



For Sale

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1924



Pella

DETROIT RECYCLES







Si Building LLC
6000 Dixie Hwy
Clarkston, MI 48346
248.496.9909

Oct 30, 2023

Historic Preservation Staff
Detroit Planning and Development Dept.
Coleman A. Young Municipal Center.
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226
Phone : 313-224-4803

Attn: Garrick B. Landsberg
Director Historic Preservation
Phone : 313-224-3521
E-mail : landsbergg@detroitmi.gov

Attn: Daniel P. Rieden, PLA
Lead Landscape Architect
Phone : 313-224-1762
E-Mail : hdc@detroitmi.gov

RE: 19245 Parkside, Detroit MI, 48221

Si Building LLC inspected the historic property located at 19245 Parkside, Detroit MI, 48221 and is presenting the following report:

EXISTING CONDITIONS:

The house does not need that much exterior work. It's in fairly good shape on the outside. The exterior brick and stonewall is in good condition. The roof is in good condition. The garage is in good condition. The exterior wood trim, shutters, and awnings need repair and paint. Gutters need to be repaired and replaced. Some windows are new and are in good condition but the others are lead and need to be replaced. Front porch foundation needs repair. The entry door is damaged and needs to be replaced. Existing front lights are damaged and need to be replaced. The landscaping is maintained but needs to get tidied up to continue existing growth.

DESCRIPTION OF PROJECT:

Replace gutters with black aluminum gutters instead of steel. Install new windows and wrap with aluminum, remove all older windows that consist of lead. Tuck point on facade of windows, tuck point on foundation of porch. Replace entry door. Sand and paint existing black trim and shutters. Clean up existing original copper awnings. Replace 2 front exterior lights. Trim bushes and clean beds to enable healthy growth. Repair interior drywall throughout, install new cabinetry, replace interior trim and light fixtures.

DETAILED SCOPE OF WORK: 2 Pages Attached

Ranjit Verghese

State of Michigan Builders License Number

2101066329

On behalf of Garrett D Van Horn

-Affidavit attached

Project Information & Scope of Work

Please fill out all cells in grey. Missing information may result in slower review and processing times.

Property Address

Project Management Information

Who Will be Managing the Project?	<input style="width: 90%;" type="text" value="Project Manager"/>
Comments (If Any)	<input style="width: 90%;" type="text"/>
General Contractor Name*	<input style="width: 90%;" type="text" value="Garrett Van Horn"/>
Contractor Phone Number	<input style="width: 90%;" type="text" value="519 999 7414"/>
License Number	<input style="width: 90%;" type="text" value="2101066329"/>
License State or City	<input style="width: 90%;" type="text" value="Michigan"/>
Construction Contact Person	<input style="width: 90%;" type="text" value="Ranjit Veghese / Project Manager"/>
Phone Number	<input style="width: 90%;" type="text" value="248 496 9909"/>
E-Mail Address	<input style="width: 90%;" type="text" value="sfi231@aol.com"/>

*A general contractor will be required if you are doing foundation work, adding square footage, modifying the structure, or any natural/major damage repair (fire, etc.)

Project Scope of Work Information

Narrative Description: Please provide insight into the scope of work, quality of interior finishes, any room/home conversions, any square footage adds, and any relevant redesign(s). The level of detail will impact the accuracy of your After-Repair Valuation:

Install new double hung vinyl windows with same sizes to match original jambs. Install white grid inserts. Install black aluminum exterior trim to each window. Insulate and caulk as needed. Remove all old metal rusted downspouts and gutters. Install 4" aluminum black gutters and downspouts to all fascia of the entire house. Tuck point front porch as needed. Scrape, caulk and paint all bond board, soffits and fascia surrounding house with black paint.

Required:

	Above Ground Structure	
	Current	Rehabbed
Est. Sq. Ft	4,033	4,033
Property Type	Single Family Home	Single Family Home
# of Bedrooms	4	4
# of Bathrooms	6	6

	Below Ground Structure (Basement)	
	Current	Rehabbed
Est. Sq. Ft	1,805	1,805
# of Living Rooms	0	0
# of Bedrooms	0	0
# of Bathrooms	0	0

Is the property currently occupied?

Anticipated construction time in WEEKS:

Will the project require permits?
 How long it will take to obtain the permit in DAYS?

Will you be adding above ground square footage to this property?

Will you be doing any structural work on this property?

Will you be doing any foundation work on this property?

Does the property need any disaster repairs (Mold, Fire, Flood Damage, etc.)?

Does the construction budget exceed 50% of the property purchase price?

*If you answered YES to ANY of the above questions, the project will be considered extensive

DRAW REIMBURSEMENT INFORMATION

Division 01 - Division 03: Reimbursements will be capped at a 10% variance.
 If your true project costs on these line items vary by greater than 10% of what is reported here, it is your responsibility to pay this cost out of pocket.

Division 04 - Division 22: If you add a new line item and/or reduce, or delete a line item in Division 04- Division 22, after the loan has closed, this change could require approval in order to reimburse. Report all possible line items and true costs to avoid a declined reimbursement.

Please fill out the description, quality and cost columns as appropriate for your whole project regardless of funding source.
Please overwrite the existing text in the description box, that is there to guide your answers
>>If finish quality is not provided, the lowest level of quality will be assumed and valued<<<

SCOPE OF WORK	Division #	Line Item	Description	Quality	Budget	
	Division 01	Plans / Permits**	<i>Builder Permit or Homeowners Permit</i>		\$	1,000
	Division 02	Demolition				
	Division 03	Foundation				
	Division 04	Roof / Gutters	<i>Install 4" black gutters and downspouts where applicable</i>		\$	1,500
	Division 05	Exterior / Siding	<i>Wrap all windows in aluminum black trim</i>		\$	3,500
	Division 06	Windows	<i>Install double hung vinyl windows inside original jamb with white grids</i>		\$	16,000
	Division 07	Garage / Driveway				
	Division 08	Framing				
	Division 09	Finish Carpentry				
	Division 10	Sheetrock / Insulation				
	Division 11	Interior Paint				
	Division 12	Flooring				
	Division 13	Kitchen				
	Division 14	Bathrooms				
	Division 15	Plumbing Work				
	Division 16	Electrical Work				
	Division 17	HVAC Work				
	Division 18	Appliances				
	Division 19	Yard / Landscaping				
	Division 20	Basement Finishes				
	Division 21	<i>Exterior Painting</i>	<i>scrape all bona / freeze boards, soffits and fascia surrounding house. Caulk all open seams and gaps as needed. Paint all exposed wood satin or eggshell black</i>		\$	-
Division 22	<i>Front Porch</i>	<i>Tuck point all loose brick and or mortar as needed</i>		\$	600	
Contingency*					\$	1,130
Total Construction Cost					\$	23,730

10% Variance Cap
Changes to ANY of these categories AFTER loan closes, require approval PRIOR to work starting

* A contingency of 5% or \$1,000.00 (whichever greater) is required on all projects
** Copy of the permits, job cards, plans, etc.. are required to be provided prior to the funding of Division 1.

***** TO BE SIGNED AT CLOSING ONLY *****	
Borrower Acknowledgement: This Scope of Work reflects all my anticipated project costs to the best of my knowledge. I have reviewed and agree with all the line items, line item descriptions and costs contained within this Scope of Work proposal. I understand that this is a reimbursement loan and funds will only be disbursed for installed materials and completed labor. I understand that all Change Orders must be reviewed and approved prior to work, and that Change Orders can be denied.	
Borrower Signature	Date

Windows & Doors / Windows / Double Hung Windows

Pella 150 Series 27.5-in x 37.5-in x 3.25-in Jamb Vinyl Replacement White Double Hung Window Full Screen Included

Item #1541126 Model #1000008610

Shop Pella ★★★★★ 108 ♡



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- Pella® 150 Series vinyl double-hung window features a clean design and high-transparency full screen that keeps bugs out
- Dual-pane NaturalSun Low-E insulating glass delivers excellent insulation from the cold, while allowing the sun's heat to flow in and warm your home
- Top and bottom sash open for ventilation and tilt in for easy cleaning

Interior Color/Finish: White



Common Size (W x H): 28-in x 38-in

28-in x 38-in ▼

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Ready within **3 hrs**

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Feedback

