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**RECEIVED**  
**SEP 21 2011**  
**CITY CLERK**

9-18-2011

RE: 937/939 Iglehart Ave. Rehab Information Package !

Marcia C. Moermond,

My sincerest apologies for submitting this proposal to you at the last minute. My compulsion for perfection gets me stuck sometimes, especially when so much is at stake. However, I can assure you, that the end result of this project regarding design, care and craftsmanship will outshine my shortcomings. I am not a professional builder, so I am learning while I am moving along weeding out incompetent contractors. The scope of my rehabilitation of this project is and always has been greater than the city has asked for. This will be a brand new home when it is finished. For that I seek your support and patience. This piece of real estate plays a vital part in my retirement income portfolio hence the willingness on my part to construct for a long term hold.

Thank you for your consideration!

YOURS TRULY



HANS PETER FUCHS

# 937 AND 939 IGLEHART REHAB - PROJECT TIMELINE

| OCTOBER  | NOVEMBER  | DECEMBER   | JANUARY   | FEBRUARY   | MARCH   |
|--|---|--|---|--|---|
| <ul style="list-style-type: none"> <li>•Framing Inspection</li> <li>•Insulation Inspection</li> <li>•Order and Install Windows</li> <li>•Order and Install Siding</li> <li>•Contract Water Main &amp; Sewer from Street to Building</li> <li>•Final HVAC Inspection</li> <li>•Final Plumbing Inspection</li> <li>•Final Electrical Inspection</li> <li>•Wall Prep for Drywall Installation</li> <li>•Final Framing Inspection</li> <li>•Finish Insulating</li> <li>•Final Insulation Inspection</li> </ul> | <ul style="list-style-type: none"> <li>•Installation of Drywall - Mudding and Taping throughout the house, including New Attic, Bedroom and Knockdown Ceilings &amp; Walls =====&gt;<br/>(Not as in Demolition, but as in Drywall Mud Design)</li> <li>•Preservation and Preparation of Old Woodwork for New Staining and Painting =====</li> </ul> | <ul style="list-style-type: none"> <li>•Floor Prep for Bathroom Tiling and Tiling =====&gt;</li> <li>•Wall Prep for Bathroom Tiling and Tiling =====&gt;</li> <li>•Floor Prep for Kitchen Tiling and Tiling =====&gt;</li> <li>•Patch, Repair and Pour New Basement floor where needed =====&gt;</li> <li>•Seal &amp; Waterproof/Paint Basement Foundation Walls =&gt;</li> <li>•Seal &amp; Kilz/Paint all new drywall surfaces =====&gt;</li> </ul> | <ul style="list-style-type: none"> <li>•Paint all Interior in New Colors</li> </ul> | <ul style="list-style-type: none"> <li>•Install All New Trim where needed</li> <li>•Install All Bathroom Fixtures</li> <li>•Install All Kitchen Cabinetry</li> <li>•Install All Electrical Outlets/Fixtures</li> <li>•Install All Flooring and Carpet</li> </ul> | <p>CLEAN - UP</p> <p>•Final Inspection &amp; Certificate of Occupancy</p> <p><b>SUCCESS!!!!</b></p> |

# 937/939 IGLEHART AVE REHAB RE-CAP

1. Converted flat-roof in the back of the building into gable-roof, to connect with the rest of the roof-line, for a more aesthetically pleasing look and more maintenance-free structure.
2. Installed new roof and decking (35 year quality shingles)
3. Total replacement of front porch, Structure and Decking upper and lower unit.
4. Removal of old hot water furnace and radiators. Installation of Two 95% efficient direct vent HEATING and AIRCONDITIONING systems with new ductwork throughout the house for upper and lower unit.
5. Complete replacement of all plumbing with Wirsbo Aqua Pex lines and PVC drain, waste and ventpipes.
6. Total electrical re-wiring of entire house with new updated service meter panels for each floor and removal of old wiring.
7. Stripped all old and unsightly siding of entire building and housewaped the structure in preparation for new siding.
8. Prepped all interior "exterior walls" for proper new insulation throughout the house, by removing all old lath and plaster.
9. Redesigned and framed windows in preparation for installing new and replacement windows in the entire building.
10. Redesigned bedrooms and bathrooms, added a second  $\frac{3}{4}$  bath in the upper unit and built out and framed addict for a loft bedroom.