



Agenda Item #1

Application 2024-3-CA

DETAILS

Location:

68 Bradford Ave

Summary of Request:

Remove and replace existing siding with fiber cement lap siding. Replace windows on all elevations except for façade.

Applicant (as applicable):

Jerry Jackson

Property Owner:

251 Investment Group

Historic District:

Old Dauphin Way

Classification:

Non-Contributing

Summary of Analysis:

- The house is currently clad in deteriorated wood siding
- Wholesale replacement of siding on a primary elevation is generally not allowed under the *Guidelines*.
- Some existing windows do not appear to be deteriorated beyond repair.
- The proposed replacement windows are of an appropriate alternative material and light configuration.

Report Contents:

Property and Application History	2
Scope of Work	2
Applicable Standards	2
Staff Analysis	4
Attachments	5

PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20th-century apartments.”

The subject structure is a 2-story brick and wood frame Spanish Colonial Revival constructed circa 1928 . The building has been significantly altered since its original construction with additions and infill obscuring the original design style. The most prominent features on the façade are the central tower and the dormers on the side gabled roof.

According to Historic Development records, this property has never appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

1. Remove existing wood board and batten and lap siding from second story of all elevations of structure and replace with board and batten fiber cement board siding.
2. Replace 2 exterior doors on east façade and south elevation with 6-light Mahogany doors to fit existing openings.
3. Replace 2 existing exterior doors on west elevation with steel doors to fit existing opening
4. Reconstruct two dormers to match existing in profile and install single-hung aluminum-clad 6 light window to match existing
5. Replace all windows on all elevations to fit existing openings excluding the window in the central tower.
 - a. Replacement windows will be aluminum-clad

APPLICABLE STANDARDS (*Design Review Guidelines for Mobile's Historic Districts*)

1. **5.3** Preserve the key historic walls of a building.
 - Maintain significant historic façades in their original form.
 - Maintain historic façade elements.
 - Pay special attention to maintaining the historic appearance of building walls of corner buildings.
2. **5.4** Preserve original building materials.
 - Repair deteriorated building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.
 - Remove only those materials which are deteriorated, and beyond reasonable repair.
 - Do not remove original materials that are in good condition.
3. **5.6** Use original materials to replace damaged materials on primary surfaces where possible.
 - Use original materials to replace damaged building materials on a primary façade if possible. If the original material is wood clapboard, for example, then the replacement material should be a material that matches the original in finish, size and the amount of exposed lap. If the original material is not available from the site, use a replacement material that is visually comparable with the original material.
 - Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.
 - Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials unless it cannot be avoided.
 - Wholesale replacement of exterior finishes is generally not allowed.
4. **5.7** When replacing materials on a non-primary façade or elevation, match the original material in composition, scale and finish.
 - Use original materials to replace damaged materials on a non-primary façade when possible.

- The ARB will consider the use of green building materials, such as those made with renewable and local resources to replace damaged materials on a nonprimary façade if they do not impact the integrity of the building or its key features.
- Use alternative or imitation materials that match the style and detail of the original material to replace damaged non-primary building materials.
- Replace exterior finishes to match original in profile, dimension and materials.

ACCEPTABLE REPLACEMENT MATERIALS (FOR HISTORIC MATERIALS) Materials that are the same as the original, or that appear similar in finish, scale, style, and detail are acceptable.

These often include:

- Stucco
- Wood
- Brick
- Stone
- Cast stone
- Wood: lap siding, shingles, board and batten
- Other materials original to the building, which are not listed above

UNACCEPTABLE REPLACEMENT MATERIALS (FOR HISTORIC MATERIAL) Materials that do not appear similar to the original in finish, scale, style, and detail are unacceptable.

These often include:

- Mineral fiber shingle (unless original to the building)
- Imitation brick or stone (unless original to the building)
- Metal siding
- Vinyl siding
- Exposed/raw concrete block
- Plywood or mineral fiber siding or panels
- Vinyl or elastomeric paint (such as Rhinoshield)
- Ceramic paint
- Exterior Insulation Finish System (EIFS)

5. **5.20** Preserve the functional historic and decorative features of a historic window.

- Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.
- Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
- Repair, rather than replace, frames and sashes, wherever possible.
- For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.

6. **5.21** When historic windows are not in a repairable condition, match the replacement window design to the original.

- In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
- Use any salvageable window components on a primary elevation.

ACCEPTABLE WINDOW MATERIALS Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable.

These often include:

- Wood sash
- Steel, if original to structure
- Custom extruded aluminum
- Aluminum clad wood
- Windows approved by the National Park Service

UNACCEPTABLE WINDOW MATERIALS Materials that do not appear similar to the original in texture, profile and finish are unacceptable.

These often include:

- Vinyl
- Mill-finished aluminum
- Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)

STAFF ANALYSIS

The subject property is a non-contributing structure in the Old Dauphin Way Historic District. The application under review proposes the removal of the existing siding on all elevations of the structure and the subsequent replacement with fiber cement siding. Additionally, the project includes the removal of all existing windows, except the window in the tower on the façade, and the installation of aluminum clad windows to match the existing openings.

The quadraplex is currently clad in wood siding on the second floor on all elevations. The first floor is brick construction and will be repaired in kind.

The *Guidelines* state that on non-primary elevations, alternative materials that match the style and detail of the original may be used. (5.7) Re-cladding the side and rear elevations in a uniform fiber cement board and batten would be a more sympathetic alteration to what is currently extant. Additionally, fiber cement siding has been approved for use in Mobile's historic districts. In regard to replacing the original wood lap siding on the façade, the *Guidelines* clearly direct to preserve key walls of a historic building, their original materials, and further states that original materials be used to replace damaged materials on primary elevations where possible, and to replace only the damaged areas. (5.3, 5.4, 5.6) The applicant has submitted photos showing the condition of the façade's existing wood siding which denote areas of significant damage and deterioration.

In consideration of the proposed window replacement, the *Guidelines* direct to preserve and repair windows that are in repairable condition, and when they are not repairable, to match the replacement window to the original. (5.20) The applicant completed a window survey, assessing the condition of the windows intended for replacement on the non-primary elevations at 7 Hannon Avenue. The survey and visual inspection reveal that the existing windows are not in a significantly deteriorated or unrepairable state. The proposed replacement windows would be aluminum-clad wood windows, which is an acceptable window material under the *Guidelines*. Similar to the cladding material at 68 Bradford, the existing windows are a mix of original and replacements, and vary in size and light configuration. The replacement windows' light configuration would be a period appropriate pattern and would contribute a more uniform and planned appearance to the non-primary façades. (5.21)

Site Location – 68 Bradford Avenue



Site Photos – 68 Bradford Ave



1. View of east façade.



2. View of east façade and south elevation.



3. View of east façade and north elevation.



4. View of central tower on east façade and window that will be repaired.



5. View of south entrance and south elevation.



6. Rear/west elevation of subject project.



7. View of southwest elevation.



8. View of original windows on south elevation.



9. View of south elevation facing west.



10. 1984 photo of southeast elevation.

Architectural Review Board Application For Proposed Work in Mobile's Historic Districts

Date of Application: 12/12/2025 Date Received: _____

Address of Property: 68 Bradford Avenue

Cost of Project (Required): \$102,500.00 Fee Paid: ☐ \$ _____ Check #: _____

*By submitting this application you give the City of Mobile and its employee, successors and assigns permission to enter the property and visually inspect the property.

Name of Owner: 251 Investment Group

Owner's Address: 216 E I65 Service Rd N Mobile, AL 36607

Owner's Email: jjackson@prosystems.org Owner's Telephone: 251-680-7500

Other Contact Information: _____

Owner's Representative Name: Professional Roofing and Construction, LLC DBA Professional Contraction LLC

Business Name: Professional Roofing and Construction, LLC DBA Professional Contraction LLC

Address: 216 E I65 Service Rd N - _____

Email: office@prosystems.org Telephone: 251 680-7500

Other Contact Information _____

Describe the Proposed Work:

Remodel, Repair siding, Re-Roof, Paint exterior and interior, Remodel each unit, Replace windows, Electrical, HVAC , insulation, sheet rock, plumbing, and removing tree in back back.

Does the work involve demolition of a structure? ☒ No ☐ Yes Please fill out demolition portion of application.

Does the proposed work involve signage? ☒ No ☐ Yes, \$5.00 fee. Please fill out signage portion of application.

Will the proposed work require the removal of any trees from the site? ☐ No ☒ Yes

If yes, attach a detailed site plan showing all trees and landscaping that will be removed and contact the Urban Forester at 208-7091 for Tree Permitting Requirements.

REQUIRED PLANS: If plans are required for the project please attach the following:

- Attach two (2) sets of plans: one large scale set and one 11"x17" reproducible set,
- Also attach one set of photographs to the application.
- If available, electronic plans should also be submitted as a TIFF or PDF.
- A \$15 or \$5.00 application fee is due upon filing. Check should be made out to the City of Mobile.

Refer to the following Checklist for requirements for specific work items to be performed. Refer to the Review Board Guidelines for assistance with appropriate treatment for structures in Mobile's Historic Districts. Staff is available to assist with application preparation. For large projects, such as new construction or substantial additions or renovations, consultation with staff is strongly encouraged. Unless an applicant asks the staff to review an application upon submittal, the application will not be examined until after the agenda deadline. Any incomplete applications may be held until all information is submitted.

Staff Reports: The MHDC Staff will review your application and generate reports that will be placed with the agenda on the web site one week before the meeting. These may be found at <http://www.mobilehd.org/meetings.php>. Please examine these and be prepared to discuss any issues at the Board meetings. Questions before the meeting should be addressed to the staff of the MHDC.

Alterations to Approved Plans: A new application must be submitted for changes to the approved plan. Minor alterations may be approvable by staff.

Historic Markers: The Architectural Review Board examines applications based on its adopted guidelines for historic preservation. These are based on a minimal standard set by the City and the State. Historic markers are awarded by the Mobile Historic Development Commission based on a higher standard of review. Approval by the ARB does not guarantee approval for a historic marker. If the desire is to qualify for a marker, please inform the Board and it will attempt to guide you toward the higher goal.

Conflicts of Interest: ARB members sit as a quasi-judicial body. All its deliberations must be made in an open meeting. It is illegal for a Board member to discuss an application outside of a meeting with anyone but staff. Conflicts of interest, if any, will be disclosed at the meeting.

Public Notice: A sign will be placed in a conspicuous location on the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

**Use the Following Checklist to Ensure a Complete Application
Complete each box that applies**

NEW CONSTRUCTION, ADDITIONS, OR EXTENSIVE RENOVATION/REPAIR TO EXISTING STRUCTURES

- 1. One large set and one 11 x 17 (reproducible) set of scaled drawings which shall include:**
 - a. ☐ A complete site plan illustrating the proposed construction, its location, with dimensions, required setbacks, landscaping and other site amenities;
 - b. ☐ Floor plans, with dimensions, as they impact the exterior of the building, including existing plan and proposed plan;
 - c. ☐ Square footage of the original building with square footage of all additions including the proposed addition;
 - d. ☐ A drawing, with dimensions, of all affected exterior elevations;
 - e. ☐ Notes describing all exterior materials (i.e. walls, roof, trim, cornice, windows, etc.) Sample materials may be required in some cases (consult with staff);
 - f. ☐ Detailed drawings or photographs of all decorative architectural details (i.e. columns, balustrades, modillions, etc.);
 - g. ☐ Paint samples and plan keyed to location of each color. (See below)
- 2. Photographs of the subject property to be worked on and surrounding buildings are required.**
 - ☐ Subject Property photographs
 - ☐ Surrounding Buildings photographs

The office of the MHDC can provide sample plans for garages, carports and outbuildings. These are generally acceptable for most domestic sites. Note: These are for design purposes only and are not suitable as construction drawings.

FOR MINOR RENOVATION OR REPAIR TO EXISTING BUILDINGS

For work which includes changes to the exterior of existing buildings, the following is required:

1. _____ Elevation drawings with dimensions and material details
2. _____ Floor plans
3. _____ Photographs of each face of the building to be renovated with details of the areas of work.

EXTERIOR PAINTING

Period color schemes are encouraged. However, other colors may be acceptable. Submit name and color samples for:

_____	Manufacturer
White	_____ main body color
White	_____ trim or decorative features
Concrete	_____ porch deck
White	_____ accent areas: lattice, shutters, etc.
_____	_____ other areas

FENCES, DRIVES AND GATES

1. _____ A drawing or photograph of the type of fence, wall or gate with the height noted.
2. _____ A site plan, with dimensions, showing the placement of any proposed change to the property as it relates to property boundaries and all other building or site facilities.
3. _____ A description of the materials to be used.
4. _____ Paint samples, if the fence, wall or gate is to be painted.

SIGNAGE

Width of sign _____ feet _____ inches

Height of sign: _____ feet _____ inches

Single Face _____ Double Face _____

Height (from ground level to top of sign) _____ feet _____ inches

Height (from ground level to bottom of sign) _____ feet _____ inches

Total Square Footage of Signage: _____ square feet. (Both sides if double-faced)

General Description

Type of Sign: Monument _____ Free Standing _____ Projecting _____ Wall _____ Banner _____ Sandwich Board _____

How will sign be mounted: _____

Sign Materials (sample materials may be requested by the Review Board): _____

Describe type of lighting to be used: _____

Linear front footage of principle building: _____ feet _____ inches.

Square footage of Existing Signage: _____ feet _____ inches N/A _____

Include in Application:

_____ Scaled colored renderings of the requested sign; or photographs with dimensions

_____ Photographs of the building

_____ A site plan or building elevation showing the location of the proposed signage For specific requirements, refer to *Sign Design Guidelines for Mobile's Historic District and Government Street*.

DEMOLITION APPLICATION

Purchase Date: _____ Purchase Price: _____

Current appraised value of the property? _____ Do you have clear title? _____

Was the property occupied at time of purchase? _____ What was the property's condition? _____

What alternatives to demolition have you considered for this property?

Have you listed the property for sale or lease since your purchase? ☐ Yes ☐ No

If "Yes", what was your asking price? _____

How many offers did you receive? _____

CONTINUED ON NEXT PAGE

List any options currently held for the purchase of the property, including the price received for such option, the conditions placed on such option and the date of expiration of such option:

Do you have construction plans ready to complete the replacement project? ☐ Yes ☐ No

If so, how much have you expended on the plans?

What are the dates of these expenditures?

In order to determine your ability to complete the replacement project, do you have the following:

Performance Bond ☐ Yes ☐ No

Letter of Credit ☐ Yes ☐ No

Trust for completion of improvements ☐ Yes ☐ No

Other evidence of financial ability ☐ Yes

☐ No

Letter of commitment from a financial institution ☐ Yes ☐ No

"In no event shall the Board entertain any application for the demolition or relocation of any Historic Property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site." Ordinance #44-084

An Architectural Review Board Application with supporting documentation and fee should accompany this request with the plans for development of the site. **Plans at minimum should include site plan, elevations, and floor plan to scale.** A sign will be placed in the front yard of the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.

SEE NEXT PAGE

CONFLICTS WITH OTHER CITY DEPARTMENTS

The Architectural Review Board examines applications solely on the basis of impairment to the historic character of a building or neighborhood. Approval by other City Departments may consider other aspects of a project such as safety. When multiple regulations are in conflict, generally the most restrictive applies. Also, though the staff and Review Board try to inform applicants of possible conflicts, they may not be aware of all the implications of a request. Therefore, the property owner should clear all requests with the appropriate departments.

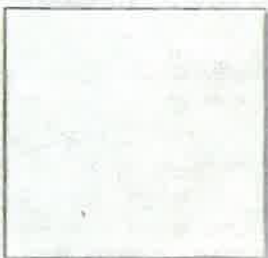
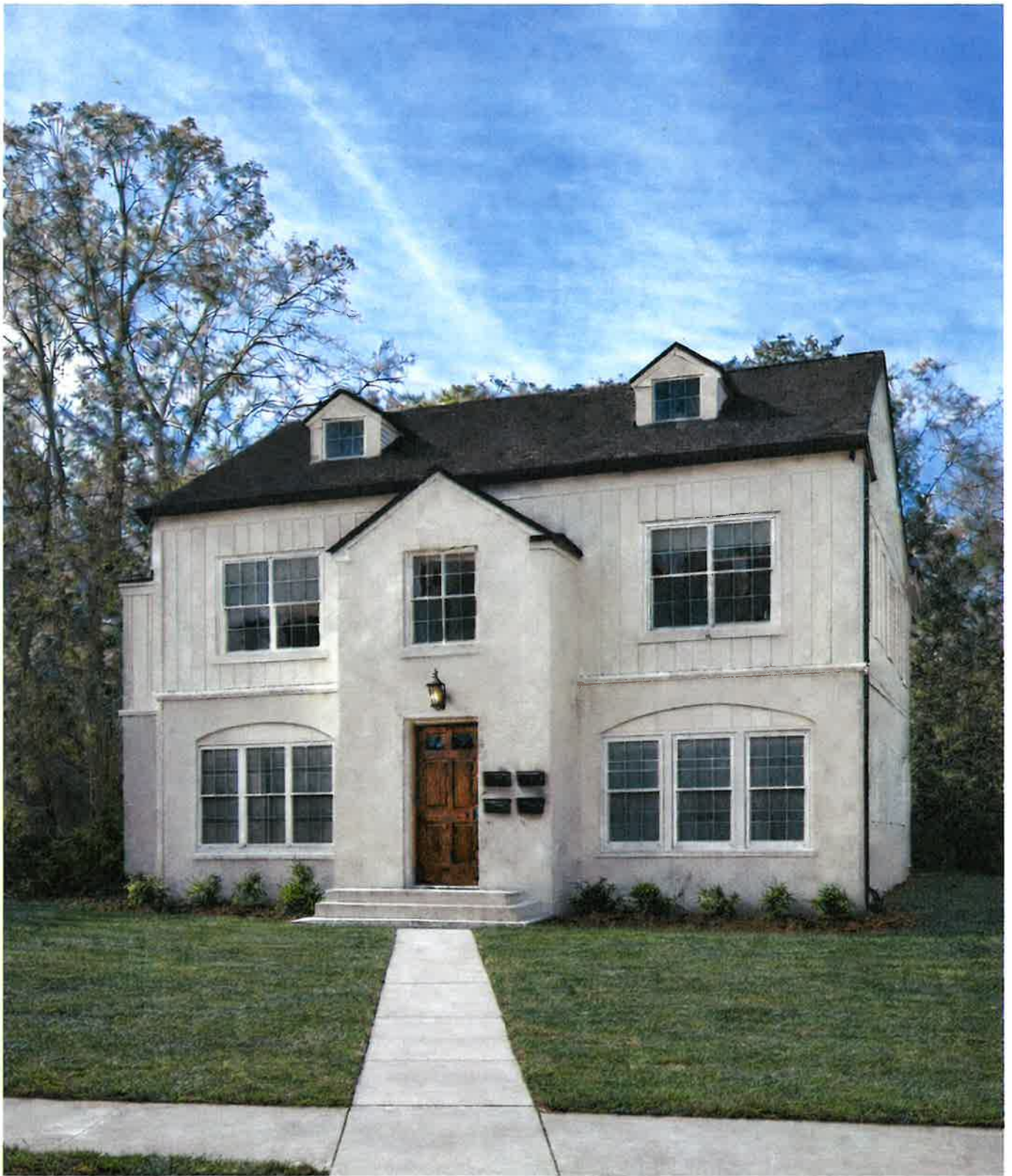
Mobile Historic Development Commission, 200 Government Street, Second Floor

Mobile, Alabama

Mail to: MHDC, P.O. Box 1827, Mobile, AL 36633-1827

Phone: (251) 208-7281

www.mobilehd.org



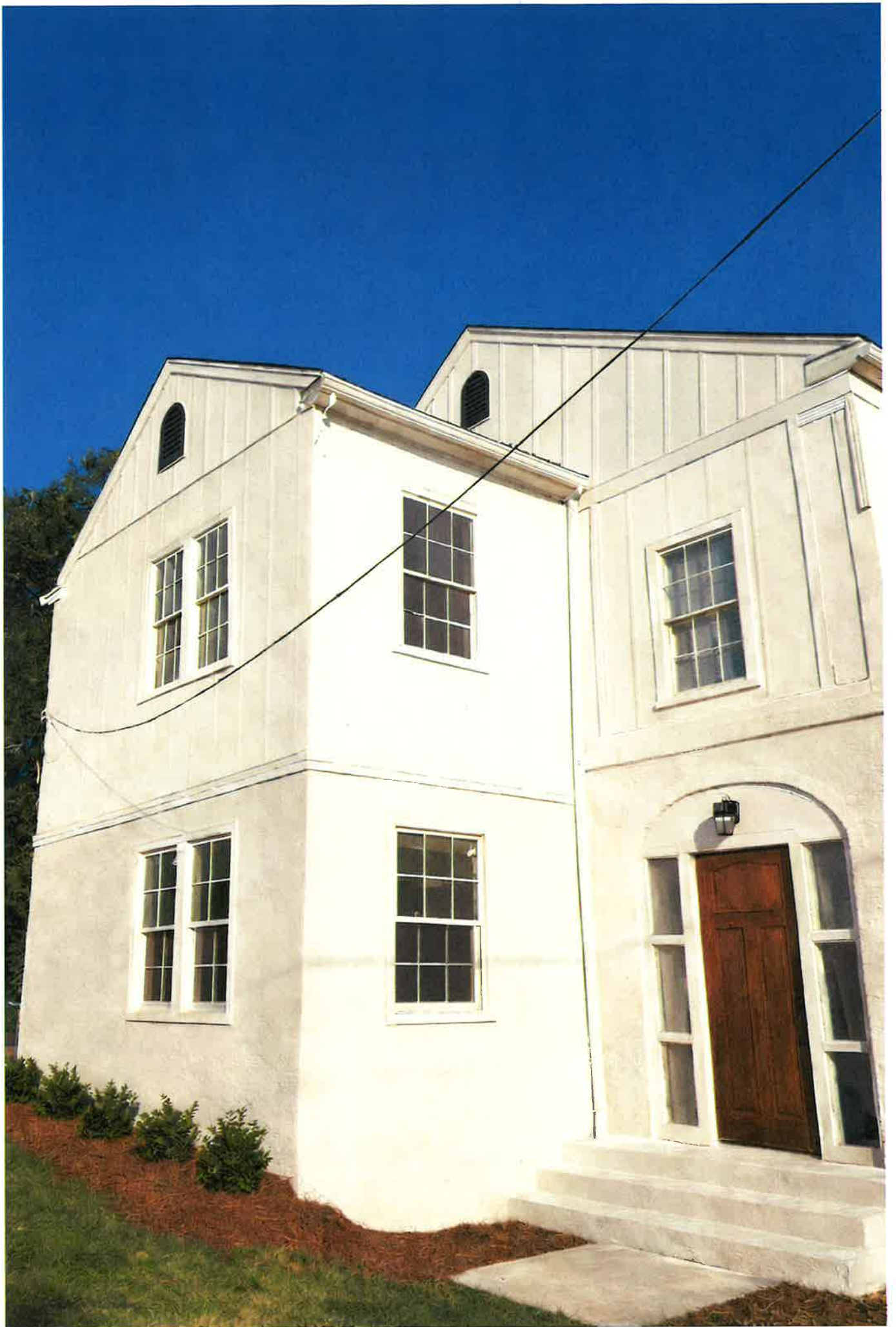
Exterior Paint Color:
Sherwin Williams'
"Shoji White"



Front Door:
Special Walnut,
Custom-Made, Wood



Architectural Shingles:
Brand: GAF,
Color "Black"







Window Survey

Location: *Front dormer #1*

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: *Beyond Repair*

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	<i>Deteriorated beyond repair</i>
Other rails & stiles	
Muntins & mullions	<i>Deteriorated</i>
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	

1



Window Survey

Location: *front dormer #2*

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: *Beyond Repair*

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	<i>Deteriorated beyond repair</i>
Other rails & stiles	
Muntins & mullions	<i>None existing</i>
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	



Window Survey

Location: *front second story #3*

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	<i>→ Damaged/deteriorated</i>
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	<i>Damaged</i>
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	<i>Poor</i>

FUNCTION	
Handles	<i>None</i>
Movement mechanics	
Locks	
"Square"	
Weatherstripping	<i>None</i>



Window Survey

Location: *front 2nd story #4*

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: *Incorrect window from previous owner*

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	<i>Poor</i>

FUNCTION	
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	<i>None</i>



Window Survey

Location: *Front 2nd story #6*

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: *Incorrect window from previous owner*

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	<i>Poor</i>

FUNCTION	
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	<i>None/Poor</i>



Window Survey

Location: *Front bottom #7*

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: *Seal & trim rotted due to water damage*

Window Component	Description of Issue/Problem
FRAME	
Sill	<i>Rotted</i>
Jambs	<i>Rotted</i>
Exterior trim & stops	<i>Rotted</i>
Interior trim & stops	<i>Water damage rotted</i>
Interior wall surface	<i>Wall trim rotted from AL</i>

SASH	
Lowest rail	<i>Damaged</i>
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	<i>Poor</i>

FUNCTION	
Handles	<i>None</i>
Movement mechanics	
Locks	
"Square"	
Weatherstripping	<i>None</i>

7



Window Survey

Location: *Front bottom #8*

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: *wrong window from previous owner*

Window Component	Description of Issue/Problem
FRAME	
Sill	<i>Damaged</i>
Jambs	
Exterior trim & stops	<i>Damaged</i>
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	<i>Poor</i>



Window Survey

Location: *front #9*

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: *Damaged non-reparable*

Window Component	Description of Issue/Problem
FRAME	
Sill	<i>Rotted</i>
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	<i>Damaged</i>
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	<i>Damaged</i>

FUNCTION	
Handles	
Movement mechanics	<i>Poor</i>
Locks	
"Square"	
Weatherstripping	<i>Poor / None</i>



Window Survey

Location: *front 2nd story #10*

[Image]

Overall Condition (circle one):

Good

Fair

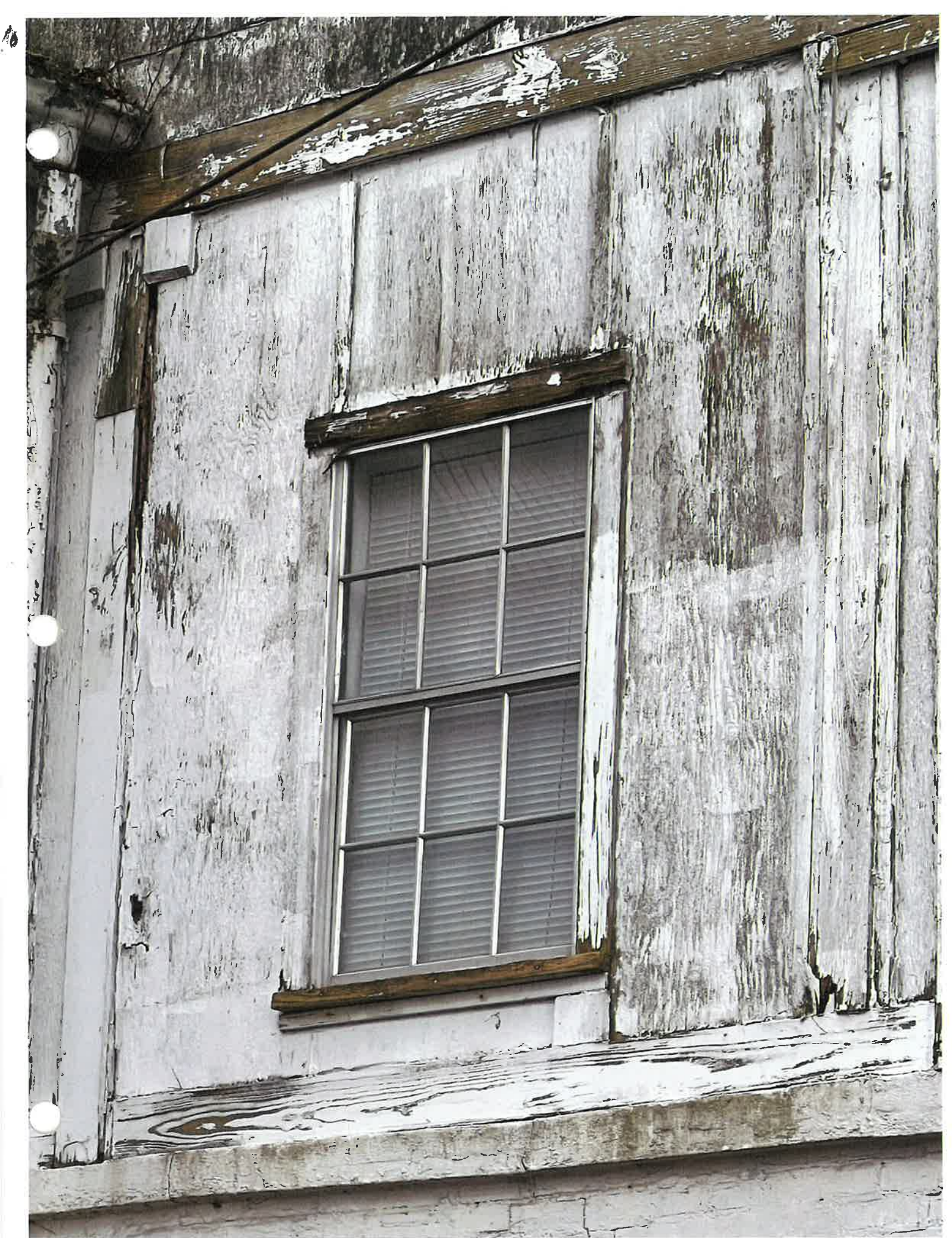
Poor

Description of Conditions: *Long window from previous owner*

Window Component	Description of Issue/Problem
FRAME	
Sill	<i>Rotted</i>
Jambs	<i>Rotted</i>
Exterior trim & stops	<i>Rotted</i>
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	<i>Poor</i>



Window Survey

Location: Right side #11

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: *Damaged beyond repair - severe*

Window Component	Description of Issue/Problem
FRAME	
Sill	<i>Rotted</i>
Jambs	<i>Rotted</i>
Exterior trim & stops	<i>Rotted</i>
Interior trim & stops	<i>Rotted</i>
Interior wall surface	<i>Rotted</i>

SASH	
Lowest rail	<i>Rotted</i>
Other rails & stiles	
Muntins & mullions	<i>Damaged some missing</i>
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	<i>Poor</i>

FUNCTION	
Handles	
Movement mechanics	<i>Poor</i>
Locks	
"Square"	
Weatherstripping	<i>None</i>

W



Window Survey

Location: Right side #12

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: Damaged From AC Unit

Window Component	Description of Issue/Problem
FRAME	
Sill	Water damage From AC
Jambs	Water damage From AC
Exterior trim & stops	Rotted
Interior trim & stops	Rotted
Interior wall surface	Rotted

SASH	
Lowest rail	Damaged held together by brackets
Other rails & stiles	
Muntins & mullions	Damaged
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	Poor

FUNCTION	
Handles	No
Movement mechanics	Poor / Fair
Locks	None
"Square"	No
Weatherstripping	Poor / None



Window Survey

Location: *Right side #13*

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: *Fair condition*

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	<i>None</i>
Movement mechanics	<i>Poor</i>
Locks	None
"Square"	
Weatherstripping	<i>Poor / None</i>



Window Survey

Location: Right side #14

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: Fair condition

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Some damage
Other rails & stiles	
Muntins & mullions	Some damage
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	Damaged & missing

FUNCTION	
Handles	
Movement mechanics	Fair
Locks	
"Square"	
Weatherstripping	Poor / None



Window Survey

Location: *Right side end stop #11*

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: *wrong window from previous owner*

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	<i>Poor</i>
Interior trim & stops	<i>Poor</i>
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	<i>Poor</i>

FUNCTION	
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	<i>Poor / none</i>



Window Survey

Location: Right # 16 2nd story

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: Rotted From A/C unit

Window Component	Description of Issue/Problem
FRAME	
Sill	Damaged From A/C
Jambs	Damaged From A/C
Exterior trim & stops	Rotted
Interior trim & stops	Rotted
Interior wall surface	

SASH	
Lowest rail	Coming Apart
Other rails & stiles	
Muntins & mullions	Poor
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	Poor

FUNCTION	
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	Poor / None



Window Survey

Location: Right side #17

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Fair condition / AC unit damage

Window Component	Description of Issue/Problem
FRAME	
Sill	<i>Rotted from AC unit</i>
Jambs	
Exterior trim & stops	<i>Poor</i>
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	<i>Poor</i>

FUNCTION	
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	<i>Poor / None</i>



Window Survey

Location: Left side #18

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

None Repairable From AC

Window Component	Description of Issue/Problem
FRAME	
Sill	Poor - Damaged From AC
Jambs	Fair
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Poor - Part. 4115 gone
Other rails & stiles	Non repairable - Poor condition
Muntins & mullions	Poor
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	Poor

FUNCTION	
Handles	
Movement mechanics	None
Locks	
"Square"	
Weatherstripping	Poor / Damaged



Window Survey

Location: *Left side #19*

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: *Fair condition non operable*

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	<i>Damaged</i>
Exterior trim & stops	<i>Damaged</i>
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	<i>Damaged</i>
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	<i>Poor</i>

FUNCTION	
Handles	
Movement mechanics	<i>None / Poor</i>
Locks	
"Square"	
Weatherstripping	<i>None</i>



Window Survey

Location: *Left side #20*

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: *Damage From AC and roof*

Window Component	Description of Issue/Problem
FRAME	
Sill	<i>Damaged</i>
Jambs	<i>Damaged</i>
Exterior trim & stops	<i>Damaged</i>
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	<i>Damaged</i>
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	<i>Poor</i>

FUNCTION	
Handles	
Movement mechanics	<i>Poor</i>
Locks	
"Square"	
Weatherstripping	<i>Poor / None</i>



Window Survey

Location: *Left side H21*

[Image]

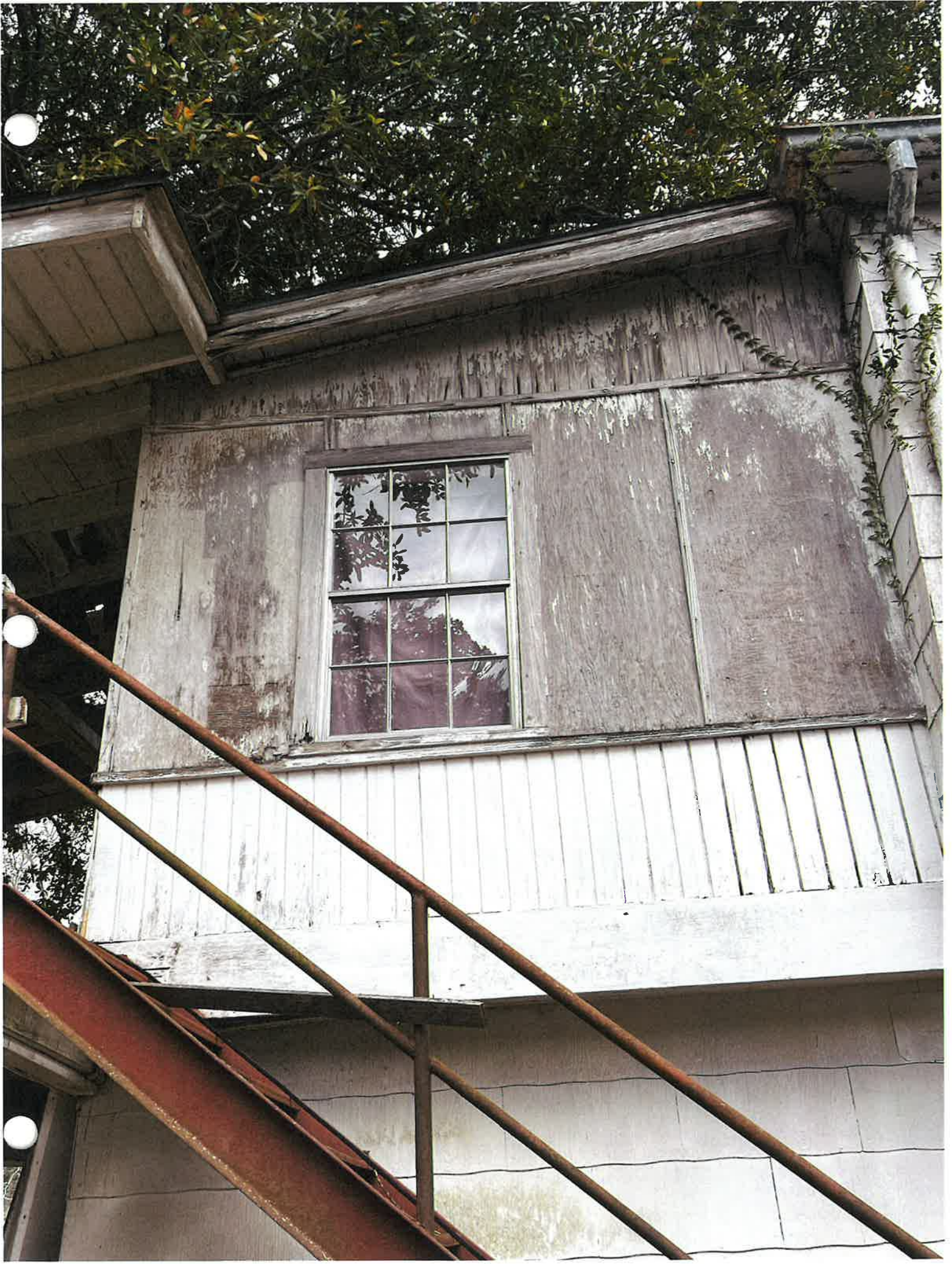
Overall Condition (circle one): Good ~~Fair~~ Poor

Description of Conditions: *Wrong window from previous*

Window Component	Description of Issue/Problem
FRAME	
Sill	<i>Delmaged</i>
Jambs	
Exterior trim & stops	<i>Damaged</i>
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	<i>Poor</i>



Window Survey

Location: *Left side #22*

[Image]

Overall Condition (circle one):

Good

Fair

~~Poor~~

Description of Conditions: *Damaged beyond repair from roof leak*

Window Component	Description of Issue/Problem
FRAME	
Sill	<i>Rotted</i>
Jambs	<i>Rotted</i>
Exterior trim & stops	<i>Rotted</i>
Interior trim & stops	<i>Rotted</i>
Interior wall surface	<i>Rotted</i>

SASH	
Lowest rail	<i>Rotted</i>
Other rails & stiles	
Muntins & mullions	<i>Rotted</i>
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	<i>Poor</i>

FUNCTION	
Handles	
Movement mechanics	<i>None</i>
Locks	
"Square"	
Weatherstripping	<i>Poor / None</i>



Window Survey

Location: *Le Pyside #23*

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: *Damage on A/C and gutter being full*

Window Component	Description of Issue/Problem
FRAME	
Sill	<i>Damaged / Rotted</i>
Jambs	<i>Rotted</i>
Exterior trim & stops	<i>Rotted</i>
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	<i>Damaged</i>
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	<i>None operable won't stay up</i>
Locks	<i>Not operable</i>
"Square"	
Weatherstripping	<i>Damaged None</i>



Window Survey

Location: *Left side #29*

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions: *Damaged from A/C unit*

Window Component	Description of Issue/Problem
FRAME	
Sill	<i>Rotted</i>
Jambs	<i>Rotted</i>
Exterior trim & stops	<i>Rotted</i>
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	<i>Rotted</i>
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	<i>Poor</i>

FUNCTION	
Handles	
Movement mechanics	<i>Poor</i>
Locks	
"Square"	
Weatherstripping	<i>Poor</i>



Window Survey

Location: *Dock # 25*

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

*Long window for previous owner
Damaged from roof leak*

Window Component	Description of Issue/Problem
FRAME	
Sill	<i>Rotted</i>
Jambs	<i>Rotted</i>
Exterior trim & stops	<i>Rotted</i>
Interior trim & stops	<i>Rotted</i>
Interior wall surface	<i>Rotted</i>

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	<i>Poor</i>

FUNCTION	
Handles	
Movement mechanics	
Locks	
"Square"	
Weatherstripping	<i>Poor</i>



Window Survey

Location: *Back # 26*

[Image]

Overall Condition (circle one):

Good

~~Fair~~

Poor

Description of Conditions: *Living window from previous owner*

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	<i>Damaged</i>
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	<i>Poor</i>

FUNCTION	
Handles	
Movement mechanics	<i>Poor</i>
Locks	
"Square"	
Weatherstripping	<i>Poor</i>





QUOTE EXPIRES

12/17/2025

BILL TO:

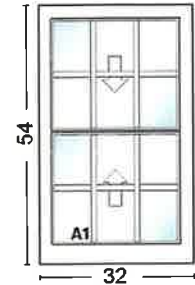
Bay View

SHIP TO:

Bay View

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

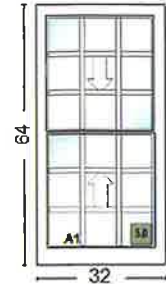
LineItem #	Description
1-1	Rough Opening: 33 X 54 1/2, Frame: 32 X 54
Qty: 1	Wrapping - Clear Opening Calculations 28.297 X 23.219, Clear Opening
Room Location:	Area: 4.56
None Assigned	Wrapping - Masonry Opening Calculations 32 7/16 X 54 3/16
Note:	Product Unit 1:Mira Premium Double Hung
	Dimensions Custom, Frame Size 32 X 54
	Color Exterior = White, Interior = Natural , Balance = White/Beige
	Unit Type EZ Tilt
	Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-
	Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003
	Glass Unit 1: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal
	Unit 1 Lower, 1 Upper: Annealed
	Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White,
	3W2H
	Hardware White, 2 Locks
	Screen Full Screen, White, Shipped Separately
	Wrapping - Exterior Casing None
	Wrapping - Jamb Extension 4 9/16"



LineItem #	Description
1-2	Unit 1 Screen, Size: 32 x 54, Screen Color: White, Screen Width: 30.25
Qty: 1	Screen Height: 52
Room Location:	
None Assigned	
Note:	

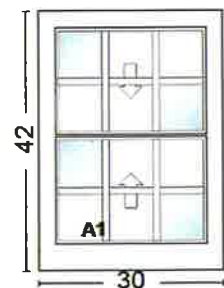
QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

LineItem #	Description
2-1	<p>Qty: 2</p> <p>Room Location: None Assigned</p> <p>Note:</p> <p>Rough Opening: 33 X 64 1/2, Frame: 32 X 64</p> <p>Wrapping - Clear Opening Calculations 28.297 X 28.219, Clear Opening Area: 5.55</p> <p>Wrapping - Masonry Opening Calculations 32 7/16 X 64 3/16</p> <p>Product Unit 1:Mira Premium Double Hung</p> <p>Dimensions Custom, Frame Size 32 X 64</p> <p>Color Exterior = White, Interior = Natural , Balance = White/Beige</p> <p>Unit Type EZ Tilt</p> <p>Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003</p> <p>Glass Unit 1: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal</p> <p>Unit 1 Lower, 1 Upper: Annealed</p> <p>Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 3W3H</p> <p>Hardware White, 2 Locks</p> <p>Screen Full Screen, White, Shipped Separately</p> <p>Wrapping - Exterior Casing None</p> <p>Wrapping - Jamb Extension 4 9/16"</p>



LineItem #	Description
2-2	<p>Unit 1 Screen, Size: 32 x 64, Screen Color: White, Screen Width: 30.25</p> <p>Screen Height: 62</p> <p>Qty: 2</p> <p>Room Location: None Assigned</p> <p>Note:</p>

LineItem #	Description
3-1	<p>Qty: 1</p> <p>Room Location: None Assigned</p> <p>Note:</p> <p>Rough Opening: 31 X 42 1/2, Frame: 30 X 42</p> <p>Wrapping - Clear Opening Calculations 26.297 X 17.219, Clear Opening Area: 3.14</p> <p>Wrapping - Masonry Opening Calculations 30 7/16 X 42 3/16</p> <p>Product Unit 1:Mira Premium Double Hung</p> <p>Dimensions Custom, Frame Size 30 X 42</p> <p>Color Exterior = White, Interior = Natural , Balance = White/Beige</p> <p>Unit Type EZ Tilt</p> <p>Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003</p> <p>Glass Unit 1: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal</p> <p>Unit 1 Lower, 1 Upper: Annealed</p> <p>Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 3W2H</p> <p>Hardware White, 2 Locks</p> <p>Screen Full Screen, White, Shipped Separately</p> <p>Wrapping - Exterior Casing None</p> <p>Wrapping - Jamb Extension 4 9/16"</p>



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

LineItem #	Description
3-2	Unit 1 Screen, Size: 30 x 42, Screen Color: White, Screen Width: 28.25 Screen Height: 40

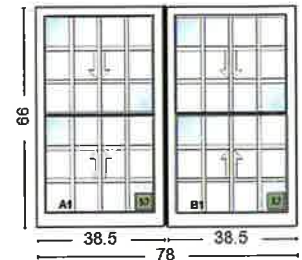
Qty: 1

Room Location:

None Assigned

Note:

LineItem #	Description
4-1	<p>Rough Opening: 79 X 66 1/2, Frame: 78 X 66</p> <p>Wrapping - Clear Opening Calculations 34.797 X 29.219, Clear Opening Area: 7.06</p> <p>Wrapping - Masonry Opening Calculations 78 7/16 X 66 3/16</p> <p>Product Unit 1:Mira Premium Double Hung Unit 2:Mira Premium Double Hung</p> <p>Dimensions Custom, Frame Size 38.5 X 66</p> <p>Color Exterior = White, Interior = Natural , Balance = White/Beige</p> <p>Unit Type EZ Tilt</p> <p>Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003</p> <p>Glass Unit 1, 2: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal</p> <p>Unit 1 Lower, 1 Upper, 2 Lower, 2 Upper: Annealed</p> <p>Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 4W3H</p> <p>Hardware White, 2 Locks</p> <p>Screen Full Screen, White, Shipped Separately</p> <p>Wrapping - Exterior Casing None</p> <p>Wrapping - Jamb Extension 4 9/16"</p> <p>Wrapping - Overall Performance DP+50/-70</p> <p>Mulls Vertical Factory 1" thick</p>



LineItem #	Description
4-2	Unit 1 Screen, Size: 38.5 x 66, Screen Color: White, Screen Width: 36.75 Screen Height: 64

Qty: 1

Room Location:

None Assigned

Note:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

LineItem #	Description
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4-3 Unit 2 Screen, Size: 38.5 x 66, Screen Color: White, Screen Width: 36.75
Screen Height: 64

Qty: 1

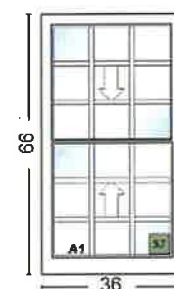
Room Location:

None Assigned

Note:

LineItem #	Description
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5-1 Rough Opening: 37 X 66 1/2, Frame: 36 X 66
Wrapping - Clear Opening Calculations 32.297 X 29.219, Clear Opening
Area: 6.55
Wrapping - Masonry Opening Calculations 36 7/16 X 66 3/16
Product Unit 1:Mira Premium Double Hung
Dimensions Custom, Frame Size 36 X 66
Color Exterior = White, Interior = Natural , Balance = White/Beige
Unit Type EZ Tilt
Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-
Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003
Glass Unit 1: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal
Unit 1 Lower, 1 Upper: Annealed
Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White,
3W3H
Hardware White, 2 Locks
Screen Full Screen, White, Shipped Separately
Wrapping - Exterior Casing None
Wrapping - Jamb Extension 4 9/16"



LineItem #	Description
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5-2 Unit 1 Screen, Size: 36 x 66, Screen Color: White, Screen Width: 34.25
Screen Height: 64

Qty: 1

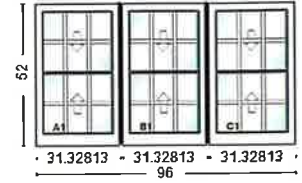
Room Location:

None Assigned

Note:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

LineItem #	Description
6-1	Rough Opening: 97 X 52 1/2, Frame: 96 X 52
Qty: 1	Wrapping - Clear Opening Calculations 27.6303 X 22.219, Clear Opening Area: 4.26
Room Location:	Wrapping - Masonry Opening Calculations 96 7/16 X 52 3/16
None Assigned	Product Unit 1:Mira Premium Double Hung Unit 2:Mira Premium Double Hung Unit 3:Mira Premium Double Hung
Note:	Dimensions Unit 1: Custom, Frame Size 31.3333 X 52 Unit 2, 3: Custom, Frame Size 31.333 X 52 Color Exterior = White, Interior = Natural , Balance = White/Beige Unit Type EZ Tilt Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003 Glass Unit 1, 2, 3: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper, 2 Lower, 2 Upper, 3 Lower, 3 Upper: Annealed Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 3W2H Hardware White, 2 Locks Screen Full Screen, White, Shipped Separately Wrapping - Exterior Casing None Wrapping - Jamb Extension 4 9/16" Wrapping - Overall Performance DP+50/-70 Mulls Mulls 1: Vertical Factory 1" thick Mulls 2: Vertical Factory 1" thick



LineItem #	Description
6-2	Unit 1 Screen, Size: 31.3333 x 52, Screen Color: White, Screen Width: 29.5833 Screen Height: 50
Qty: 1	
Room Location:	
None Assigned	
Note:	

LineItem #	Description
6-3	Unit 2 Screen, Size: 31.333 x 52, Screen Color: White, Screen Width: 29.583 Screen Height: 50
Qty: 1	
Room Location:	
None Assigned	
Note:	

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

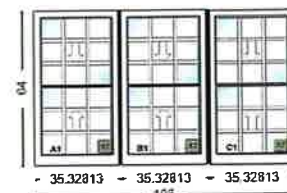
LineItem #	Description
6-4	Unit 3 Screen, Size: 31.333 x 52, Screen Color: White, Screen Width: 29.583 Screen Height: 50

Qty: 1

Room Location: None Assigned

Note:

LineItem #	Description
7-1	<p>Rough Opening: 109 X 64 1/2, Frame: 108 X 64</p> <p>Wrapping - Clear Opening Calculations 31.63 X 28.219, Clear Opening Area: 6.2</p> <p>Wrapping - Masonry Opening Calculations 108 7/16 X 64 3/16</p> <p>Product Unit 1:Mira Premium Double Hung Unit 2:Mira Premium Double Hung Unit 3:Mira Premium Double Hung</p> <p>Dimensions Custom, Frame Size 35.333 X 64</p> <p>Color Exterior = White, Interior = Natural , Balance = White/Beige</p> <p>Unit Type EZ Tilt</p> <p>Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003</p> <p>Glass Unit 1, 2, 3: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal</p> <p>Unit 1 Lower, 1 Upper, 2 Lower, 2 Upper, 3 Lower, 3 Upper: Annealed</p> <p>Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 3W3H</p> <p>Hardware White, 2 Locks</p> <p>Screen Full Screen, White, Shipped Separately</p> <p>Wrapping - Exterior Casing None</p> <p>Wrapping - Jamb Extension 4 9/16"</p> <p>Wrapping - Overall Performance DP+50/-70</p> <p>Mulls Mulls 1: Vertical Factory 1" thick</p> <p>Mulls 2: Vertical Factory 1" thick</p>



LineItem #	Description
7-2	Unit 1 Screen, Size: 35.333 x 64, Screen Color: White, Screen Width: 33.583 Screen Height: 62

Qty: 1

Room Location: None Assigned

Note:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

LineItem #	Description
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7-3 Unit 2 Screen, Size: 35.333 x 64, Screen Color: White, Screen Width: 33.583 Screen Height: 62

Qty: 1

Room Location:

None Assigned

Note:

LineItem #	Description
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7-4 Unit 3 Screen, Size: 35.333 x 64, Screen Color: White, Screen Width: 33.583 Screen Height: 62

Qty: 1

Room Location:

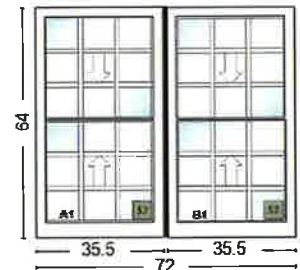
None Assigned

Note:

LineItem #	Description
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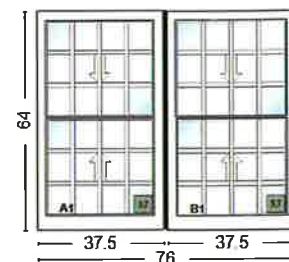
8-1
 Qty: 3
 Room Location: #11
 None Assigned #18
 Note:

Rough Opening: 73 X 64 1/2, Frame: 72 X 64
 Wrapping - Clear Opening Calculations 31.797 X 28.219, Clear Opening Area: 6.23
 Wrapping - Masonry Opening Calculations 72 7/16 X 64 3/16
 Product Unit 1:Mira Premium Double Hung | Unit 2:Mira Premium Double Hung
 Dimensions Custom, Frame Size 35.5 X 64
 Color Exterior = White, Interior = Natural , Balance = White/Beige
 Unit Type EZ Tilt
 Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003
 Glass Unit 1, 2: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal
 Unit 1 Lower, 1 Upper, 2 Lower, 2 Upper: Annealed
 Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 3W3H
 Hardware White, 2 Locks
 Screen Full Screen, White, Shipped Separately
 Wrapping - Exterior Casing None
 Wrapping - Jamb Extension 4 9/16"
 Wrapping - Overall Performance DP+50/-70
 Mulls Vertical Factory 1" thick



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

LineItem #	Description
10-1	<p>Rough Opening: 77 X 64 1/2, Frame: 76 X 64</p> <p>Wrapping - Clear Opening Calculations 33.797 X 28.219, Clear Opening Area: 6.62</p> <p>Wrapping - Masonry Opening Calculations 76 7/16 X 64 3/16</p> <p>Product Unit 1:Mira Premium Double Hung Unit 2:Mira Premium Double Hung</p> <p>Dimensions Custom, Frame Size 37.5 X 64</p> <p>Color Exterior = White, Interior = Natural , Balance = White/Beige</p> <p>Unit Type EZ Tilt</p> <p>Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003</p> <p>Glass Unit 1, 2: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal</p> <p>Unit 1 Lower, 1 Upper, 2 Lower, 2 Upper: Annealed</p> <p>Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 4W3H</p> <p>Hardware White, 2 Locks</p> <p>Screen Full Screen, White, Shipped Separately</p> <p>Wrapping - Exterior Casing None</p> <p>Wrapping - Jamb Extension 4 9/16"</p> <p>Wrapping - Overall Performance DP+50/-70</p> <p>Mulls Vertical Factory 1" thick</p>



LineItem #	Description
10-2	<p>Unit 1 Screen, Size: 37.5 x 64, Screen Color: White, Screen Width: 35.75</p> <p>Screen Height: 62</p>

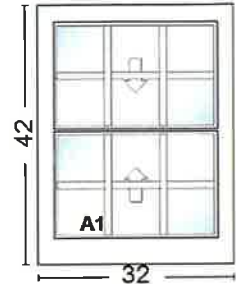
Qty: 1
Room Location:
 None Assigned
Note:

LineItem #	Description
10-3	<p>Unit 2 Screen, Size: 37.5 x 64, Screen Color: White, Screen Width: 35.75</p> <p>Screen Height: 62</p>

Qty: 1
Room Location:
 None Assigned
Note:

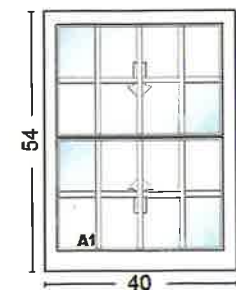
QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

LineItem #	Description
11-1	Rough Opening: 33 X 42 1/2, Frame: 32 X 42
Qty: 1	Wrapping - Clear Opening Calculations 28.297 X 17.219, Clear Opening Area: 3.38
Room Location:	Wrapping - Masonry Opening Calculations 32 7/16 X 42 3/16
None Assigned	Product Unit 1:Mira Premium Double Hung
Note:	Dimensions Custom, Frame Size 32 X 42
	Color Exterior = White, Interior = Natural , Balance = White/Beige
	Unit Type EZ Tilt
	Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003
	Glass Unit 1: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal
	Unit 1 Lower, 1 Upper: Annealed
	Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 3W2H
	Hardware White, 2 Locks
	Screen Full Screen, White, Shipped Separately
	Wrapping - Exterior Casing None
	Wrapping - Jamb Extension 4 9/16"



LineItem #	Description
11-2	Unit 1 Screen, Size: 32 x 42, Screen Color: White, Screen Width: 30.25
Qty: 1	Screen Height: 40
Room Location:	
None Assigned	
Note:	

LineItem #	Description
12-1	Rough Opening: 41 X 54 1/2, Frame: 40 X 54
Qty: 1	Wrapping - Clear Opening Calculations 36.297 X 23.219, Clear Opening Area: 5.85
Room Location:	Wrapping - Masonry Opening Calculations 40 7/16 X 54 3/16
None Assigned	Product Unit 1:Mira Premium Double Hung
Note:	Dimensions Custom, Frame Size 40 X 54
	Color Exterior = White, Interior = Natural , Balance = White/Beige
	Unit Type EZ Tilt
	Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003
	Glass Unit 1: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal
	Unit 1 Lower, 1 Upper: Annealed
	Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 4W2H
	Hardware White, 2 Locks
	Screen Full Screen, White, Shipped Separately
	Wrapping - Exterior Casing None
	Wrapping - Jamb Extension 4 9/16"



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

LineItem #	Description
12-2	Unit 1 Screen, Size: 40 x 54, Screen Color: White, Screen Width: 38.25 Screen Height: 52

Qty: 1

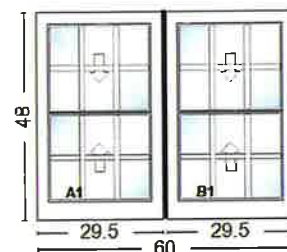
Room Location:

None Assigned

Note:

LineItem #	Description
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13-1	<p>Qty: 1 <i>HE</i></p> <p>Room Location:</p> <p>None Assigned</p> <p>Note:</p> <p>Rough Opening: 61 X 48 1/2, Frame: 60 X 48 Wrapping - Clear Opening Calculations 25.797 X 20.219, Clear Opening Area: 3.62 Wrapping - Masonry Opening Calculations 60 7/16 X 48 3/16 Product Unit 1:Mira Premium Double Hung Unit 2:Mira Premium Double Hung Dimensions Custom, Frame Size 29.5 X 48 Color Exterior = White, Interior = Natural , Balance = White/Beige Unit Type EZ Tilt Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003 Glass Unit 1, 2: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper, 2 Lower, 2 Upper: Annealed Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 3W2H Hardware White, 2 Locks Screen Full Screen, White, Shipped Separately Wrapping - Exterior Casing None Wrapping - Jamb Extension 4 9/16" Wrapping - Overall Performance DP+50/-70 Mulls Vertical Factory 1" thick</p>
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LineItem #	Description
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13-2	Unit 1 Screen, Size: 29.5 x 48, Screen Color: White, Screen Width: 27.75 Screen Height: 46
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Qty: 1

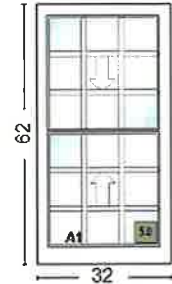
Room Location:

None Assigned

Note:

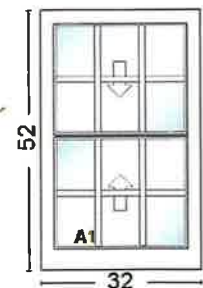
QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

LineItem #	Description
17-1	Rough Opening: 33 X 62 1/2, Frame: 32 X 62
Qty: 1	Wrapping - Clear Opening Calculations 28.297 X 27.219, Clear Opening Area: 5.35
Room Location:	Wrapping - Masonry Opening Calculations 32 7/16 X 62 3/16
None Assigned	Product Unit 1:Mira Premium Double Hung
Note:	Dimensions Custom, Frame Size 32 X 62
	Color Exterior = White, Interior = Natural , Balance = White/Beige
	Unit Type EZ Tilt
	Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003
	Glass Unit 1: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal
	Unit 1 Lower, 1 Upper: Annealed
	Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 3W3H
	Hardware White, 2 Locks
	Screen Full Screen, White, Shipped Separately
	Wrapping - Exterior Casing None
	Wrapping - Jamb Extension 4 9/16"



LineItem #	Description
17-2	Unit 1 Screen, Size: 32 x 62, Screen Color: White, Screen Width: 30.25
Qty: 1	Screen Height: 60
Room Location:	
None Assigned	
Note:	

LineItem #	Description
18-1	Rough Opening: 33 X 52 1/2, Frame: 32 X 52
Qty: 2	Wrapping - Clear Opening Calculations 28.297 X 22.219, Clear Opening Area: 4.37
Room Location:	Wrapping - Masonry Opening Calculations 32 7/16 X 52 3/16
None Assigned	Product Unit 1:Mira Premium Double Hung
Note:	Dimensions Custom, Frame Size 32 X 52
	Color Exterior = White, Interior = Natural , Balance = White/Beige
	Unit Type EZ Tilt
	Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003
	Glass Unit 1: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal
	Unit 1 Lower, 1 Upper: Annealed
	Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 3W2H
	Hardware White, 2 Locks
	Screen Full Screen, White, Shipped Separately
	Wrapping - Exterior Casing None
	Wrapping - Jamb Extension 4 9/16"



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

LineItem #	Description
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18-2 Unit 1 Screen, Size: 32 x 52, Screen Color: White, Screen Width: 30.25
Screen Height: 50

Qty: 2

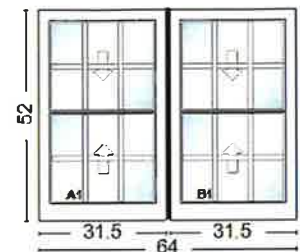
Room Location:

None Assigned

Note:

LineItem #	Description
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19-1 Rough Opening: 65 X 52 1/2, Frame: 64 X 52
Wrapping - Clear Opening Calculations 27.797 X 22.219, Clear Opening Area: 4.29
Wrapping - Masonry Opening Calculations 64 7/16 X 52 3/16
Product Unit 1:Mira Premium Double Hung | Unit 2:Mira Premium Double Hung
Dimensions Custom, Frame Size 31.5 X 52
Color Exterior = White, Interior = Natural , Balance = White/Beige
Unit Type EZ Tilt
Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003
Glass Unit 1, 2: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal
Unit 1 Lower, 1 Upper, 2 Lower, 2 Upper: Annealed
Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 3W2H
Hardware White, 2 Locks
Screen Full Screen, White, Shipped Separately
Wrapping - Exterior Casing None
Wrapping - Jamb Extension 4 9/16"
Wrapping - Overall Performance DP+50/-70
Mulls Vertical Factory 1" thick



LineItem #	Description
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19-2 Unit 1 Screen, Size: 31.5 x 52, Screen Color: White, Screen Width: 29.75
Screen Height: 50

Qty: 2

Room Location:

None Assigned

Note:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

LineItem #	Description
13-3	Unit 2 Screen, Size: 29.5 x 48, Screen Color: White, Screen Width: 27.75 Screen Height: 46

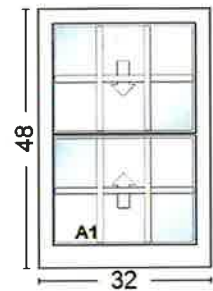
Qty: 1

Room Location:

None Assigned

Note:

LineItem #	Description
14-1	Rough Opening: 33 X 48 1/2, Frame: 32 X 48 Wrapping - Clear Opening Calculations 28.297 X 20.219, Clear Opening Area: 3.97 Wrapping - Masonry Opening Calculations 32 7/16 X 48 3/16 Product Unit 1:Mira Premium Double Hung Dimensions Custom, Frame Size 32 X 48 Color Exterior = White, Interior = Natural , Balance = White/Beige Unit Type EZ Tilt Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003 Glass Unit 1: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper: Annealed Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 3W2H Hardware White, 2 Locks Screen Full Screen, White, Shipped Separately Wrapping - Exterior Casing None Wrapping - Jamb Extension 4 9/16"



LineItem #	Description
14-2	Unit 1 Screen, Size: 32 x 48, Screen Color: White, Screen Width: 30.25 Screen Height: 46

Qty: 1

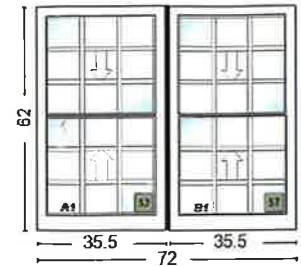
Room Location:

None Assigned

Note:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

LineItem #	Description
16-1 <i>H/L</i>	<p>Rough Opening: 73 X 62 1/2, Frame: 72 X 62</p> <p>Wrapping - Clear Opening Calculations 31.797 X 27.219, Clear Opening Area: 6.01</p> <p>Wrapping - Masonry Opening Calculations 72 7/16 X 62 3/16</p> <p>Product Unit 1:Mira Premium Double Hung Unit 2:Mira Premium Double Hung</p> <p>Dimensions Custom, Frame Size 35.5 X 62</p> <p>Color Exterior = White, Interior = Natural , Balance = White/Beige</p> <p>Unit Type EZ Tilt</p> <p>Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003</p> <p>Glass Unit 1, 2: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal</p> <p>Unit 1 Lower, 1 Upper, 2 Lower, 2 Upper: Annealed</p> <p>Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 3W3H</p> <p>Hardware White, 2 Locks</p> <p>Screen Full Screen, White, Shipped Separately</p> <p>Wrapping - Exterior Casing None</p> <p>Wrapping - Jamb Extension 4 9/16"</p> <p>Wrapping - Overall Performance DP+50/-70</p> <p>Mulls Vertical Factory 1" thick</p>



LineItem #	Description
16-2	<p>Unit 1 Screen, Size: 35.5 x 62, Screen Color: White, Screen Width: 33.75</p> <p>Screen Height: 60</p>

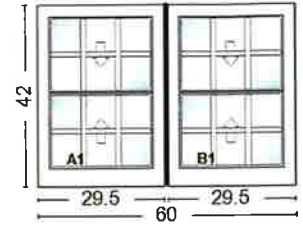
Qty: 2
Room Location: None Assigned
Note:

LineItem #	Description
16-3	<p>Unit 2 Screen, Size: 35.5 x 62, Screen Color: White, Screen Width: 33.75</p> <p>Screen Height: 60</p>

Qty: 2
Room Location: None Assigned
Note:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

LineItem #	Description
15-1	<p>Rough Opening: 61 X 42 1/2, Frame: 60 X 42</p> <p>Wrapping - Clear Opening Calculations 25.797 X 17.219, Clear Opening Area: 3.08</p> <p>Wrapping - Masonry Opening Calculations 60 7/16 X 42 3/16</p> <p>Product Unit 1:Mira Premium Double Hung Unit 2:Mira Premium Double Hung</p> <p>Dimensions Custom, Frame Size 29.5 X 42</p> <p>Color Exterior = White, Interior = Natural , Balance = White/Beige</p> <p>Unit Type EZ Tilt</p> <p>Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003</p> <p>Glass Unit 1, 2: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal</p> <p>Unit 1 Lower, 1 Upper, 2 Lower, 2 Upper: Annealed</p> <p>Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 3W2H</p> <p>Hardware White, 2 Locks</p> <p>Screen Full Screen, White, Shipped Separately</p> <p>Wrapping - Exterior Casing None</p> <p>Wrapping - Jamb Extension 4 9/16"</p> <p>Wrapping - Overall Performance DP+50/-70</p> <p>Mulls Vertical Factory 1" thick</p>



LineItem #	Description
15-2	<p>Unit 1 Screen, Size: 29.5 x 42, Screen Color: White, Screen Width: 27.75</p> <p>Screen Height: 40</p>

Qty: 1

Room Location:

None Assigned

Note:

LineItem #	Description
15-3	<p>Unit 2 Screen, Size: 29.5 x 42, Screen Color: White, Screen Width: 27.75</p> <p>Screen Height: 40</p>

Qty: 1

Room Location:

None Assigned

Note:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

LineItem #	Description
19-3	Unit 2 Screen, Size: 31.5 x 52, Screen Color: White, Screen Width: 29.75 Screen Height: 50

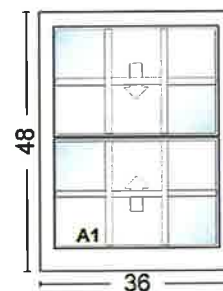
Qty: 2

Room Location:

None Assigned

Note:

LineItem #	Description
20-1	Rough Opening: 37 X 48 1/2, Frame: 36 X 48 Wrapping - Clear Opening Calculations 32.297 X 20.219, Clear Opening Area: 4.53 Wrapping - Masonry Opening Calculations 36 7/16 X 48 3/16 Product Unit 1:Mira Premium Double Hung Dimensions Custom, Frame Size 36 X 48 Color Exterior = White, Interior = Natural , Balance = White/Beige Unit Type EZ Tilt Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003 Glass Unit 1: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper: Annealed Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 3W2H Hardware White, 2 Locks Screen Full Screen, White, Shipped Separately Wrapping - Exterior Casing None Wrapping - Jamb Extension 4 9/16"



LineItem #	Description
20-2	Unit 1 Screen, Size: 36 x 48, Screen Color: White, Screen Width: 34.25 Screen Height: 46

Qty: 1

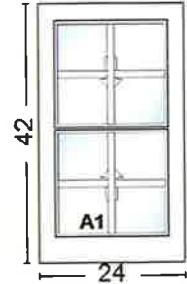
Room Location:

None Assigned

Note:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9117490	12/17/2025	Load Date Not Set	Quote Not Ordered	Roger Portwine
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
Bay View		GBG Bradford Ave		

LineItem #	Description
21-1	<p>Rough Opening: 25 X 42 1/2, Frame: 24 X 42</p> <p>Wrapping - Clear Opening Calculations 20.297 X 17.219, Clear Opening Area: 2.43</p> <p>Wrapping - Masonry Opening Calculations 24 7/16 X 42 3/16</p> <p>Product Unit 1:Mira Premium Double Hung</p> <p>Dimensions Custom, Frame Size 24 X 42</p> <p>Color Exterior = White, Interior = Natural , Balance = White/Beige</p> <p>Unit Type EZ Tilt</p> <p>Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.17, VLT = 0.32, CPD = PWG-M-96-00710-00003</p> <p>Glass Unit 1: Low-E SC/Argon, Double Glazed, Warm Edge (WE), Metal</p> <p>Unit 1 Lower, 1 Upper: Annealed</p> <p>Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 2W2H</p> <p>Hardware White, 1 Lock</p> <p>Screen Full Screen, White, Shipped Separately</p> <p>Wrapping - Exterior Casing None</p> <p>Wrapping - Jamb Extension 4 9/16"</p>



LineItem #	Description
21-2	<p>Unit 1 Screen, Size: 24 x 42, Screen Color: White, Screen Width: 22.25</p> <p>Screen Height: 40</p>

Qty: 1

Room Location: None Assigned

Note:

Total Unit Quantity: 71

PROJECT	QUOTE
Bay View	GBG Bradford Ave
NOTES	
Order:	
Delivery:	
Job Comment:	

CUSTOMER SIGNATURE _____ DATE _____

Professional Contracting, LLC

216 East Interstate 65 Service Road North
Mobile, Alabama 36607
251-680-7500
leads-prc@prosystems.org



RECIPIENT:

251 Investment Group

68 Bradford Avenue
Mobile, Alabama 36604

Estimate #1484

Sent on _____

Total **\$102,500.00**

Product/Service	Description	Qty.	Total
Main Building	Replace roof with architectural charcoal black shingles. Repair damaged siding. Paint all of the exterior white. Replace all windows with white aluminum extruded.	1	\$40,000.00
Unit A	Replace electrical service and sub panel. Complete electrical re-wire. Replace all devices and fixtures. Replace all water lines. Replace all plumbing fixtures. Install new HVAC split system w/duct work. Install new wall insulation and sheetrock. Install new doors and trim. Interior paint.	1	\$20,000.00
Unit B	Replace electrical service and sub panel. Replace all devices and fixtures. Install mini split HVAC system. Repair sheetrock and paint interior.	1	\$12,000.00
Unit C	Replace electrical service and sub panel. Replace devices and fixtures. Install new HVAC split system w/duct work. Repair sheetrock and paint.	1	\$14,000.00
Unit D	Replace electrical service and sub panel. Replace devices and fixtures. Install new HVAC split system w/duct work. Repair sheetrock and paint.	1	\$14,000.00
Tree Removal		1	\$2,500.00
Total			\$102,500.00

The following terms & conditions govern the Agreement between the Customer and Professional Contracting, LLC ("PC" or "Company"), each referred to herein individually as a "Party" and collectively as the "Parties". Customer's signature below represents acceptance of these terms & conditions as well as the price of this quote.

PC requires a signed estimate or invoice and 50% deposit before materials are purchased and before installation is scheduled.

Estimates and Change Orders: Cost estimate quotes are valid for 10 days due to tariffs, after which prices may change for labor and material. Any modifications, additions, or deletions to the original scope of work must be documented in a written change order signed by both Parties. Change orders may result in additional costs and extended completion timelines.

Materials: All materials are and shall remain the property of PC until installed. Due to the overhead costs associated with acquiring materials, there are no credits given to Customer for unused materials.

Access and Scheduling Delays: Customer agrees to provide access to the property for the duration of the project. The customer is to provide a minimum of 8'x 8' staging area for materials, in addition to a 16'x 8' staging area for the dump trailer (if needed). Company is not responsible for delays due to weather, unforeseen site conditions, material availability, or other factors beyond its control.

Professional Contracting, LLC

216 East Interstate 65 Service Road North
Mobile, Alabama 36607
251-680-7500
leads-prc@prosystems.org



Payment Terms: A 50% deposit is due before a project is scheduled, with the remainder due on the date of completed installation (collectively the "Full Project Price"). Customer's payment of the invoice submitted to it following installation constitutes full acceptance of materials and installation. Failure to pay the final balance owed within 30 days of installation shall result in a \$250.00 late fee for each unpaid invoice, plus interest on all unpaid invoices, compounding monthly at 2.0% of the total invoice balance, starting from the date of completed installation. Additionally, PC shall be entitled to recover its attorneys' fees and all other costs of collection in the case of filing a lawsuit to collect payment.

Materials and Warranty: Company will use quality materials, as specified. Any manufacturer warranties applying to materials used shall be assigned to the Customer upon payment of all amounts owed. PC provides a workmanship warranty, limited to defects in workmanship within the scope of work performed by PC and which arise and become known within one (1) year from the date of project installation/completion. PC's warranty does not cover damage due to natural disasters, improper maintenance, or modifications by others.

Property Damage Disclaimer: While Company attempts to take precautions, certain damages (e.g., landscaping, driveway marks, dust, debris) may occur, and Customer agrees that Company shall not be liable for such damages. Company is not responsible for any unforeseen damage and/or multiple layers of material. Customer also agrees that the Company shall not be liable for any damage that may occur to satellite dishes, utility lines, and/or HVAC lines. Customer is responsible for securing valuables and notifying the Company of any concerns prior to installation.

Liability and Indemnification: Company shall not be liable for any indirect, incidental, or consequential damages arising out of or relating to the installation work. Customer agrees to defend, indemnify and hold Company harmless from any and all lawsuits, claims, judgments, settlements, demands, liabilities, damages, or losses arising out of or relating to the installation, except in cases of gross negligence by Company. Customer understands and agrees that PC's maximum liability for any and all damages arising out of or relating to this Agreement or sought by Customer under any theory of liability whatsoever whether based in contract, tort, equity, or otherwise, shall be limited to a maximum of the Full Project Price.

Termination and Cancellation: If Customer cancels the project after paying the 50% deposit but before installation, a cancellation fee of 30% of the Full Project Price may apply and be properly charged to Customer in Company's sole and absolute discretion. If Company terminates the Agreement due to Customer's failure to comply with these terms & conditions, Company shall have the absolute right to retain the 50% deposit as part of its compensation/damages for costs incurred.

Governing Law, Jurisdiction, and Venue: This Agreement shall be governed by, interpreted, and constructed in accordance with the laws of the State of Alabama. The Federal and state courts located in the counties of Mobile and Baldwin, Alabama shall have sole and exclusive jurisdiction over any and all disputes arising out of or relating in any way to the terms & conditions of this Agreement and the Parties (i) consent to personal jurisdiction therein; and (ii) waive the right to raise forum non conveniens or any similar objection.

Dispute Resolution: Any disputes arising out of or relating to this Agreement shall first be attempted to be resolved through good-faith negotiations between the Parties. If negotiations fail, the dispute shall be resolved through attempted non-binding mediation in Mobile or Baldwin County, Alabama, before a mutually agreeable mediator with each Party to bear its own costs and attorney's fees. If mediation does not resolve the dispute, either Party may pursue litigation, with the prevailing Party entitled to recover reasonable attorneys' fees and costs.

Marketing Communications: By accepting this estimate or invoice, the Customer consents to the Company's use of the email address and/or mobile phone number provided for the purpose of sending marketing and promotional communications. These communications may include updates, special offers, service announcements, newsletters, and other content related to the Company's services, and may be delivered via email and/or text message (SMS). The Customer may opt out of receiving such communications at any time by following the unsubscribe instructions provided in any marketing messages. The Company will not share or sell Customer contact information to third parties for marketing purposes.

Signature: _____ **Date:** _____