Concrete Porch:



Photo #8: Framing Damage



Photo #9: Retaining Wall Cracking



Photo #10: Temporary Floor Supports



Photo #11: Damaged Foundation



Photo #12: Roof Rot at Rear



Photo #13: Ceiling Fungus at Rear

Summary:

The condition of the existing structure is poor, and should be completely replaced with a new foundation and framing system concurrent with current building code.

Sincerely,

Matthew Hagerty, PE
Tennessee Professional Engineer License #121076

Disclaimer: This inspection report has been developed and prepared to address observations, site conditions and evaluations relating to professional construction standards at the time of construction for this type of structure. Current Building Code (2015 International Building Code) has been revised from the time of original construction, and is only used as a basis of knowledge, not as a comparison. This inspection report is contingent only on what was visible at the time of inspection, and excludes any hidden, latent or other defects/situations which were undetectable to the naked eye during inspection. MGCE-Nashville assumes no liability for all unforeseen problems. This report should not be construed as a warranty of any kind, express or implied.

LIMITATIONS

The conclusions and recommendations stated in this report are based on a visual survey of the structure. Deficiencies which were not apparent at the time of this survey are not included in this report. This survey is limited to the structural areas. This report is designed to give a general status of the structure's structural system. You have not requested or authorized any destructive testing, subsurface investigation, structural calculations or seismic analysis and you have not provided Construct LLC with a geotechnical report. It in no way precludes the possibility of hidden damage nor guarantees that additional damage may not occur following the survey.

INITIAL ASSESSMENT REPORT ONLY

This report is intended to be used for information purposes only. The information presented should not be used by others to make repair recommendations or as construction documents. The recommendations presented in this report are intended to give general direction for repairs. Complete repair detail will be specified as a part of the construction documents.

AREA THIS REPORT IS LIMITED TO

This report is limited to the substructure only. No investigation was made as to the structural integrity (specifically the lateral stability) of the superstructure section of the residence.

LIMITATION OF LIABILITY

In using this report Buyer/Owner/Agent agrees that the liability of Construct LLC, its officers, agents, employees, affiliates, parents and subsidiaries, and each of them, to all construction contractors and subcontractors used on this observance and to the extent such liability arises from professional acts, errors and/or omissions, shall be limited in the aggregate to a sum that is no greater than the total fee of Construct LLC for services rendered on this observance.

Buyer/Owner/Agent agrees that they will require of all construction contractors and subcontractors, and will include in all contracts and subcontracts, an identical limitation of liability provision in favor of Construct LLC.

Information Needed for submission to Historical

-Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior three years. — *Zero*

-Assessed value of the property according to the two most recent assessments.

TAX ASSESSMENT ▼

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018		
Appraised Land	\$180,000	Assessed Land	\$45,000	General Services District	2.755
Appraised Improvements	\$93,800	Assessed Improvements	\$23,450		
Total Tax Appraisal	\$273,800	Total Assessment	\$68,450		
		Exempt Amount			
		Exempt Reason			

-Real estate taxes for the previous four years and assessed value of the property according to the most recent assessed valuations.

TAXES - ▼

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$273.80	\$1,885.80	\$2,159.60
2017	\$273.80	\$1,885.80	\$2,159.60
2016	\$277.06	\$1,836.43	\$2,113.49
2015	\$277.06	\$1,836.43	\$2,113.49
2014	\$277.06	\$1,836.43	\$2,113.49
2013	\$277.06	\$1,836.43	\$2,113.49

[Click here to see the property tax amounts only available through the Metro Trustee's website.](#)

-Any listing of the property for sale or rent, price asked, and offers received if any, within the previous two years, including testimony and relevant documents regarding: any real estate broker or firm engaged to sell or lease the property. — *I had it listed with The Anderson Group at the beginning of this year but withdraw/expired the listing because I was not ready to sell it.*

-Evidence of due diligence conducted prior to purchase, that would have revealed the existence of the overlay. — *Not sure what to put here.*

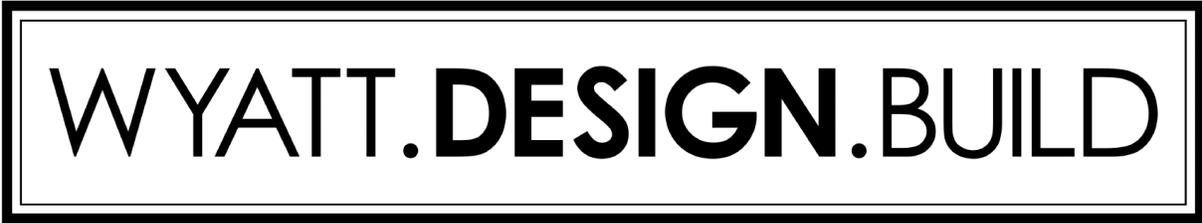
-Evidence of regular maintenance of the property. — *All services have been disconnected. No care has been given to the property. I do have a lawn guy who regularly mows the property. The home has not been occupied since October 2017. Cant speak to previous owners*

-Estimated market value of current condition and after alterations to meet basic code requirements. — *I think this falls into your current clients due diligence period.*

-Amount paid for the property, date of purchase, date of purchase, who purchased from including description of the relationship, if any, and terms of financing between seller and buyer. — *During which transaction the current or previous?*

10/15/2017	\$250,000	Cardinal Investments Re LLC	Warranty Deed
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No relationship between buyer and seller for previous transaction.



Preliminary Estimate

Between the Contractor: **Wyatt Design Build**
PO Box 148908
Nashville, TN 37214
United States

And the Client: **Josh Duckworth**

For the Project: **1501 FatherlandSt**
Nashville, TN 37206

NOTES: Demo existing house and rebuild 1,100 sq ft house

Project Totals:

I. PREPARATION PRELIMINARIES

01 PRE-CONSTRUCTION

Survey, Site Plan, HPR, Flagging, Pinning \$2,000.00

Demo/Clear Lot \$9,000.00

01 PRE-CONSTRUCTION \$11,000.00

02 GENERAL REQUIREMENTS

Build Permit/Taps Fee/Parcel Numbers \$2,000.00

Builders Risk Insurance Policy \$700.00

Blueprints \$50.00

Design Services \$5,000.00

Metro Inspections \$500.00

DET Testing \$350.00

<i>Sidewalk Fee to City of Nashville - TBD</i>	\$5,000.00
<i>Builder Project Management Fee</i>	\$25,000.00
02 GENERAL REQUIREMENTS	\$38,600.00
SUBTOTAL I. PREPARATION PRELIMINARIES	\$49,600.00

II. EXCAVATION & FOUNDATION

03 SITE PREP

<i>Construction Fence</i>	\$750.00
<i>Excavation</i>	\$1,500.00
<i>Rough Grading</i>	\$1,000.00
<i>Temporary Driveway</i>	\$500.00
<i>Electrical Temp Pole Connect Fee</i>	\$500.00

03 SITE PREP **\$4,250.00**

04 FOOTING & FOUNDATIONS

<i>Footing Subcontractor</i>	\$3,000.00
<i>Block</i>	\$3,000.00
<i>Concrete Steps</i>	\$1,500.00
<i>Moisture Barrier</i>	\$1,500.00
<i>Sock Drain</i>	\$500.00

04 FOOTING & FOUNDATIONS **\$9,500.00**

SUBTOTAL II. EXCAVATION & FOUNDATION **\$13,750.00**

III. ROUGH STRUCTURE

05 ROUGH FRAMING

<i>Framing Materials</i>	\$12,500.00
<i>Framing Subcontractor</i>	\$6,500.00

<i>Deck Materials</i>	\$1,500.00
<i>Deck Subcontractor</i>	\$2,500.00
<i>Exterior Columns/Handrails Allowance</i>	\$1,000.00
05 ROUGH FRAMING	\$24,000.00
SUBTOTAL III. ROUGH STRUCTURE	\$24,000.00

IV. FULL ENCLOSURE

06 WINDOWS & DOORS

<i>Windows/Doors Material</i>	\$3,500.00
<i>Windows/Doors Install</i>	\$1,000.00

06 WINDOWS & DOORS **\$4,500.00**

07 ELECTRICAL

<i>Electrical Subcontractor</i>	\$7,500.00
<i>Lighting Fixtures Allowance</i>	\$1,500.00

07 ELECTRICAL **\$9,000.00**

08 PLUMBING

<i>Plumbing Subcontractor</i>	\$6,500.00
<i>Plumbing Fixtures Allowance</i>	\$2,500.00

08 PLUMBING **\$9,000.00**

09 HVAC

<i>HVAC Subcontractor</i>	\$8,000.00
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09 HVAC **\$8,000.00**

10 ROOFING

<i>Roofing</i>	\$2,500.00
<i>Gutters & Downspouts</i>	\$1,250.00

10 ROOFING **\$3,750.00**

11 EXTERIOR VENEER

Siding \$8,000.00

Exterior Paint & Stain \$4,000.00

11 EXTERIOR VENEER \$12,000.00

12 INSULATION & DRYWALL

Insulation \$2,500.00

Drywall Materials \$3,000.00

Drywall Subcontractor \$3,500.00

12 INSULATION & DRYWALL \$9,000.00

SUBTOTAL IV. FULL ENCLOSURE \$55,250.00

V. FINISHING TRADES**13 FLOORING & TILE**

Hardwoods Turnkey \$6,000.00

Tile Materials Allowance \$2,000.00

Tile Subcontractor \$2,200.00

13 FLOORING & TILE \$10,200.00

14 INTERIOR FINISHES

Interior Trim Materials \$3,000.00

Interior Trim Subcontractor \$2,000.00

Interior Paint Turnkey \$4,000.00

Door Hardware \$750.00

Closet Rods \$500.00

14 INTERIOR FINISHES \$10,250.00

15 KITCHEN & BATH

Cabinets \$6,000.00

<i>Countertops Allowance</i>	\$4,500.00
<i>Bath Hardware & Mirrors</i>	\$500.00
<i>Appliances Allowance</i>	\$2,500.00
15 KITCHEN & BATH	\$13,500.00
SUBTOTAL V. FINISHING TRADES	\$33,950.00

VI. COMPLETION & INSPECTION

16 SITE FINISH

<i>Water/Sewer Line</i>	\$1,500.00
<i>Stormwater System - TBD</i>	\$2,500.00
<i>Finish Grading</i>	\$1,500.00
<i>Landscaping Allowance</i>	\$1,500.00
<i>Punch List</i>	\$1,500.00
<i>Final Interior Clean</i>	\$400.00

16 SITE FINISH **\$8,900.00**

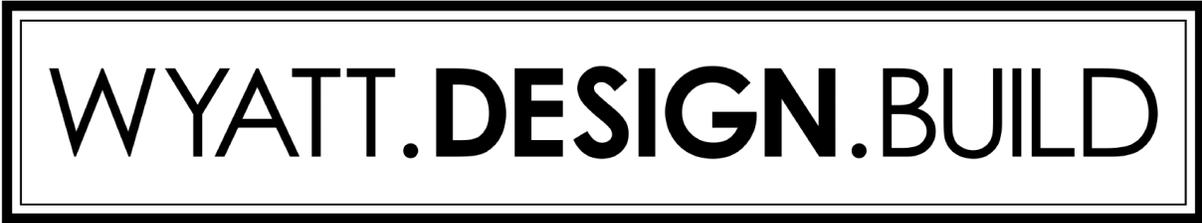
17 UTILITIES

<i>Dumpsters</i>	\$3,500.00
<i>Toilet</i>	\$500.00
<i>Site Clean-Ups</i>	\$1,500.00
<i>Utility Bills</i>	\$1,000.00

17 UTILITIES **\$6,500.00**

SUBTOTAL VI. COMPLETION & INSPECTION **\$15,400.00**

GRAND TOTAL **\$191,950.00**



Preliminary Estimate

Between the Contractor: **Wyatt Design Build**
PO Box 148908
Nashville, TN 37214
United States

And the Client: **Josh Duckworth**

For the Project: **1501 FatherlandSt**
Nashville, TN 37206

NOTES: Renovate existing 1,100 sq ft house and make required structural improvements

Project Totals:

I. PREPARATION PRELIMINARIES

01 PRE-CONSTRUCTION

Demo/Clear Lot \$20,000.00

01 PRE-CONSTRUCTION **\$20,000.00**

02 GENERAL REQUIREMENTS

Build Permit/Taps Fee/Parcel Numbers \$1,500.00

Builders Risk Insurance Policy \$800.00

Blueprints \$50.00

Design Services \$5,000.00

Metro Inspections \$500.00

Preventative Termite Treatment \$1,000.00

<i>Builder Project Management Fee</i>	\$40,000.00
02 GENERAL REQUIREMENTS	\$48,850.00
SUBTOTAL I. PREPARATION PRELIMINARIES	\$68,850.00

II. EXCAVATION & FOUNDATION

03 SITE PREP

<i>Construction Fence</i>	\$750.00
<i>Excavation</i>	\$5,000.00
<i>Rough Grading</i>	\$2,000.00
<i>Temporary Driveway</i>	\$500.00
<i>Electrical Temp Pole Connect Fee</i>	\$500.00

03 SITE PREP **\$8,750.00**

04 FOOTING & FOUNDATIONS

<i>Footing Subcontractor</i>	\$7,000.00
<i>Block</i>	\$7,000.00
<i>Concrete Steps</i>	\$3,000.00
<i>Moisture Barrier</i>	\$1,250.00
<i>Structural Support</i>	\$5,000.00

04 FOOTING & FOUNDATIONS **\$23,250.00**

SUBTOTAL II. EXCAVATION & FOUNDATION **\$32,000.00**

III. ROUGH STRUCTURE

05 ROUGH FRAMING

<i>Framing Materials</i>	\$12,500.00
<i>Framing Subcontractor</i>	\$20,000.00
<i>Deck Materials</i>	\$1,500.00

<i>Deck Subcontractor</i>	\$2,500.00
<i>Exterior Columns/Handrails Allowance</i>	\$1,000.00
05 ROUGH FRAMING	\$37,500.00
SUBTOTAL III. ROUGH STRUCTURE	\$37,500.00

IV. FULL ENCLOSURE

06 WINDOWS & DOORS

<i>Windows/Doors Material</i>	\$3,500.00
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<i>Windows/Doors Install</i>	\$1,000.00
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06 WINDOWS & DOORS	\$4,500.00
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07 ELECTRICAL

<i>Electrical Subcontractor</i>	\$7,500.00
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<i>Lighting Fixtures Allowance</i>	\$1,500.00
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07 ELECTRICAL	\$9,000.00
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08 PLUMBING

<i>Plumbing Subcontractor</i>	\$6,500.00
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<i>Plumbing Fixtures Allowance</i>	\$2,500.00
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08 PLUMBING	\$9,000.00
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09 HVAC

<i>HVAC Subcontractor</i>	\$8,000.00
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09 HVAC	\$8,000.00
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10 ROOFING

<i>Roofing</i>	\$6,000.00
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<i>Gutters & Downspouts</i>	\$1,250.00
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10 ROOFING	\$7,250.00
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11 EXTERIOR VENEER

<i>Siding</i>	\$8,000.00
<i>Exterior Paint & Stain</i>	\$4,000.00
11 EXTERIOR VENEER	\$12,000.00
12 INSULATION & DRYWALL	
<i>Insulation</i>	\$2,500.00
<i>Drywall Materials</i>	\$3,000.00
<i>Drywall Subcontractor</i>	\$4,500.00
12 INSULATION & DRYWALL	\$10,000.00
SUBTOTAL IV. FULL ENCLOSURE	\$59,750.00

V. FINISHING TRADES

13 FLOORING & TILE

<i>Hardwoods Turnkey</i>	\$6,000.00
<i>Tile Materials Allowance</i>	\$2,000.00
<i>Tile Subcontractor</i>	\$2,200.00

13 FLOORING & TILE **\$10,200.00**

14 INTERIOR FINISHES

<i>Interior Trim Materials</i>	\$3,000.00
<i>Interior Trim Subcontractor</i>	\$2,000.00
<i>Interior Paint Turnkey</i>	\$4,000.00
<i>Door Hardware</i>	\$750.00
<i>Closet Rods</i>	\$500.00

14 INTERIOR FINISHES **\$10,250.00**

15 KITCHEN & BATH

<i>Cabinets</i>	\$6,000.00
<i>Countertops Allowance</i>	\$4,500.00

<i>Bath Hardware & Mirrors</i>	\$500.00
<i>Appliances Allowance</i>	\$2,500.00
15 KITCHEN & BATH	\$13,500.00
SUBTOTAL V. FINISHING TRADES	\$33,950.00

VI. COMPLETION & INSPECTION

16 SITE FINISH

<i>Water/Sewer Line</i>	\$1,500.00
<i>Stormwater System - TBD</i>	\$2,500.00
<i>Finish Grading</i>	\$1,500.00
<i>Landscaping Allowance</i>	\$2,500.00
<i>Punch List</i>	\$3,000.00
<i>Final Interior Clean</i>	\$400.00

16 SITE FINISH **\$11,400.00**

17 UTILITIES

<i>Dumpsters</i>	\$6,000.00
<i>Toilet</i>	\$500.00
<i>Site Clean-Ups</i>	\$3,000.00
<i>Utility Bills</i>	\$1,000.00

17 UTILITIES **\$10,500.00**

SUBTOTAL VI. COMPLETION & INSPECTION **\$21,900.00**

GRAND TOTAL **\$253,950.00**