

**City of Pomona
Planning Division**
505 South Garey Avenue
Pomona, CA 91766
Phone: (909) 620-2191
Fax: (909) 469-2082

MILLS ACT PROGRAM APPLICATION

GENERAL REQUIREMENTS (Print or Type)

Property Owner: Christina Garza
Address: 333 San Francisco Ave. Pomona, CA 91767
Telephone No.: 562-477-1718 Fax No.: _____

Applicant: Christina Garza
Address: 333 San Francisco Ave. Pomona, CA 91767
Telephone No.: 562-477-718 Fax No.: _____

Applicant's Representative: _____
Address: _____
Telephone No.: _____ Fax No.: _____

(staff use only)

File No.: _____

Related Files: _____

Date: _____

Rec'd by: _____

Fees Paid: _____

Receipt No.: _____

TYPE OF REVIEW REQUESTED (Please check all applicable boxes)

☒ New Mills Act Contract ☐ Mills Act Contract Non-renewal ☐ Mills Act Contract Cancellation

PROJECT DESCRIPTION (Include information on how project is consistent with the program objectives. Attach additional sheets if necessary)

Please see separate document for complete Project Description, including further explanation of reroofing, fencing installation, and complete kitchen remodel, and how these projects are consistent with the program objectives.

I have also included pictures of the proposed materials and quotes from 3 reputable contractors.



Project Location / Zoning Information

PROJECT LOCATION

General Location/Address of Project: 333 San Francisco Ave. Pomona CA 91767

Assessor's Parcel No.: 8336-002-003

Existing Zoning: POR4YY

Existing General Plan Land Use: Single Family Residential

Historical Resource Designation Type: **Local** **State** **National** Date of Designation: April 9th, 2004

Located in Historic District:

☒ Y

☐ N

Name of District: Lincoln Park

Contributing Structure:

☒ Y

☐ N

Exempt Structure:

☐ Y

☒ N

Single Historic Landmark:

☐ Y

☒ N



Financial Analysis Form

FINANCIAL ANALYSIS FORM

Please complete the following form. See instructions for completing the form following this page.

Property Address: 333 San Francisco Ave. Pomona, CA 91767

		current year	year two	year three	year four	year five	year six	year seven	year eight	year nine	year ten	EXPLANATION
Step 1: Determine Annual Income of Property												
1.	Monthly Rental Income	\$2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	Even if a property is owner-occupied, an estimated monthly rental income is needed as a basis for this worksheet formula.
2.	Annual Rental Income	\$28,200	28,200	28,200	28,200	28,200	28,200	28,200	28,200	28,200	28,200	Line item # 1 X 12 months
Step 2: Calculated Annual Operating Expenses												
3.	Insurance	\$751.15	751.15	751.15	751.15	751.15	751.15	751.15	751.15	751.15	751.15	Fire, liability, etc.
4.	Utilities	\$5,376	5,376	5,376	5,376	5,376	5,376	5,376	5,376	5,376	5,376	Water, gas, electric.
5.	Management	\$0	0	0	0	0	0	0	0	0	0	
6.	Other Expenses	\$1,100.28	1,100.28	1,100.28	1,100.28	1,100.28	1,100.28	1,100.28	1,100.28	1,100.28	1,100.28	Do not include property taxes and mortgage payments.
7.	Total Annual Expenses	\$7,227.43	7,227.43	7,227.43	7,227.43	7,227.43	7,227.43	7,227.43	7,227.43	7,227.43	7,227.43	Add lines 3 through 6.
Step 3: Determine Net Operating Income												
8.	Net Operating Income	\$20,972.57	20,972.57	20,972.57	20,972.57	20,972.57	20,972.57	20,972.57	20,972.57	20,972.57	20,972.57	Line 2 minus Line 7.



		current year	year two	year three	year four	year five	year six	year seven	year eight	year nine	year ten	
Step 4: Determine Capitalization Rate												
9.	Interest Component	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	Average of the rates determined by the State Board of Equalization over the past five years = 4%**
10.	Historical Property Risk Component	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	Single family home = 4% All other property = 2%
11.	Amortization Component	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	If the life of the improvements is 20 years, use $100 \times 1/20 = 5\%$
12.	Property Tax Component	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	.01 times the assessment ratio of 100% = 1%
13.	Capitalization Rate	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	Add lines 9 through 12.
Step 5: Determine Estimated Tax Savings												
14.	Mills Act Assessment Value	149,804	149,804	149,804	149,804	149,804	149,804	149,804	149,804	149,804	149,804	Line 8 divided by line 13.
15.	Mills Act Taxes	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	Line 14 x .01
16.	Current Taxes	5,226	5,226	5,226	5,226	5,226	5,226	5,226	5,226	5,226	5,226	General tax levy only – don't include voted indebtedness or direct assessments.
17.	Estimated Tax Savings	3,727	3,727	3,727	3,727	3,727	3,727	3,727	3,727	3,727	3,727	Line 16 minus line 15.
18.	ESTIMATED TOTAL SAVINGS OVER TEN YEAR PERIOD = 37,275											Sum of all figures in line 17.

**Rates for past five years: 2018 = 4.00%; 2017 = 3.75%; 2016 = 4.25%; 2015 = 4.25%; 2014 = 4.00% (Source: Board of Equalization)



Instructions for Completing Financial Analysis Form

Step 1: DETERMINE ANNUAL INCOME OF PROPERTY

1. Monthly Rental Income

The Monthly Rental Income, when the property is owner-occupied, is determined based on what the property could reasonably be expected to yield, or an amount stipulated in the proposed contract as the minimum to be used. The income for owner-occupied properties is based on comparable rents for similar properties in the area. For income-producing properties, the amount is the actual rent received or typical rentals for similar property and similar uses.

2. Annual Rental Income

The Annual Rental Income is calculated by multiplying the monthly rental income by 12 months.

Step 2: DETERMINE ANNUAL OPERATING EXPENSES

3. Insurance

The insurance expense is calculated by using the annual cost of an insurance policy for the property, such as homeowner's insurance.

4. Utilities

The utilities expense is calculated by multiplying the average monthly utilities cost by 12 months.

5. Management

Management costs are any management fees, if a company manages your property. Owner-occupied properties should have no management expenses.

6. Other Expenses

Other expenses are any expense not listed above. These expenses cannot include debt service, depletion charges, and interest on funds invested in the property. Mortgage payments and property taxes are also not deductible.

7. Total Annual Expenses

The Total Annual Expenses are calculated by adding Lines 3 through 6.



Step 3: DETERMINE NET OPERATING INCOME

8. Net Operating Income

Net Operating Income is calculated by subtracting Total Annual Expenses (Line 7) from Annual Rental Income (Line 2).

Step 4: DETERMINE CAPITALIZATION RATE

The Capitalization Rate consists of an interest component, a historical risk component, an amortization component, and property tax component.

9. The Interest Component

The Interest Component is determined by the State Board of Equalization (SBE) and is announced no later than September 1 of the year preceding the assessment year. Interest Component data for past years can be obtained by phoning the SBE at 800-400-7115.

10. Historical Property Risk Component

The Historical Property Risk Component is 4% for owner-occupied single family dwellings. For all other cases, the Historical Property Risk Component is 2%.

11. Amorization Component

The Amorization Component is a percentage equal to the reciprocal of the remaining life of the improvements. Although this calculation varies by individual structure, the typical remaining life of a wood frame structure is 20 years, and the typical remaining life of masonry building is 50 years. (Example: $1/20$ years = 5%)

12. Property Tax Component

The Property Tax Component is defined as the "percentage of the estimated total tax rate applicable to the property for the assessment year times the assessment ratio." The Property Tax assessment is determined by the Los Angeles County Assessor's Office on an annual basis. The Mills Act does not allow for a reduction in any direct assessments such as special district assessments.

13. The Capitalization Rate

The Capitalization Rate is calculated by adding Lines 9 through 12.



Step 5: DETERMINE ESTIMATED TAX SAVINGS

14. Mills Act Assessment Value

The Mills Act Assessment Value is calculated by dividing the Net Operating Income (Line 8) by the Capitalization Rate (Line 13).

15. Mills Act Taxes

The Mills Act Tax is calculated by multiplying the Mills Act Assessment Value (Line 14) by the Property Tax Component (Line 12).

16. Current Taxes

The Current Taxes amount is the total current taxes on the property. (Increase the total by 2% of subsequent years)

17. Tax Savings

The Tax Savings is calculated by subtracting the Current Taxes (Line 16) from the Mills Act Taxes (Line 15).



Restoration, Rehabilitation and Preservation Plan

RESTORATION, REHABILITATION AND PRESERVATION PLAN (attach additional sheets if necessary)

A Restoration, Rehabilitation and Preservation Plan is required for the processing of the Mills Act program application. At a minimum, the Restoration, Rehabilitation and Preservation Plan must include the following:

1. A list and detailed written description of all work to be completed within the first ten years of the contract period.
2. For all work to be completed during the first ten years of the contract, the year in which the work will be completed must be identified.
3. For all work to be completed during the first ten years of the contract, cost estimates must be provided. (Cost estimates are subject to verification by City staff.)
4. Fully labeled photographs of the following must be provided:
 - a. Front of the main building and its relationship to the public right-of-way (street, parkway, sidewalk)
 - b. Each elevation of all buildings on the property;
 - c. The interior of any room where any work is proposed;
 - d. Structural and architectural details of any building proposed to be restored, rehabilitated or preserved; and
 - e. Any portions of the property where landscaping or paving work is proposed.
5. Plans, drawings, material samples, brochures, etc. as needed to depict the location and characteristics of all proposed work.
6. Additional information may be required during the review process for clarification.

Please fill in the table below by indicating the year in which the work will be done, the type of work proposed, a detailed description of the work, and the estimated cost of the work.

Year		Type of Work	Description of Work	Estimated Cost
1.	2028	Re-roofing	My roof currently has three layers of composite on top, so it will involve stripping all materials replacing with new plywood and composite shingles.	\$19,250
2.	2028	Replace fencing, install gates	I will be replacing the north and west side chain link fencing bordering my backyard with tongue and groove cedar fencing, which will include installing a cedar and iron alley access gate and the side gate at the front of the house.	\$8,000
3.	2029	Refinish original built in cabinets in kitchen	Remove layers of green and white paint to reveal the wood, and stain to match front unfinished side in dining room	\$2,200
4.	2029	Kitchen Remodel	Demo existing fiberboard cabinets	\$800



5.	2029	Kitchen Remodel	Reconfigure kitchen - move stove to area believed to be where the original coal stove existed	\$1,800
6.	2029	Kitchen Remodel	Add GFCIs to code/update lighting from fluorescent to pendant lighting	\$850
7.	2029	Kitchen Remodel	Repair Plaster in kitchen	\$950
8.	2029	Kitchen Remodel	Install beadboard cabinets and molding	\$7,400
9.	2029	Kitchen Remodel	Install butcher block countertops	\$2,100
10.	2029	Kitchen Remodel	Finish plumbing	\$850
11.				Total: \$44,200
12.				
13.				
14.				
15.				



As part of the application process, every Mills Act applicant is required to prepare a property baseline portfolio which depicts the property as it exists prior to the property being under contract. The portfolio contains a site plan, floor plan, and photographs which depict exterior and interior spaces and features of the house and property.

SITE PLAN REQUIREMENTS

The purpose of the site plan is to locate all the buildings and other significant structures on a given property. When drafting a site plan, imagine taking an aerial photograph of the site. A site plan does not show interior floor plans, furniture placement, interior dimensions, or thumbnail sketches. Site plans should always be oriented with the north arrow pointed either up or to the right. Place the site plan on the paper in such a way that there is space in the margins for descriptive information. The site plan must be drawn to a scale of 1/4" = 1' or 1/8" = 1' and shall contain the following information:

1.	Street address.
2.	Scale reference, north arrow (oriented to the top or right side of the street), and legends identifying symbols or abbreviations.
3.	The site boundary line shown as a series of long lines and dashes.
4.	All buildings and features (e.g., house, garage, guesthouse, garden shed, pool) located on the property. Show each building's footprint as a heavy solid line.
5.	The overall footprint dimensions and incremental dimensions for each section of building sides where there are changes in the building line.
6.	The location and dimensions of setbacks (front, rear, side), planters, driveway setbacks to lot lines, and other features to verify that the sum of dimensions across the site are equal to lot dimensions.
7.	Names of all streets that adjoin the property.
8.	All hardscape features such as walkways, driveways, sidewalks, and parkways.
9.	The location, height, length, width, color, and material of each fence, wall, gate, or hedge on the site.
10.	The location of ground mounted mechanical equipment (e.g., a/c unit, pool/spa equipment).
11.	Miscellaneous notes referencing other significant features (i.e., water fountains, gates).

FLOOR PLAN REQUIREMENTS

The purpose of the floor plan is to show the relationships between rooms and other spaces and physical features on one level of a structure. When drafting a floor plan, imagine taking an aerial photograph of one story of the structure without the roof or ceiling. A separate floor plan should be drawn for each building level, oriented with the north arrow pointed either up or to the right. Place the floor plan on the paper in such a way that there is space in the margins for descriptive information. The floor plan(s) must be drawn to a scale of 1/4" = 1' or 1/8" = 1' and shall contain the following information:

1.	Street address.
2.	Scale reference, north arrow (oriented to the top or right side of the street), and legends identifying symbols or abbreviations.
3.	A separate floor plan for each building level (may be included on the same sheet, label each floor).
4.	Interior layout including walls and other fixed objects (e.g., counters, cabinets, plumbing fixtures).

5.	Indication of the use of each room (e.g., kitchen, bedroom, bathroom). Be sure to distinguish multiple bedrooms and bathrooms (i.e., First Floor Bedroom 1, Second Floor Bathroom 2)
6.	Distinctions between walls (which are from floor to ceiling) and partitions with labels indicating the height of partitions.
7.	Incremental dimensions showing the size of individual rooms that add up to the overall footprint dimensions.
8.	The location, size, and materials of exterior openings (e.g., doors, windows). Indicate the direction of door swings and window openings for both exterior and interior doors.
9.	The location, size, materials of interior architectural features (e.g., fireplaces).

OPTIONAL

10.	The overall footprint dimensions, rooflines, and incremental dimensions where there are changes in the exterior building lines and rooflines (to match site plan).
11.	The dimension and outline of outdoor features (including columns and support posts) immediately adjacent to the building, such as roofed projections (e.g., porch/patio covers, awnings, canopies) and ground level paving (e.g., landings, steps). Use a single dashed line for rooflines and a single solid line for paving edges to distinguish these from other items on the floor plan.

BUILDING ELEVATION REQUIREMENTS

The purpose of elevations is to provide a non-perspective view of the exterior of the building. Plans typically include the front, rear, and side elevations of the home photographed or drawn to scale. Exterior features such as windows, doors, siding material, and roofing material are indicated on plans or shown on a photograph. In order to meet the elevation requirements, you may submit photographs that clearly show each elevation of the home and all structures on the lot. If you choose to submit scaled elevation plans, you must still submit photographs of the elevations.

Photographed Building Elevations (Required)

1.	Provide photographs of all four elevations of each building of the property (e.g., house, garage).
2.	To greatest extent possible, try to capture the entire elevation in at least one shot. However, you may use multiple shots for each elevation in order to capture all detail.
3.	Photograph each window, door, and architectural detail separately.
4.	Photograph any covered porches, patios, balconies, or decks.
5.	Photograph foundations on all four elevations.
6.	Photograph the front elevations of all adjoining properties.

Scaled Elevation Plans (Optional)

1.	Provide elevations for all four sides of each building on the property (e.g., house, garage).
2.	Indicate different features such as colors and materials on the elevations with a key (e.g., 1, 2, 3) that relates to a table on the same sheet.
3.	Label the overall height of the buildings and incremental heights of the floor and ceilings of each level to the top of the building façade.
4.	Provide exterior section elevations of building projections, wings, and other sides not visible on the four elevations provided. The color and materials of these elevations should be identified using the same key as the main elevations.

INTERIOR/EXTERIOR PHOTOGRAPH REQUIREMENTS

The purpose of photographing the property is to provide documentation of **all** exterior and interior spaces and features. This is required in order to show the property as it existed when the Mills Act contract was initiated.

Photography Tips

1.	When taking photographs outside, always make sure to keep the sun out of the shot. One rule of thumb is to always make sure that the building or object that you're photographing is front-lit (sun behind your shoulders).
2.	The best light for taking outdoor photographs is found on overcast days when buildings will not cast any shadows. Noon is the worst time of day to take outdoor photographs of buildings.
3.	Interior photographs should make use of all available light without using the flash.
4.	Use a tripod to keep the camera steady while taking indoor photographs without the flash.
5.	When photographing a room, turn on all the lights.
6.	Do not photograph a room when there is direct sunlight streaming into it.
7.	Photograph the interior sides of windows during twilight hours.
8.	Keep in mind that you are, in essence, creating a visual documentary of your home. The photographs should capture as much detail as possible for each building, room, or object that you are photographing.

Exterior Photographs

Provide photographs of the following features:	
1.	The public right-of-way (e.g., sidewalk, parkway, curb) taken from each end of the property.
2.	Front views of each adjoining property.
3.	The driveway, as shot from the street looking into the property (clear of cars or other objects).
4.	All hardscape features (e.g., walkways, patios, stairways).
5.	Full views of each yard (front, sides, rear) using as many photographs as necessary to capture full details of each space.
6.	All fences, walls, hedges (a typical shot that shows each type is sufficient).
7.	Foundation planters on each elevation photographed from one end looking to the opposite end.
8.	All foundation vents, roof vents, and eave vents.
9.	Building eave detail.
10.	Mechanical equipment (e.g., A/C units, electrical service panels, pool/spa equipment).
11.	All character/architectural defining features of the buildings and site (e.g., mail boxes, light fixtures, landscaping) using as many shots as necessary to capture full detail of each feature.
12.	A single photograph of each tree on the property and within the public right-of-way.
13.	All accessory structures (e.g., patio covers, sheds, built-in barbeques) using as many shots as necessary to capture full detail of each subject.
14.	For patio covers, porches, and balconies attached to the main dwelling, take as many photographs as necessary to capture all the detail of each structure including the floor, railings, posts/columns, and ceilings.

Interior Photographs

Provide photographs of each separate room or space which includes the following:	
1.	Two full views of each room or space as taken from opposite sides of the room.
2.	Each interior window, door, and wall opening.

3.	One shot each of the floor, ceiling, and walls (typical materials).
4.	One shot of each wall- or ceiling-mounted light fixture.
5.	Architectural features (e.g., fireplace mantels, built-in furniture, woodwork).
6.	One shot each of the typical floor molding, crown molding, chair rails, etc.
7.	Any character defining feature of the room or space.
8.	For kitchens and bathrooms, be sure to capture all plumbing fixtures, cabinets, counters, and appliances.
9.	Any unusual (different from what is typically found in most homes) light switches, electrical outlets, and heater vents (floor or wall).
10.	Staircases and hallways using as many shots as possible to capture all detail.

ASSEMBLING YOUR PORTFOLIO

The assembled Property Baseline Portfolio will contain the property site plan, building floor plans and elevations, and all interior and exterior photographs in print form. The completed portfolio will consist of a document that contains all photographs, **fully labeled** and in order, and a hardcopy of each floor and site plan. In order to assemble all photographs into one document, computer programs such as Microsoft Word or PowerPoint are useful.

Portfolio Requirements

A complete property baseline portfolio consists of a document that contains labeled photographs, a complete set of plans (site and floor), and a digital copy of the document and plans saved on a CD-ROM. Two Complete sets are required.

1.	Document shall be no larger than 8 1/2" x 11" (letter size) and placed in an appropriately sized three-ring notebook with side pockets.
	a. Group individual pictures of the same room or feature into distinct sections.
	b. Provide a table of contents (see example below) to show divisions of each distinct section.
	c. Provide a title page for each distinct section as shown on the table of contents.
	d. Label all photographs as descriptively as possible (i.e., View of the driveway from street).
	e. For the best results use Microsoft PowerPoint, which allows greater flexibility in placing photographs on each sheet and the insertion of text boxes.
	f. Wherever possible, key photographs to site and floor plans.
	g. Include an 8 1/2" x 11" copy of the site and floor plans with number keys.
2.	Property Plans (site and floor) shall be printed on maximum 11" x 17" paper and placed in the three-ring notebook pocket.
3.	Digital files of the document and attached plans shall be saved to a CD-ROM and placed securely in the three-ring notebook.

Sample Table of Contents

PLANS	<ul style="list-style-type: none"> ▪ Site Plan ▪ Floor Plan ▪ Elevations (optional)
EXTERIOR PHOTOGRAPHS	<ul style="list-style-type: none"> ▪ Front Elevation ▪ Side Elevations (be sure to differentiate between the two sides, i.e., west, east) ▪ Rear Elevations

	<ul style="list-style-type: none"> ▪ Elevations of _____ e.g., other buildings/structures such as a garage, guest house, or gazebo (separate section for each individual building) ▪ Adjacent Properties and Public Right-of-Way ▪ Front Yard ▪ Side Yard ▪ Rear Yard ▪ Fences, Walls, and Hedges
INTERIOR PHOTOGRAPHS FIRST FLOOR	<ul style="list-style-type: none"> ▪ Entry/Vestibule ▪ Living Room ▪ Dining Room ▪ Den ▪ Kitchen ▪ First Floor Bathroom (if more than one, label as 1, 2, 3) ▪ First Floor Bedroom (if more than one, label as 1, 2, 3) ▪ Staircase to Second Floor
INTERIOR PHOTOGRAPHS SECOND FLOOR	<ul style="list-style-type: none"> ▪ Second Floor Bedroom 1 (if more than one, label as 1, 2, 3) ▪ Second Floor Bathroom 1 (if more than one, label as 1, 2, 3) ▪ Balcony ▪ Main Hallway ▪ Staircase to First Floor

Mill's Act Application

PROJECT DESCRIPTION:

I love of old homes and am committed to improving my home for the good of my Lincoln Park neighborhood and the greater Pomona community. Since I bought my home two years ago, I have spent quite a bit of time and money upgrading the electrical, refinishing the hardwood floors, and remodeling the bathroom, which included re-glazing the original claw foot tub. The goal of these projects was to maintain the original character of the home and return the beautiful finishes to their former glory, for many years to come. And I had the pleasure of hosting my home during the Pomona Heritage "Pomona In Progress" home tour in 2018.

I have three large projects that I plan to complete in the next ten years. I plan to reroof both my house and the garage. My roof currently has three layers of composite on top, so it will involve stripping all materials. Reroofing falls under the requirements because it will protect the overall integrity of the home, preventing leaks and further damage.

I will be replacing the north and west side chain link fencing bordering my backyard with a standard 6 foot dog-eared redwood fencing, which will include installing a redwood alley access gate and the side gate at the front of the house. This will restore the site to having fencing more suitable to the age of the home.

The kitchen was remodeled in the 1970's with very cheap materials. It is currently in very poor condition, according to my home inspector. I will complete an entire kitchen remodel replacing the fiberboard cabinets with white beadboard cabinets. The vinyl countertops will be replaced with real wood butcher block to recall period kitchen prep tables. The current fluorescent lighting will be replaced with antique-look pendant lighting. This work will also include moving the gas line and installing venting for the stove, which currently does not have venting. There is evidence that the original coal stove may have been in another location due to visual damage to the ceiling, so I plan to move the stove there back to it's possibly original spot. The style of the kitchen will be practically modern but hearken to the original Victorian kitchen it once was with my design choices. At this same time, the service porch and spare bathroom will be tiled as well.

Original built in cabinets:



Beadboard cabinet sample:

[abinets](#) / [Cabinet Samples](#)



American Woodmark >

14-9/16 x 14-1/2 in. Cabinet Door Sample in
Shorebrook Painted Harbor

★★★★★

[Write the first Review](#)

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\$50⁰⁰

 **Save up to \$100⁰** on your qualifying purchase.
[Apply for a Home Depot Consumer Card](#)

Overview

Take the guesswork out of ordering with a 15 in. x 15 in. sample door from American Woodmark. Use this sample to view your desired style, finish and species in your home and to see how it coordinates with other elements of your project. [See Full Description](#)

Quantity

Butcherblock Countertops:

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HOME > WOOD > SHOP BY TYPE > WOOD COUNTERTOPS > Red Oak Butcher Block Countertop 12ft.



Manor House

Red Oak Butcher Block Countertop 12ft.

Size: 144in. x 25in. SKU: 100065085

\$349.00 /piece *Fullerton's everyday low price!*

1 **HOW MUCH DO YOU NEED?**

PIECES

Note: We recommend adding 10% extra to your order.

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2 **SELECT DELIVERY METHOD**

Fencing:



Estimate

Total Amount \$18,350.00

Date	Description	Amount
3/27/2017	Flooring and misc.	
	Tile at kitchen, service porch, and little bathroom (includes tile backer and setting materials - tile and grout by owner) approx. 200sf - subfloor repair is additional if needed	\$2,100.00
	Demo cabinet at bathroom, rough plumbing (supplies and drain) to install a pedestal sink. Sink by owner.	\$1,100.00
	Kitchen	
	Demo	\$800.00
	Reconfigure kitchen - move range location, add 7" exhaust vent to outside, center sink on window, mover fridge and water to the corner	\$1,800.00
	Add GFCIs to code and 2 ceiling boxes for owner supplied light fixtures	\$850.00
	Repair plaster	\$950.00
	Install new cabinets in White shaker style. Includes all necessary moldings and 3" crown. All wood construction with solid maple door and faces. Soft close hinges.	\$7,400.00
	Fabricate and install quartz counter with under mount sink finishing - material not included color TBD	\$1,600.00
	Single bowl under mount stainless steel sink	\$250.00
	Manipulate molding at window to accommodate the counter top height	\$150.00
	Install butcher block counter at 48" cabinets under window - material by owner	\$500.00
	Finish plumbing to install faucet, drain, disposal, range, and dishwasher (fixtures and appliances by owner)	\$850.00
	**Not including any plans/drawings/or other documents that may be required for city approval	
	**all work to be completed concurrently. No piece mealng.	
	**Not including any permits or other city fees which will be billed at direct cost if needed.	
	**Does not include any paint, electrical, HVAC, plumbing work, drywall, or stucco repair unless otherwise noted	
	**Prices are estimates base on the material and installation type listed. Unforeseen structural modifications/city requirements or changes in the scope of work may result in increased cost.	
	**Additional items/work requested will be an additional charge	
	Subtotal	\$18,350.00
	Deposit/payments	
	Total due	\$18,350.00

Estimate

Total Amount \$47,995.00

[illegible]



293 East McKinley Avenue Pomona, CA 91767 (909)623-7753 LIC# C-39 859220

Proposal

Date: 5/22/19

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Kristina Garza
333 San Francisco Ave.
Pomona, CA
Phone: (562) 477-1718
E-mail: janie11228@aol.com
Job Address: Same

We propose to supply materials and labor to reroof as follows:

1. Remove and haul dispose of existing roofing from house and detached garage. Includes [2] layers. [1] layer of wood shingles and [1] layer of comp shingles. 3600 Approx. SQ FT.
2. DRY ROT: Inspect and repair existing starter boards, sheathing, and fascia boards as need. Dry rot repairs not include unless noted. See exclusions for details.
3. **Install ½" radiant barrier throughout entire roof area as needed.**
4. Install **Lifetime 30-year grade composition roof shingles** as follows:
 - Mechanically attach [1] layer synthetic underlayment.
 - Mechanically attach a 2x2 in. drip edge metal. Color: _____
 - Mechanically attach a starter strip.
 - Mechanically attach composition shingles using [6] nails per shingle. Color: _____
 - Includes all new galvanized pipe, vent, skylight, chimney, and wall flashings.
 - Install [4] new low-profile attic vents.
 - Mechanically attach matching HD hip and ridge trim.
 - All flashings to be sealed and painted. Flashings sealed using polyurethane caulking.
 - Includes up to [6] O'Hagan attic vents.
 - Clean up and haul away all roof related debris.
 - City permit fees included.
 - Roof to be installed per manufacturers specifications.
5. **All workmanship will carry a [10] year warranty.**

Exclusions:

- Dry rot and termite damage repairs are not included. An additional cost of \$65.00 per sheet of plywood, \$6.00 per foot for 2x6 T&G and \$3.50 per lineal foot of 1x8 ship lap or 1x6 standard to replace any damaged sheathing. All fascia repairs to be quoted. The application of primer/paint is included on all new woodwork exposed to the weather.
- Removal of equipment, panels, and conduits not included.
- Does not include repairing any ponding areas.
- Does not include tearing off any additional layers of roofing other than layer(s) as quoted. Any additional layers needed to be removed, if present, shall be removed at an additional cost of \$40.00 per Sq. Ft.
- Any additional work needed to be performed outside of the scope outlined in proposal shall be completed at a time and materials rate of \$65.00 per man hour and the cost of materials.

Initial _____

Standard Provisions

1. If property owner/ buyer requests any alteration or deviation from the Specification in this Agreement, there will be an extra charge over and above the contract price shown on this Agreement. These extra charges will be added to the contract price and paid in full upon Contractor's completion of work.
2. Contractor not responsible for A/C units and A/C plenum/duct removal. Contractor will remove and reinstall if possible. If A/C contractor is required, there will be an additional charge for A/C work.
3. Contractor is not responsible for TV antennas, satellite dishes, guy wires, cable service or adjustment of rooftop equipment. We recommend your cable or satellite provider relocate all rooftop equipment.
4. Contractor is not responsible for re-pitching, re-sloping, or correcting existing roof surfaces to eliminate ponding or collection of water unless expressly stated herein. Contractor is not responsible for pre-existing conditions or damage (such as cracked driveways or sagging roof members) resulting therefrom; or damages caused by prior roof leaks, or the repair of any such conditions.
5. Contractor agrees to use responsible care when moving, raising or lifting objects such as solar panels, gutters, conduits, signs, skylights, air conditioners, etc., but shall assume no responsibility for the operation of or damage to such objects.
6. If property owner/buyer fails to pay Contractor on time, homeowner/buyer agrees to pay, a late payment penalty, interest on the unpaid balance at a rate of 1 ½% per month.
7. All forms of credit cards accepted. A 3% processing fee will be required.

Cost of project: _____ Roof removal and new roof installation: \$19,250.00

Payments to be made as follows: No money down, payment in full upon completion.

Prices given on this proposal are subject to change within [14] days after the date shown above.

The terms and conditions listed are expressly incorporated into this proposal and/or contract.

Respectfully submitted Rick Cedano 5/22/19

Rick Cedano/owner Date

Acceptance – The prices, specifications and conditions in this contract are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Homeowner/buyer

Buyer's signature

Date _____

Print name