

P E R M I T

CITY OF NAPOLEON
255 W. RIVERVIEW AVE
NAPOLEON, OHIO 43545

DIVISION OF BUILDING & ZONING
PH (419) 592-4010
FAX (419) 599-8393

PERMIT NO: 1648

DATE ISSUED: 06-03-03

ISSUED BY: BND

JOB LOCATION: 231 E MAIN ST

EST. COST: 14775.00

LOT #:

SUBDIVISION NAME:

OWNER: VANAUSSDALE, MARY LOU
ADDRESS: 1414 SCOTT ST
CSZ: NAPOLEON, OH 43545
PHONE: 419-599-5114

AGENT: QUALITY AFFORDABLE C
ADDRESS: PO BOX 971
CSZ: BRYAN, OH 43506
PHONE: 419-636-7665

USE TYPE - RESIDENTIAL:

OTHER:

ZONING INFORMATION

DIST: LOT DIM: AREA: FYRD: SYRD: RYRD:
MAX HT: # PKG SPACES: # LOADING SP: MAX LOT COV:

BOARD OF ZONING APPEALS:

WORK TYPE - NEW: REPLMNT: ADD'N: ALTER: REMODEL:

WORK INFORMATION

SIZE - LGTH: WIDTH: STORIES: LIVING AREA SF:
GARAGE AREA SF: HEIGHT: BLDG VOL DEMO PERMIT:

WORK DESCRIPTION
REMODEL

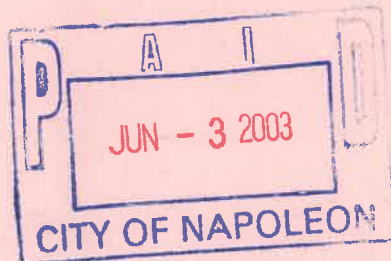
FEE DESCRIPTION	PAID DATE	FEE AMOUNT DUE
BUILDING PERMIT		67.00
ELECTRICAL PERMIT		15.00
PLUMBING PERMIT		9.00

TOTAL FEES DUE 91.00

DATE

[Signature]

APPLICANT SIGNATURE



CITY OF NAPOLEON INSPECTION FORM

PERMIT #: 1648

DATE ISSUED: 06-03-2003

JOB LOCATION: 231 E MAIN ST

OWNER: VANAUSDALE, MARY LOU

OWNER PHONE: 419-599-5114

CONTRACTOR: QUALITY AFFORDABLE CONST.

CONTRACTOR PHONE: 419-636-7665

WORK DESCRIPTION: REMODEL

PLUMBING: UNDGR _____ RGHIN _____ FINAL 8-1

SEWER INSP _____

MECHANICAL: UNDGR _____ RGHIN _____ FINAL 8-1

FURNACE REPLC _____ AIR COND _____

ELECTRICAL: UNDGR _____ RGHIN _____ FINAL 8-1

SERV UPGR _____

BUILDING: SITE _____ FTG _____ FNDT _____

STRUC _____ ROOF _____ EXT _____

VENT _____ ACCES _____ EGRS _____

SMKDT _____ FINAL 8-1

ISSUE TEMP OCCUP _____ ISSUE OCCUP _____

STRG SHED: SITE _____ FINAL _____

SIGN: FTG _____ FINAL _____

FENCE: SITE _____ FINAL _____

MISC INSP: _____

NOTES: _____

INSPECTOR INITIALS: BMA

APPROVED

CITY OF NABOLEON INSPECTION FORM

PERMIT #: 1648

DATE ISSUED: 06-03-2003

JOB LOCATION: 231 E MAIN ST

OWNER: VANAUSSALE, MARY LOU

OWNER PHONE: 419-599-5114

CONTRACTOR: QUALITY AFFORDABLE: CONST.

CONTRACTOR PHONE: 419-636-7665

WORK DESCRIPTION: REMODEL

PLUMBING: _____ UNDER _____ RGHIN _____ FINAL _____

SEWER INSP _____

MECHANICAL: _____ UNDER _____ RGHIN _____ FINAL _____

FURNACE REPLC _____ AIR COND _____

ELECTRICAL: _____ UNDER _____ RGHIN _____ FINAL _____

SERV UPGR _____

BUILDING: _____ SITE _____ FTG _____ FNDT _____

STRUC _____ ROOF _____ EXT _____

VENT _____ ACCESS _____ EGRS _____

SMKDT _____ FINAL _____

ISSUE TEMP OCCUP _____ ISSUE OCCUP _____

STRG SHED: SITE _____ FINAL _____

SIGN: _____ FTG _____ FINAL _____

FENCE: _____ SITE _____ FINAL _____

MISC INSP: _____

NOTES: _____

INSPECTOR INITIALS: _____

Maumee Valley Planning Organization

ACCEPTANCE OF BID

Contractor: Quality Affordable Construction

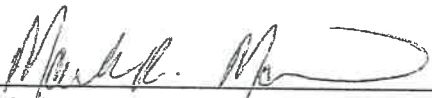
Address: P.O Box 970
Bryan, Ohio 43506

Attention: Tim Cupp

You are hereby notified that your bid of \$28,785.00 has been accepted for rehabilitation work at the residential property owned by: Stephen & Mary Lou VanAusdale

You will be contacted by the agency to arrange for the signing of Contract Documents.

YOU ARE NOT TO BEGIN WORK UNTIL A PRE-CONSTRUCTION CONFERENCE IS HELD AND A PROCEED ORDER HAS BEEN ISSUED.



Rehabilitation Coordinator
Maumee Valley Planning Organization

Building valuation - 14,775.00
Permit

Mary Lou Van Ausdale
K. Stark (tenant)
231 E. Main St.
Napoleon, Ohio 43545

Unit# R3 City of Napoleon Rental Rehab Specifications

phone (419) 599 - 5114

BURNIT SIENNA

1. Roofing: Remove all of the existing roof covering, down to the sheathing. Secure 7/16" OSB to roof deck. Affix 15# felt to roof sheathing and secure aluminum drip edge to roof perimeter. Install, per manufacturer's instruction, minimum 240# test weight, Class A fire rated, 30 year warranty fiberglass dimensional roof shingles. Properly flash all roof outlets. Install a minimum of SIX (6) roof vents. **Homeowner to select shingle color.**

4,240.00

2. Gutters/downs: Fasten white seamless aluminum gutters along the eave edges. Secure downspouts to the gutters and exterior walls, using proper hardware. Place splash blocks under each downspout.

775.00

3. Foundation: Trench along the foundation perimeter, minimum of six inches. Replace all deteriorated or missing foundation block and mortar. Apply TWO (2) coats of "Thoroseal" to all of the exterior foundation block. Return soil to original elevation. Affix a pre-painted removeable panel to the crawl space access.

625.00

4. Exterior doors: Replace both the front and rear entry doors with Stanley, Therma-Tru, or equal quality pre-hung insulated steel doors with light. Doors must be factory painted or contractor applied (TWO coats). **Homeowner to select door style and color from contractor options.** Contractor must repair all damage incurred from door replacement.

Install Kwikset-Belaire Series or equal quality lockset with dead-bolt locks. **Locks must be keyed alike.**

1,450.00

5. Windows:

Remove all of the storm windows.

Wrap all of the exterior trim with formed aluminum coil stock materials. **Homeowner to select coil trim color.**

Install white vinyl double hung replacement windows with half screen and lock mechanism, at the following locations....

livingroom - THREE (3) dble hung / 1 stationary
kitchen - ONE (1) dble hung
utility - THREE (3) dble hung
bed #2 - ONE (1) dble hung
bed #4 - ONE (1) dble hung

bathroom - ONE (1) dble hung
diningroom - THREE (3) dble hung
bed #1 - TWO (2) dble hung
bed #3 - ONE (1) dble hung

NOTE: Perimeters of replacement windows must be properly insulated and caulked.

5,650.00

6. Sidewalks: Construct forms for approach to the front entry. Approach dimensions... 4" thickness X 4' wide X 9' length.

Construct approach sidewalk to the rear entry. 4" thickness X 4' wide X approximately 30' long. Lay 2" of river sand and properly tamp and prepare bed to pour approaches and sidewalk. Lay and tie together ½" rebar (on 2' spacing) in constructed approach and sidewalk forms.

Pour 4" thickness slab and sidewalk with 2,500 pound concrete mix. Trowel in expansion joints every 3' and properly trowel edges. Broom finish the surface of the pad and sidewalk. Apply concrete sealer to surface of sidewalk and pad.

Secure pre-formed concrete steps with metal angled handrail to the front entry.

Contractor must contact housing inspector for pre-pour inspection of pad and sidewalk preparation.

750.00

7. Front porch: Temporarily support the front porch roof structure. Remove all of the porch floor, framing, and steps. Re-construct porch floor (to existing dimensions) using 2" X 8" wolmanized floor joists on 16" centers, properly supported by wolmanized 4" X 4" posts buried 3' into the soil with post holes cemented. Floor decking must be wolmanized 2" X 4" lumber, secured by deck screws. Construct steps, leading to the porch deck, using wolmanized dimensional lumber. Upon completion of floor construction, install aluminum porch columns to properly support the roof structure. After construction has been completed, apply deck sealant/stain per manufacturers' instruction.

1,200.00

8. Electrical: Install new #12 AWG with ground to all existing and proposed receptacles, switches, and light fixtures. Install properly sized electrical wire feeds with ground to all existing and proposed appliances. Label all circuits in the panel.

Recep's and switches – Replace all receptacles and switches throughout the home with U.L approved devices. Install new devices as specified in the following work specifications.

Bed #4 (2nd flr/North) – Install TWO (2) additional wall receptacles. Locate at each the North and West walls.

Omit the North wall mounted light fixture and electrical feed.

Install a ceiling mounted light fixture. Cost not to exceed \$35.00, less installation.

Bed #3 (2nd flr/South) – Install TWO (2) additional wall receptacles. Locate at each the South and North walls.

Bed #2 (S-West) – Install TWO (2) additional wall receptacles. Locate at each the South and North walls.

Bed #1 (North) – Install TWO (2) additional wall receptacles. Locate at each the South and West walls.

Bathroom – Install TWO (2) GFCI protected receptacles at present locations.

Livingroom – Replace the ceiling mounted light fixture with a new ceiling mounted fixture. Cost not to exceed \$35.00, less installation.

Kitchen – Install THREE (3) additional counter receptacles. Locate ONE at each location specified as follows... West of stove/ North wall, East of existing receptacle on North wall, and near the S-East corner of counter. **GFCI protect all existing counter receptacles.**

Install a properly sized/dedicated wire feed to the receptacle located on the South wall to supply

the refrigerator.

Install a wall switched ceiling mounted light fixture in the S-West addition of the dining area:
Cost not to exceed \$35.00, less installation.

Smoke detectors – Install SEVEN (7) U.L approved, hardwired smoke detectors with battery back-up. Wire detectors in series. Locate at each of the following locations.. bedroom #1, bedroom #2, bedroom #3, bedroom #4, immediately outside the master bedroom (in livingroom), top of stair landing, and immediately outside the bedroom #2 (in hall).

CO detector – Install a U.L approved hardwired, with battery back-up CO detector. Locate in the livingroom.

Exterior – Install TWO (2) exterior gfci receptacles, complete with weather resistant covers. Locate ONE (1) at each the front and rear entries.

Omit the wire feed traveling to the rear shed.

Replace the front porch light with a U.L approved exterior fixture.

NOTE: All electrical work must conform to NEC and be performed by qualified technician(s).

5-circuits
x3
\$15.00

5,170.00

9. Plumbing:

Water heater – Replace the water heater with a 40 gallon, natural gas fired water heater, complete with drip pan, di-electric supply line fittings, gated shut off valve, thermal expansion tank, temperature/pressure relief valve, and 3/4" copper temp./press. relief extension (properly directing any released water through the floor into the crawlspace). Install new Class B flue vent pipe, complete with ceiling collar, thimble, flashing, storm collar, and vent cap to properly direct the exhaust outside the home.

Replace all soft copper and/or galvanized gas supply line with black iron piping

Kitchen – Replace the sink drain trap with a "p" trap.

9.00

Install a shut-off valve to the cold water line.

Bathroom – Replace the sink drain trap with a "p" trap.

Install a Moen, Delta, Peerless, or equal faucet at the vanity sink.

Sill cock – Install a frost-proof exterior sill cock with vacuum break. Install at East side of home.

1,925.00

10. Interior carpentry:

Kitchen – Replace the base cabinet bottom shelf, under the sink.

North 2nd floor bedroom – Frame in the attic access, located on the East wall.

Complete the installation of drywall to the walls and ceiling. All joints and seams taped, joint compound applied, and sand to achieve a smooth/even surface. Apply TWO (2) coats of interior latex primer to all wall and ceiling surfaces.

Affix a pre-painted access door (to be removeable) to the attic access opening. Secure pre-finished casing to the perimeter of the finished opening.

1,150.00

PEBBLESTONE CLAY

11. Siding/soffit/fascia: Remove the existing house siding. Secure 1/4" fan-fold insulation to all exterior wall surfaces. Secure all starter strips, corners, j-channel, j-boxes, and finish trim to the entire house and garage**(supply electrical contractor with vinyl meter base)**. Hang "Mastic" or equal quality vinyl siding to the entire exterior wall surfaces. **Homeowner to select siding and accessories color.**

Contractor is responsible for own measurements in computing bid.

Affix aluminum channel and aluminum soffit materials to all of the soffit areas, excluding the porch ceiling and eaves. Cover all of the fascia, excluding the porch eaves, with aluminum fascia material. **Homeowner to select color.**

Contractor is responsible for own measurements in computing bid.

5.850.00

TOTAL PROJECT BID 28,785.00

