

## D/DRC Case

3848 Wilmot Avenue

Sherwood Forest Community Character Protection Area

TMS: 13807-05-14

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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
**HISTORIC AGENDA**  
**EVALUATION SHEET**  
Case # 6

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**ADDRESS:** 3848 Wilmot Avenue

**APPLICANT:** Robin H. Jacobs, agent

**TAX MAP REFERENCE:** TMS#13807-05-14

**USE OF PROPERTY:** Residential

**REVIEW DISTRICT:** Sherwood Forest Community Character Area

**NATURE OF REQUEST:** Request Certificate of Design Approval for demolition

**FINDINGS/COMMENTS:**

This is a small, c. 1949 L-shaped, brick-veneered single family residence that contributes to the Sherwood Forest Community Character Area (CC-1), and which has been used as a rental property for many years. In CC-1 areas, the D/DRC only reviews requests for demolition and relocation; exterior changes and additions are not under their purview. Demolition requests are reviewed using ordinance language. The Sherwood Forest neighborhood requested this CC-1 Area in 2010. This is the first demolition request from this area that has come before the D/DRC.

The Sherwood Forest neighborhood was created out of a large wooded area southeast of town. William Gordon Belser and his brother-in-law purchased 130 acres in the 1910s and Belser constructed his own house on Kilbourne Road in 1920 from plans drawn by George Lafaye, a prominent local architect. Their family developed most of the tract starting in the late 1930s, and opened a final 30 acre tract along Bloomwood Road in the 1950s. The area proved popular and experienced a rather short period of construction, approximately two decades, before being relatively well populated. The Belser Arboretum, owned and maintained by USC, is at the heart of the neighborhood. The house at 3848 Wilmot Avenue is located directly across from the entrance to the Arboretum.

The agent and her husband Henry O. Jacobs have offered the owner \$62,500 for the property, subject to the demolition. Their plans are to build a new house on the lot similar to homes they have built at 613 and 615 Howard Street in Shandon.

**PERTINENT SECTIONS FROM GUIDELINES**

**\*Please note that item 8 under this ordinance was recently changed after a second reading by City Council. The new language is included here.**

**Section 17-674(e) of the City Ordinance:**

*Criteria for review of requests for demolition permits. The following criteria shall be used as a guideline by the DDRC or its staff for review of all requests for demolition permits. The commission may require the applicant to provide certain information dealing with the criteria. The type of information which may be required is detailed in the commission's rules and regulations; however, only that information which is reasonably available to owners may be required.*

*(1) The historic or architectural significance of a building, structure or object;*

In areas designated with Community Character protection, it is the sum of the parts that make the whole; each building need not display individual significance in history or architecture but rather must simply retain its historic integrity and therefore contribute to the neighborhood. In this instance, 3848 Wilmot Avenue retains its integrity and was in fact built around 1949, during the midst of the neighborhood's major period of development, which occurred between around 1938 and the late 1950s. It also follows the trends of the major architectural styles found in the area, which include Minimal Traditional, Colonial Revival and Ranch styles.

*(2) A determination of whether the subject property is capable of earning a reasonable economic return on its value without the demolition, with consideration being given to economic impact to the property owner of the subject property;*

Staff was able to make a visit to this building and noted the condition at that time. The overall impression was that the house was sound, and staff noted no weak areas while walking in the kitchen, living room or bedrooms, but did not walk in the bathroom, where it was noted that there is some water damage to the ceilings and walls. There are a few minor areas of peeling paint on a few walls, a hole in a bedroom wall that appears to have been made to access plumbing, and a number of the wood windows showed signs of deterioration and some mold, including some of their sills. The hardwood floors appear generally intact and a majority of the building shows some signs of normal wear and tear. The outside has had vines grow up on the walls as high as the roofline.

It is reasonable to assume that if an owner allows a building to deteriorate they may not enjoy the benefit of receiving a return on their investment in a building. It would appear that this building is suffering from many years of deferred maintenance. The current owner has had this property since around 1976, according to the Richland County tax records. That is an ownership term of 38 years. The County indicates a taxable value of \$105,400 for this property, suggesting that it has the potential to earn an economic return were it to be returned to a habitable state or had it been regularly maintained all along. Comparable sales data provided by Henry O. Jacobs suggests a sales price of around \$88,000 would be more accurate for the house if it were in good condition. The property immediately to the west has a Richland County tax value of \$109,500 for 725 square feet and has the same number of beds and bath (2/1) as the subject property. It sold for \$70,000 in 2001. The house two lots to the west has a tax value of \$164,600 for 1,247 square feet with 3 beds and two baths. The house three lots to the west, which is the twin L-shaped building, has a tax value of \$122,100 with two beds and two baths and 864 square feet. It sold for \$79,000 in 2001. These values of nearby homes suggest that this building could earn a reasonable economic return despite its size, if it were repaired.

This is a property that was used as a rental for many years. The owner put the property up for sale for eight weeks in May and June 2014 for an asking price of \$79,900. At just 696

square feet, the modest building features two bedrooms, a single bath, a living room and kitchen. The agent indicates that the owner tried to sell the property “as is” but received no “acceptable offers.” The home was listed for approximately two months before being removed for sale. Staff has no indication as to what the offers were and what made them unacceptable, but the fact that offers were made on the property is another indication that it has the potential for a reasonable return.

The applicant has indicated that the “extensive nature of the repairs make it cost prohibitive for the owner,” however no information has been provided to ascertain what the owner paid for the property, what he has earned on the property, and if he received other bids that are comparable to what the agent is proposing. The agent’s husband is Henry O. Jacobs, a contractor, residential builder and real estate broker. His attached letter states that he finds that the “condition of the dwelling renders it useless to me.” He cites concerns about mold and lead paint. As an investor and a contractor, Mr. Jacobs operates under a separate set of guidelines regarding lead paint removal. There are no laws or requirements by DHEC or the EPA regarding mold abatement. Mold is discussed later in this evaluation.

Homeowners, however, can remediate lead in their own homes in a variety of ways, including removing the paint, removing the substrate the paint is on, or encapsulating the paint. Any of these options are available to a homeowner and potentially could be accomplished at a much lower cost than what a contractor would be forced to spend due to existing EPA rules regarding lead abatement. Therefore Mr. Jacobs’ suggestion that the presence of these items and the cost to remediate them outweigh the purpose of retaining the historic building is not relevant, as a homeowner would not necessarily incur the same costs. In fact, lead paint is going to be found in almost every historic building that exists.

Staff would also mention that this property is located in a Community Character Area, which means that there is no design review for additions and alterations to the home. Therefore, it is plausible that the building could receive an addition and other upgrades to help it gain a reasonable economic return. According to City inspection records, it appears that the last tenants in the building were here as recently as 2012. Given that the home was used as a rental, it is plausible to assume that the building, were it repaired, could again gain an economic return by being used as a rental.

*(3) The importance of the building, structure or object to the ambience of a district;*

The applicant has provided some images of buildings (included at the end of the packet) depicting a variety of architectural types in the area. Unfortunately some of those buildings are not actually included in the Sherwood Forest CC-1 area and therefore cannot be considered when discussing the ambience of the district. Overwhelmingly the homes in this area are brick veneered, generally one story, with a few examples of split-levels and two-story Colonial Revivals mixed among the Ranches and Minimal Traditional homes. This house has an unusual L-shape, but its shape is repeated in reverse in a house three lots to the west, creating a “bookend” effect of modest single-story homes facing the Belser Arboretum. Adjacent to a sharp curve in the road, the lot at 3848 Wilmot Avenue does serve as a visual terminus for the streetscape along Wilmot Avenue, which contains a number of small homes. The house immediately to the west has only 725 square feet and repeats the barrel dormer found on this home, as well as the same dentil molding along the

front cornice board. Therefore, the house has some importance to the ambience of the area.

*(4) Whether the building, structure or object is one of the last remaining examples of its kind in the neighborhood, the city or the region;*

The building is not the last of its kind due to a mirror image building three doors down.

*(5) Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;*

The applicant has indicated that she does not have a desire to introduce a “McMansion” into the area, but staff would suggest that even a smaller home can affect the character of the area. The proposed project is a Craftsman-influenced single-story, front gabled home with cement-fiberboard siding and half porch on the façade. The strong front gables of this design are in contrast to the many hip, side gable and wide cross gable roofs found on this section of the street. The horizontal siding on the walls and the shingle in the front gable is unlike anything found in the immediate vicinity. The proposed project does not fit into the existing character of the area and would therefore have a negative effect, as it would disrupt the typical patterns and details created by the historic buildings nearby.

The character of the neighborhood is defined by what exists as much as what does not exist. It was built starting in the late 1930s through the 1950s, later than the height of the Craftsman era, and there is a distinct lack of the type in the entire Sherwood Forest CC-1 designated boundary; therefore it would go against the character for the area to introduce a Craftsman-influenced building on this site. The dominant architectural styles in this mid-century neighborhood are integral to its definition as a Post-War development. A new Craftsman-influenced home has recently been built on Yale Avenue. This is an example showing how roof shape and height, materials, and style of a new building can stand out as being different in an area that has a fairly consistent theme of brick-sided Minimal Traditional, Ranch and Colonial Revival homes.

*(6) The existing structural condition, history of maintenance and use of the property, whether it endangers public safety, and whether the city is requiring its demolition.*

The applicant has provided three items pertaining to the existing condition of the house: an inspection and bid by Clark’s to repair termite and water damage, an inspection and bid by Clark’s Mold and Moisture Solutions, and a letter and bid from Henry O. Jacobs, Incorporated. The only item to address the structural condition of the property is the bid by Clark’s (termite company) wherein they show pictures of the water and termite damage under the house, limited to the area just below the bathroom and including approximately 20 feet of sill to be replaced. Including a complete tear out and rebuild of the bathroom in addition to correcting the structural issues, the bid is \$15,180, with another \$2,200 for plumbing and painting for a single bathroom. Regardless, this suggests that \$17,380 would correct the structural deficiency in the house and supply an almost completely new bathroom, including new tub and toilet.

The \$13,740 bid for mold remediation bid by Clark’s Mold and Moisture Solutions states that fungal growth is located on windows, walls, trim and behind wallpaper and suggests

that they can clean the plaster walls but not the wood windows and trim. In truth, the mold apparent on the windows and trim can likely be cleaned off. Mold cannot penetrate sound wood and cannot grow on plaster, which means it is likely growing on the surface of the paint and the wallpaper; these are things that can be cleaned or removed by a homeowner following basic safety principles for dealing with mold. The mold present in this building is likely due to several factors: the water damage in the bathroom, the lack of residents in the building and the lack of an operating air conditioning/heating system, which aids in reducing moisture in a building.

Mold remediation has been studied extensively by Staff due to a request for a demolition last year largely related to concerns about mold. The State does not regulate mold remediation and there are no EPA guidelines regarding safe levels of mold in a building. Mold is present everywhere, and while some people have reactions to it many people do not. The information put out by disinterested parties, including government entities, states that many mold remediation projects can be handled quite easily by a homeowner with simple cleaning supplies and protective gear such as gloves and a mask. They also suggest that a party that does a mold inspection should not also bid on the remediation, in order to install some safeguards in an otherwise unregulated practice. Certifications and classes are available for mold remediators, but again, they are not licensed by that state like other contractors.

The bid by Henry O. Jacobs Builder, Inc. suggests a total repair price for the building of \$39,375, however this bid has a number of items that are meant to enhance the livability of the house rather than make necessary repairs. Some of these items include: removing trees, upgrading plumbing and fixtures, upgrading wiring and new light fixtures, paint and lead remediation (lead remediation is not required for a homeowner), insulation, replacing kitchen cabinets, countertops and appliances, refinishing the hardwood floors, and adding sod and shrubs. A separate bid for a new HVAC system and ducts is an additional \$3,990, although as with the other mechanical systems mentioned in the Jacobs bid, there is no indication as to whether the existing systems are failing. Therefore it is difficult for staff to determine the necessity of such items. The building was lived in as recently as 2012, so it is presumable that the building was functional a few years ago.

Finally, the applicant has estimated a demolition cost of around \$10,000 for the house.

No information has been provided as to the history of maintenance on the property, but it is evident that a majority of the issues associated with the building are due to deferred maintenance. The building does not endanger public safety and the city is not requiring its demolition.

*(7) Whether the building or structure is able to be relocated, and whether a site for relocation is available; and*

The applicant suggests that the condition of the building would preclude a relocation. Staff has not received any information from a moving company; however a relocation of this property would likely have the same result as a demolition request, as it would involve the loss of the building and the construction of the proposed building.

*(8) Whether the building or structure is under orders from the city to be demolished due to severe structural deficiencies, and this criterion shall have added significance in comparison to the criteria mentioned in subsections (1) through (7) of this subsection.*

This building is not under orders from the city to be demolished.

**STAFF RECOMMENDATIONS:**

Staff finds that according to Section 17-674(e) of the City Ordinance that the building does contribute to the area, is important to the ambience, is capable of earning a reasonable economic return, is in need of some repairs but is not a public danger, is not under orders from the City to be demolished, that deferred maintenance has led the existing problems in the building, and that the proposed project would have a negative effect on the area. Therefore, staff recommends that the request for Certificate of Design Approval be denied.

Staff Photos



Mirror image house three lots down

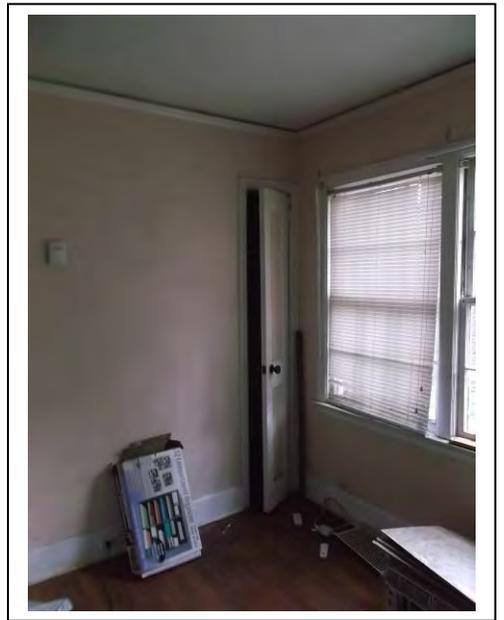
Lack of maintenance on exterior of 3848 Wilmot Avenue



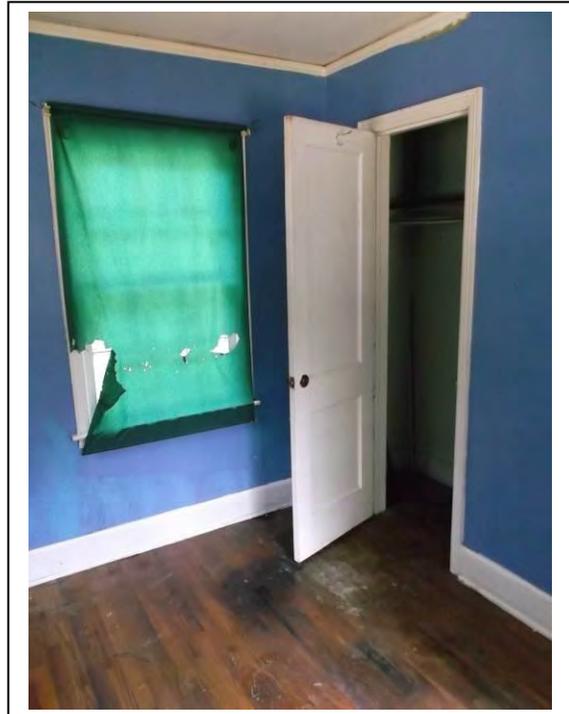
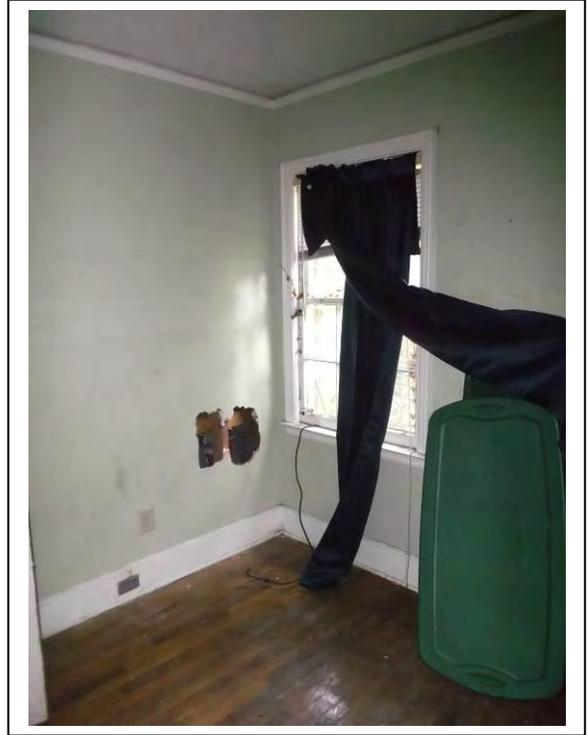
Above: 3848 Wilmot and adjacent house  
 Left: Adjacent house  
 Below: House two doors down

Bottom: View east along Wilmot, 3848 Wilmot is at far left  
 (Google Streetview)





STAFF PHOTOS of  
interior of 3848 Wilmot



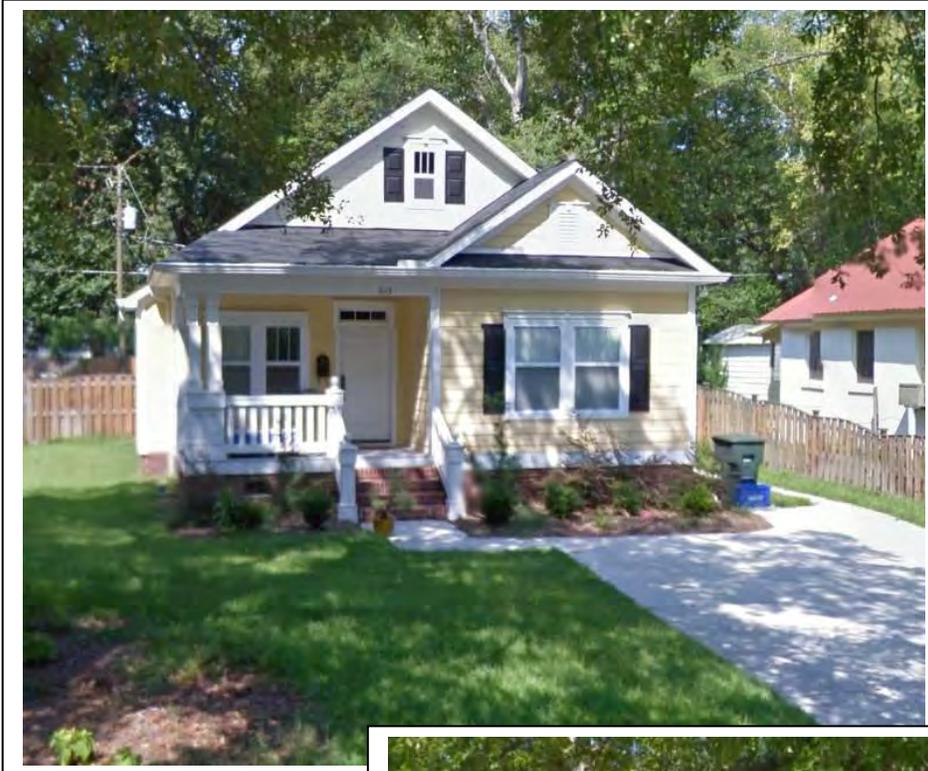
STAFF PHOTOS

STAFF PHOTOS



Above: Images of homes in Sherwood Forest CC-1 Area, Staff Photos  
 Below: Images of new homes that are in the Sherwood Forest CC-1 Area and that are out of character with the neighborhood due to their style, scale and/or materials. (Staff Photos)

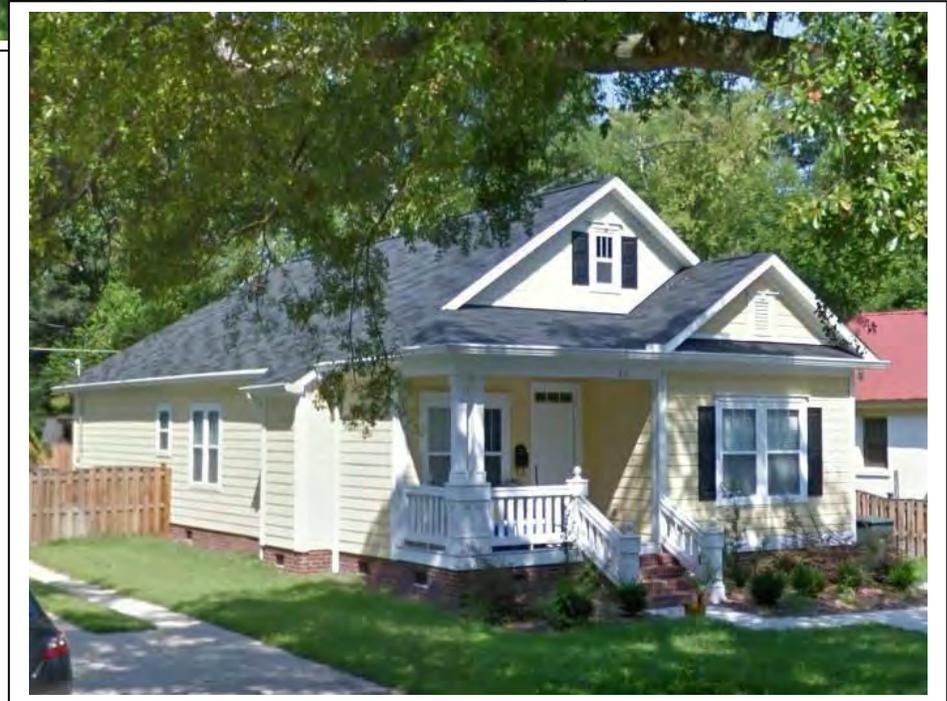




613 Howard Street

This was built by the applicant and her husband and is similar to what is being proposed for 3848 Wilmot Avenue. This is located in Shandon and fits in well with the Bungalows in the area, but it would be out of character for Sherwood Forest.

*(Google Streetview Images)*



The following pages were supplied by the Applicant and include:

**Exhibit A – Clark’s Mold and Moisture Solutions inspection**

**Clark’s Termite inspection**

**Exhibit B – Statement from Robin Jacobs**

**Letter and bid from Henry O. Jacobs**

**Bid from Shannon Heating and Air**

**Exhibit C – Photos of 3848 Wilmot Ave.**

**Exhibit D – Photos of Houses in and Around Sherwood Forest area**

**\*please note not all houses shown are within the boundaries of  
Sherwood Forest CC-1**

**Exhibit E – Elevation of proposed building**



**Ralph Shuler**  
Manager / Mold & Moisture and Sales  
Certified Mold Specialist  
Ralph@MoldandMoisture.com  
Office: **803-781-4991**  
Cell: **803-513-2513**

August 6, 2014

Robin Jacobs  
Via email: [HENRYOJACOBS@AOL.COM](mailto:HENRYOJACOBS@AOL.COM)

RE: 3848 Wilmont Ave., Columbia, SC

We have completed an inspection of the referenced home and the results of this inspection reveal fungal growth throughout the home on the walls, ceiling and trim. The home is vacant and unconditioned. It is our opinion the fungal growth on the plaster walls and ceilings can be properly remediated. However, the trim and windows will need to be removed and replaced. All the wallpaper in the home should be removed. Fungal growth is typically behind this type wallpaper exposed to these conditions.



**Fungal Growth on Windows and Trim**





**Fungal Growth on Window**



**Fungal Growth on Walls**



**Fungal Growth on Ceiling (Note Wallpaper)**



**Fungal Growth on Window**

To meet the objective of complete remediation and sanitization of the home, the following Scope of Work has been prepared for your review.

**Scope of Work:**

1. All work shall be accomplished in strict compliance with all current EPA, IAQA and OSHA Regulations/Recommendations governing these activities. The standards defined by the Institute of Cleaning and Restoration in their Standard and Reference Guide for Professional Remediation (IICRC S-520) shall also be followed to ensure the home is effectively decontaminated and safe for occupancy once work is complete.
2. All personnel and supervisors are trained and certified in the handling of hazardous materials and will be equipped with respiratory protection in accordance with the OSHA respiratory protection standard (29 CFR 1910.134).
3. Critical boundaries shall be placed to seal the home during all Remediation. All openings to and from the home will be sealed and maintained leak-tight until remediation is complete.
4. Negative air units with HEPA filters will be installed in the work spaces to maintain negative pressure during remediation.
5. Remove and dispose all baseboards and trim with visible fungal growth.
6. Remove all wallpaper throughout the home.

7. The windows will be coated with an encapsulant to allow safe removal by others at a later date.
  8. All other visible fungal growth throughout the entire home on the plaster ceilings and walls will be remediated by being wet with an anti-microbial solution; then cleaned using another application of anti-microbial solution.
  9. All areas inside the home shall be HEPA vacuumed and all hard surfaces (doors, walls, etc.) in the area shall be cleaned/sanitized with an anti-microbial registered by the United States Environmental Protection Agency (EPA) for this purpose.
  10. Once remediation is complete, the home will be “air washed”
    - ❖ “Air washing” is accomplished by blowing all surfaces in the Area (walls, floors, ceilings, etc.) using an electric leaf/lawn blower (approx. 1HP). The “air washing” shall be performed with the negative air machines/air filtration devices (AFD) operating. Once all surfaces are “air washed,” we will vacate the home to allow the AFD to remove the aerosolized materials. Large debris that has been dislodged should be HEPA vacuumed. After about one hour the area should be “air washed” again. The home should be vacated again for about 1 hour to allow the AFD to remove the aerosolized materials. Then the room should be “air washed” a third time.
    - ❖ A portable laser particle counter will be used during the “air washing.” We will monitor the initial increase and then measure the decrease in the level of particulates in the home during each “air washing” cycle. Once the airborne particulate levels no longer rise during air washing and are essentially equivalent to the outside make-up air, the air washing process Preform final “wipe down” and clean-up.
  11. All waste from this scope of work shall be containerized, removed from work area and disposed of properly.
- 

### **Notes and Exclusions:**

**Clark's** goal is to remove the visible fungal defacement and associated mold spores from the home. Though we warrant our remedial activities, all remediation is a topical treatment, thus, excessive moisture intrusion may result in new fungal growth. To prevent this from happening, we recommend the humidity in the home be maintained at 55% or below at all times once work is complete.

1. Water and electrical power must be provided by the owner for this work to be done.
2. This proposal does not include the replacement of any building materials removed during the above scope of work.
3. This proposal does not include the removal or replacement of the windows.

### **Pricing**

This project can be completed for a cost of **\$13,740.00** which includes all labor, materials, permits, insurance, and all other costs associated with the completion of the project. Price quoted is valid for a period of 60-days after the date on this proposal. **Payment terms are net due upon completion.** All unpaid balances over 30 days will be charged an interest rate of one and one-half percent per month. This is an annual rate of eighteen percent. Unpaid balances after 65 days are subject to a collection fee of up to 45%. All payments made by Credit Card will be accessed an additional 3% processing fee.



As an added benefit to our clients, Clark's provides one million dollars of liability insurance, including professional liability and pollution coverage, designed and specifically written for the type of work outlined. Furthermore, all work described will be accomplished by our in-house workforce trained in accordance with 29 Code of Federal Regulations (CFR) 1910 Occupational Safety and Health Administration (OSHA).

The information contained within this document is representative of the services rendered by Clark's and is considered to be proprietary. As such, the information contained within this document is not to be reproduced or distributed in whole, or in part without written consent from Clark's.

Thank you in advance for allowing Clark's the opportunity to be of service to you. Should you have any questions or comments, please do not hesitate to call us at (803) 781-4991.

Respectfully Submitted,

*Ralph Shuler*

Ralph Shuler, CMR

[Ralph@MoldandMoisture.com](mailto:Ralph@MoldandMoisture.com)

I (the undersigned) agree to the proposed Terms and Conditions of Clark's to provide services as indicated in accordance within the Scope of Services described herein, and agree to compensate Clark's per the terms of this agreement. Payment terms are Net due upon completion. All unpaid balances over 30 days will be charged an interest rate of one and one-half percent per month. This is an annual rate of eighteen percent. Unpaid balances after 65 days are subject to a collection fee of up to 45%.

ACCEPTED BY:

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date





**PRE-INSPECTION REPORT**  
(This is not a legal document for closing)

DATE: 8/1/2014  
 ACCOUNT#: 10070349  
 ADDRESS: 3848 WILMOT AVE  
COLUMBIA, SC 29205-2839

If any of the following items are marked YES, describe on the reverse side of this page.

Were any areas of the property obstructed or inaccessible?

**Infestation:**

1. There is visible evidence of:
  - a. Subterranean termites
  - b. Drywood termites
  - c. Old house borers
  - d. Powder post beetles
  - e. Other wood-destroying insects
2. There is visible evidence of prior subterranean termite treatment
3. There is evidence below the first main floor of the presence of
  - a. Active wood-destroying fungi (wood moisture content  $\geq$  28%)
  - b. Non-active wood-destroying fungi (wood moisture content  $<$  28%)
4. There is evidence of the presence of excessive moisture conditions below the first main floor (20% or above wood moisture content, standing water, etc.)

YES <input type="checkbox"/>		NO <input type="checkbox"/>	
Active Infestation		Previous Infestation	
YES	NO	YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
YES <input type="checkbox"/>		NO <input type="checkbox"/>	
YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>	
YES <input checked="" type="checkbox"/>		NO <input type="checkbox"/>	

Wood moisture content of the wooden substructure ranged from 21 % to 21 %

**Damage:** Termite, other wood-destroying insects and fungi (Note: reporting of fungi damage to wood, commonly called water damage, decay or rot, is limited to the area below the first main floor of the structure as defined in 27-1085 K(3)(f) SCRR.)

At the time of our inspection, there were visibly damaged wooden members (e.g. insect damage to columns, sills, joists, plates, door jambs, headers, exterior stairs, porches, or fungi damage below the first main floor)

YES  NO

If the answer is YES, specify causes and location(s) on back.

**Damage Observed:** Damage must be disclosed even if repairs are deemed unnecessary. If visible evidence of active or previous infestation caused by any wood-destroying organism is reported, it must be assumed that some degree of damage is present. Said damage and location(s) must be described on the reverse side of this report. It is recommended that evaluation of damage and any corrections be performed by a licensed contractor or structural engineer approved by the purchaser.

**REMARKS**

Areas of interior space are inaccessible for visual inspection due to floor coverings, carpet, stored items and built in features.

1a). active termites noted at time of this inspection throughout various areas of crawlspace, damages exist. (Recommend structure be treated for the aid and control of termites and repairs be made).

2). Drill holes noted.  
(Continued on next page)

**Corporate Office**  
 Phone: (803) 781-4991  
 Fax: (803) 781-6089  
 ClarksCSR@ClarksPest.com

**Charleston Office**  
 Phone: (803) 781-4991  
 Fax: (803) 781-6089  
 North Charleston: (843) 552-4284  
 Monck's Corner: (843) 565-2073  
 PO Box 41427  
 North Charleston, SC 29423

**Greenville Office**  
 Phone: (364) 233-2847  
 Spartanburg: (864) 585-5911

**Sumter Office**  
 Phone: (803) 469-2847 (bugs)  
 Fax: (803) 451-8822

**Lexington Office**  
 Phone: (803) 359-4991

PO Box 465  
 Irmo, SC 29063

PO Box 51293  
 Piedmont, SC 29673

1232 Alice Drive  
 Sumter, SC 29150

5121 Augusta Rd  
 Lexington, SC 29072



**PRE-INSPECTION REPORT**  
(This is not a legal document for closing)

DATE: 8/1/2014  
ACCOUNT#: 10070349  
ADDRESS: 3848 WILMOT AVE  
COLUMBIA, SC 29205-2839

**REMARKS CONTINUED**

3b). Excessive water damage exist to bathroom subfloor, caused by a previous leak (Repairs Highly recommended).

LIMIT OF LIABILITY: It is understood and agreed that should Clark's Termite & Pest Control and/or it's agents or employees be found liable for any loss or damages resulting from a failure to perform any of it's obligations, including but not limited to negligence, breach of contractor otherwise, the liability of Clark's Termite & Pest Control and/or its agents or employees shall be limited to a sum equal to the amount of the fee paid by the client for this inspection and report.

4) Wood moisture content readings in the substructure ranged from 21% to 21%. Corrective Measures needed.

Readings above 20% are considered excessive.

\*NOTE\* This property was not inspected for the presence or absence of health related molds or fungi. The inspection was conducted solely for visible evidence of wood destroying organisms and their damage and was limited to the visible and accessible areas of the structure(s) only. Inspection for wood destroying fungi was limited to the level below the first main floor. We are not qualified to and do not render an opinion concerning mold related air quality or any other health issues relating to this structure. Questions concerning the presence or absence of health related molds or fungi or other health related issues, which may be associated with this property, should be directed to a Certified Industrial Hygienist.

**Corporate Office**

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**Sumter Office**

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Fax: (803) 451-8822

1232 Alice Drive  
Sumter, SC 29150

**Lexington Office**

Phone: (803) 359-4991

5121 Augusta Rd  
Lexington, SC 29072

# INSPECTION PHOTOS



TERMITE DAMAGE/ACTIVITY TO FOUNDATION SILL



TERMITE DAMAGE/ACTIVITY TO FOUNDATION SILL



TERMITE DAMAGE/ACTIVITY TO FOUNDATION SILL



BATHROOM FROM INSIDE



BATHROOM FROM INSIDE



WATER DAMAGE TO BATHROOM SUBFLOOR

## INSPECTION PHOTOS



WATER DAMAGE TO BATHROOM SUBFLOOR



DRILL HOLES NOTED



TERMITE DAMAGE/ACTIVITY TO FOUNDATION SILL



TERMITE DAMAGE/ACTIVITY TO FOUNDATION SILL



WATER DAMAGE BELOW BATHROOM



FRONT OF HOUSE

## INSPECTION PHOTOS



WATER DAMAGE BELOW BATHROOM



WATER DAMAGE BELOW BATHROOM



WATER DAMAGE BELOW BATHROOM



FAX: (803) 781-6089  
 COLUMBIA (803) 781-4991  
 CHARLESTON (843) 747-1804  
 GREENVILLE (864) 233-2847  
 SPARTANBURG (864) 585-5911

# ESTIMATE

TOLL-FREE (866)781-4991  
 WWW.CLARKSPEST.COM

DATE: 8/1/2014  
 ACCOUNT#: 10070349  
 ADDRESS: 3848 WILMOT AVE  
COLUMBIA, SC 29205-2839

DESCRIPTION: TO TREAT PROPERTY FOR SUBTERRANEAN TERMITES  
 AMOUNT: \$1,500.00

TREATMENT TYPE:  BOOSTER  PERIMETER PLUS  FULL TREATMENT  SENTRICON

WAIVER OF STANDARDS REQUIRED:  YES  NO

DAMAGE NOTED ON GRAPH:  YES  NO

ANNUAL RENEWAL FEE OF: \$ 250.00

**ADDITIONAL NOTES:**

1. Scrape down all visual shelter tubes.
2. Drill and treat all interior piers.
3. Trench and treat Interior wall, Exterior wall and around All piers.
4. Drill and treat All attached slabs.
5. Patch All Exterior holes.
6. Install Sentricon Stations around the exterior of house every 10'.

**WARRANTY:** This treatment includes a one year guarantee against infestations and damage\* to the structure. If you do not return a completed termite service protection agreement by the first renewal date, a Gold Termite Protection plan will automatically be assigned and the terms and conditions will be in effect.

**\*EXCLUSIONS:** Existing damage and any damage hidden or in areas inaccessible are excluded from warranty. Water damage is not covered. Our technician's inspect for termite infestations and attempt to identify water problems. However, an inspection does not guarantee water damage will be identified.

**TERMS:** Clark's obligation is limited to the scope of work identified in this estimate, and no other agreements exist, verbal or otherwise. Any additional work beyond what is specified will require an additional agreement in writing.

This treatment may require drilling in masonry structures, including brick, block and concrete slabs, walls and footers. Clark's will not be responsible for underground or hidden utilities, including plumbing, pipes, gas, phone and electrical lines unless clearly marked by the homeowner/purchaser/seller prior to time of treatment. Clark's may use a hammer drill on concrete, brick, block and ceramic tile surfaces. Using this type of drill on these types of surfaces may result excessive chipping and/or cracking of the surface being drilled. Clark's cannot be responsible for damage to concrete, brick, block and ceramic tile surfaces during the drilling process and this estimate does not include the cost of repairing chipped or cracked surfaces, except for plugging the drill holes as best we can.

Customer will make areas available, without undue delay, to Clark's employees, and their sub-contractors, to complete the scope of work. Customer will render payment immediately upon completion of the work listed in this agreement. All unpaid balances over 30 days will be charged an interest rate of one and one-half percent, per month, or 3 dollars per month, whichever is greater. This is an annual rate of 18%. Unpaid balances after 60 days are subject to a 45% collection fee.

**Please return a signed copy for the work to be scheduled. By signing below, you accept the terms of this estimate.**

NAME: \_\_\_\_\_

BILLING ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_





FAX: (803) 781-6089  
 COLUMBIA (803) 781-4991 CHARLOTTE (704) 631-9705  
 CHARLESTON (843) 747-1804 WILMINGTON (910) 550-  
 2340  
 GREENVILLE (864) 233-2847 RALEIGH (919) 890-0079  
 SPARTANBURG (864) 585-5911

**ESTIMATE**  
 TOLL-FREE (866)781-4991  
 WWW.CLARKSPEST.COM

DATE: 8/1/2014  
 ACCOUNT#: 10070349  
 ADDRESS: 3848 WILMOT AVE  
COLUMBIA, SC 29205-2839

DESCRIPTION: REPAIRS  
 AMOUNT: \$15,180.00

**ADDITIONAL NOTES:**

1. Demo bathroom, COMPLETE tear out.
  2. Install new substructure wood members using treated material as needed.
  3. Install new floor and wall coverings, using Contractors grade in stock items ONLY.
  4. Install New prefabbed shower-tub unit.
  5. Install New commode unit, using new flange, Wax seal and supply line.
  6. Remove approximately 20' total of interior foundation sill.
  7. Install New foundation sill using treated material as needed.
- NOTE: This Estimate Doesn't include any plumbing and/or painting (Additional cost \$2200).

**TERMS:** Clark's obligation is limited to the scope of work identified in this estimate, and no other agreements exist, verbal or otherwise. Any additional work beyond what is specified will require an additional agreement in writing. Customer will make areas available, without undue delay, to Clark's employees, and their sub-contractors, to complete the scope of work.

A DEPOSIT OF 40% IS REQUIRED UPON ACCEPTANCE OF THIS ESTIMATE WITH THE BALANCE DUE immediately upon completion of the work listed in this agreement.

Change orders less than \$500, must be paid in full, prior to work being performed.

All unpaid balances over 30 days will be charged an interest rate of one and one-half percent, per month or \$3, whichever is greater. This is an annual rate of eighteen percent. Unpaid balances after 45 days are subject to a collection fee of up to 45%. All payments made by Credit Card will be accessed an additional 3% processing fee. Customer agrees to pay all additional costs associated with collecting the outstanding debt.

**Please return a signed copy for the work to be scheduled. By signing below, you accept the terms of this estimate.**

NAME: \_\_\_\_\_  
 BILLING ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 PHONE #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_





FAX: (803) 781-6089  
 COLUMBIA (803) 781-4991 CHARLOTTE (704) 631-9705  
 CHARLESTON (843) 747-1804 WILMINGTON (910) 550-2340  
 GREENVILLE (864) 233-2847 RALEIGH (919) 890-

**ESTIMATE**  
 TOLL-FREE (866)781-4991  
 WWW.CLARKSPEST.COM

DATE: 8/1/2014  
 ACCOUNT#: 10070349  
 ADDRESS: 3848 WILMOT AVE  
COLUMBIA, SC 29205-2839

DESCRIPTION: VAPOR BARRIER  
 AMOUNT: \$1,080.00

**ADDITIONAL NOTES:**

1. Remove all debris from crawlspace.
2. Install New .6 mil vapor barrier at approximately 100% coverage.

**TERMS:** Clark's obligation is limited to the scope of work identified in this estimate, and no other agreements exist, verbal or otherwise. Any additional work beyond what is specified will require an additional agreement in writing. Customer will make areas available, without undue delay, to Clark's employees, and their sub-contractors, to complete the scope of work.

A DEPOSIT OF 40% IS REQUIRED UPON ACCEPTANCE OF THIS ESTIMATE WITH THE BALANCE DUE immediately upon completion of the work listed in this agreement.

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NAME: \_\_\_\_\_  
 BILLING ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 PHONE #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



**OFFICIAL WAIVER OF MINIMUM TREATMENT STANDARDS  
FOR THE CONTROL OF SUBTERRANEAN TERMITES IN STRUCTURES**

Section 27-1085 of the 2006 Rules and Regulations for the Enforcement of the South Carolina Pesticide Control Act  
Clemson University Department of Pesticide Regulation



Home & Construction  
SOLUTIONS

**Clark's Termite & Pest Control**  
ISSUING COMPANY

**George C. Stoll III**  
APPLICATOR

**8/1/2014**  
DATE TREATED

**B0001638**  
BUSINESS LICENSE #

**ROBIN JACOBS 3848 WILMOT AVE COLUMBIA, SC 29205-2839**  
SITE OWNER AND TREATMENT ADDRESS CITY STATE ZIP

Standards must be completed or waived during any subterranean termite treatment to which they apply (see 27-1085 D). Standards 1-3 must be completed or waived regardless of treatment method. Standards may not be waived for pre-construction treatments without the written permission of the Department of Pesticide Regulation (copy must be attached). The Standards checked below **will not be completed** during this treatment:

- 1. Cellulose debris removed from crawl space or form boards within 8 inches of crawl space soil removed. Other debris which interferes with treatment removed. G (2)(a)
- 2. Wood (or similar synthetic materials) in direct contact with soil placed on concrete base, treated or removed. G (2)(b)
- 3. All visible and accessible termite shelter tubes scraped off on wood and masonry. G (2)(c)
- 4. Foundation walls, piers, pillars, supports, and pipes trenched and treated. G (2)(d) for post-construction treatment, or H (1) with permission of the DPR attached for pre-construction treatment.
- 5. Cavities in hollow pillars, tile, brick, block, chimneys or other construction features likely to be penetrated by termites drilled and treated. G (2)(e)
- 6. Soil beneath attached slabs (porches, patios, carports, garages, walkways, etc) which are less than 18 inches below sill treated. G (2)(g)
- 7. Adequate ventilation provided. G (2)(g)
- 8. Crawl space soil removed to provide at least 8 inches clearance. G (2)(h)
- 9. Soil beneath penetrations (pipes, utilities, etc.) and expansion joints in concrete slab floor construction treated. Open bath traps made accessible and treated. G (2)(i) for post-construction treatments or H (2) with permission of the DPR attached for pre-construction treatment.

Reason for not performing standard treatment procedures: (explain why standards checked above are being waived):

- Standard cannot be performed due to construction features as described below.
- Property owner does not want standard completed for reasons described below.
- Standard cannot be completed for other reasons described below.

Reason Standard(s) cannot be completed:

Due to nature of construction.

I understand that this structure will be treated according to the minimum Standards except for those items checked above. I am the property owner or their authorized agent. I authorize the above-named company to proceed with treatment on that basis.

SIGNATURE \_\_\_\_\_ ISSUE DATE \_\_\_\_\_

**ORIGINAL TO PEST CONTROL OPERATOR; CUSTOMER MUST BE PROVIDED A COPY**  
Contact the Department of Pesticide Regulation at 864.646.2150 for any questions or field locations.



\*893504\*

8/5/14

To: D/DRC

From: Robin H. Jacobs, Agent

(For Richard Hepfer)

Re: Demolition Request for 3848 Wilmot Avenue.

It is my sincere hope that this report will address the criteria necessary for the demolition request to be granted for the property known as 3848 Wilmot Avenue. I have addressed below Section 17-764(e) of the City of Columbia Code of Ordinances.

***(e) Criteria for review of requests for demolition permits.***

*The following criteria shall be used as a guideline by the DDRC for review of all requests for demolition permits. The commission may require the applicant to provide certain information dealing with the criteria. The types of information which may be required is detailed in the commission's rules and regulations; however, only that information which is reasonably available to owners may be required.*

***(1) The historic or architectural significance of the building, structure or object.***

The subject property is an L-Shaped Brick Veneer Ranch style home. This home is an example of a typical ranch style that was built extensively in the 1950's and 60's. The Sherwood Forest Community is primarily made up of several styles of Modern home designs; Minimal Traditional, Ranch and Split Level. There are examples of Colonial Revival, Neocolonial and Craftsman styles as well. The homes range from approximately 700 to over 2600 heated sq. ft. and contain a range of floor plans from 2 bedrooms / 1 bath to 4 bedrooms / 3 baths. I have found nothing on my research of the community that would indicate the subject property held any historic value for the community. There are multiple examples of small brick ranches throughout the neighborhood and most if not all appear to be in significantly better condition than the subject.

***(2) A determination of whether the subject property is capable of earning a reasonable economic return on its value without the demolition, with consideration being given to economic impact to the property owner of the subject property.***

The subject has been used as a rental property for many years and presently has been vacant for over a year. It has fallen in disrepair and will be a hardship on the current owner to renovate the home to the point that it is safe and rentable. I have attached as "Exhibit A" a report from Clarks's Termite and Pest Control addressing the issues of the home with regard to termites, fungus, and mold and water damage. The extensive nature of the repairs make it cost prohibitive for the owner. He had tried earlier this year to sell the property "as is" but received no acceptable offers. He was offered \$62,500.00 by Henry O.

Jacobs Builder, Inc. for the property conditional on the demolition of the dwelling. The owner's have accepted this offer and I am working behalf of both parties to facilitate this agreement. In "Exhibit B" you will find a letter from Mr. Henry O. Jacobs with regards to his impressions of the condition of the property. Mr. Jacobs is a licensed General Contractor, Residential Builder and Real Estate Broker. He has over 40 years experience in new home construction and remodeling. "Exhibit C" contains photos of the subject property.

*(3) The importance of the building, structure or object to the ambience of a district.*

The Sherwood Forest neighborhood is made up of such a variety of architectural styles that it is difficult to pinpoint an ambience. The word "ambience" being defined as a surrounding or pervading atmosphere. As you drive through Sherwood Forest you will pass small brick ranches, larger split levels and sprawling ranches with two car garages, stately Colonials and newer homes of various designs are sprinkled throughout. The perimeter roads of Rosewood Dr., Beltline Blvd., Devine St. and Kilbourne Rd. host a grocery store, funeral home, churches, restaurants and a multitude of other businesses. There are also multi-family units located within the Sherwood Forest community. See "Exhibit D" for examples of architecture within Sherwood Forest.

The subject property is distressed and it has no positive impact on the character of the neighborhood. The house is not habitable without significant repairs, the backyard is overgrown with weeds and the eroding front yard suffers from neglect as well. How would the demolition of this dwelling affect the existing character of this neighborhood? I would say it could only have a positive impact. A new home would increase the taxable value of the property and bring a new owner occupied home to the neighborhood.

*(4) Whether the building, structure or object is one of the last remaining examples of its kind in the neighborhood, the city or the region.*

As stated in (1) there are multiple examples of small brick ranches in the neighborhood.

*(5) Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be.*

Henry O. Jacobs Builder, Inc. plans on constructing a new single family home on the lot after the existing home is demolished. The house will be built with the prevailing architecture of the neighborhood in mind. There are no intentions of attempting to build one of the dreaded "MCMANSIONS".

The home will be carefully selected to make best use of the topography of the lot and landscaping will include many native plant species for ease of care. I have attached as "Exhibit E" a plan that we are

currently considering for the lot. Mr. Jacobs designs all of his homes and likes to pride himself on "never having built an ugly house".

*(6) The existing structural condition, history of maintenance and use of the property, whether it endangers public safety, and whether the city is requiring its demolition.*

Refer to "Exhibits A, B, & C" with regard to the properties condition. The City has not requested demolition.

*(7) Whether the building or structure is able to be relocated, and whether a site for relocation is available.*

The condition of the property is such that it couldn't economically be relocated even if there was a relocation site.

*(8) Whether the building or structure is under orders from the city to be demolished, and this criterion shall be given more significance than the criteria mentioned in subsections (1) through (7) of this subsection.*

Refer to # (6)

In addition to the above information I will provide testimony at the September 11<sup>th</sup> meeting from homeowners of the Sherwood Forest Neighborhood.

Thank you for your time and consideration of this request.

Sincerely,



Robin H. Jacobs, Agent  
SC Broker License # 11787  
SC Residential Builders License # 21284

*Henry O. Jacobs Builder, Inc.*  
*... the name to know since 1972*

8/4/14

To: Design/Development Review Commission

From: Henry O. Jacobs, President  
Henry O. Jacobs Builder, Inc.  
SC Residential Builders License # 4592

Re: 3848 Wilmot Avenue

To Whom It May Concern,

I completed a visual inspection of the property on August 1, 2014 and determined the condition of the dwelling renders it useless to me. I have entered into a contract of sale with the owner contingent on the property being approved for demolition. I see no scenario in which either the homeowner or I should invest funds in the extensive renovations and remediation needed to make this a safe, comfortable home. The property has suffered from irresponsible tenants and lack of general maintenance by the owner. The many years I have spent in new home construction and remodeling along with common sense tell me renovating this home is not a financially responsible thing to do. Attached you will find my estimate for the repairs I feel are necessary to make the dwelling habitable. When all the work is completed you would still have a very small house with a kitchen, family room, 2 bedrooms and 1 bath for a total of 696 heated square feet. A market analysis of sales of 2/1 homes for the past six months in the area shows a wide range in the closed \$/sq. ft. price with an average price of \$127.00 per heated sq. ft. This indicates that a sales price of \$88,000.00 for the property may be possible after total renovation. It is apparent with estimate totals for repairs and remediation on this property and my purchase price of \$62,500.00 that the property does not lend itself to renovation. The total amount of repairs and remediation also places an unnecessary burden on the current owner.

It is my intent to demolish the existing dwelling from the site and replace it with an attractive new home that will be a positive contribution to the Sherwood Forest neighborhood. In the demolition application you will find a proposed front elevation and floor plan for 3848 Wilmot Avenue.

I would also ask that you consider in the past decade more and more evidence has been discovered with regards to toxins and hazards within our homes. It is of the utmost importance to make certain that anything known to be dangerous to humans, especially children, pregnant women and the elderly be handled as directed by the laws and guidelines set forth by government agencies for the protection of their citizens. The home has been vacant for some time without benefit of climate control and visible actively growing mold is present throughout; particularly in areas where there is water intrusion into the home. Mold is seen on the walls and ceiling and around the windows. This much visible mold should be cleaned up by a professional in my opinion to avoid any possible exposure to toxic spores. The age of the property would also indicate the presence of lead based paint. Peeling paint can be seen on the exterior of the windows and trim, interior window frames and sills, walls, ceilings and doors. Lead based paint is another toxic substance that must be carefully removed and disposed of to avoid contamination of the environment. The desire to protect the character of a neighborhood should not supersede possible health risks. The issues I have discussed above present a major liability to the current owner as well as any future owners of the home with respect to resale of the property or tenants. These environmental concerns and the costs associated with their remediation must be considered when evaluating the request for demolition of the home.

Sincerely,

A handwritten signature in black ink, appearing to read "H. O. Jacobs" with a stylized flourish at the end.

Henry O. Jacobs  
President  
Henry O. Jacobs Builder, Inc.

Henry O. Jacobs Builder, Inc.  
3848 Wilmot Ave. Estimate

8/5/14

**Estimate Worksheet**

**Property Address: 3848 Wilmot Avenue.**

Room / Area	Notes	Estimated Cost
1 Clearing Grading	Remove Trees encroaching on home. Limb up as needed. Establish gravel drive. Obtain positive flow of water away from home.	\$4,500.00
2 Dumpster		\$400.00
3 Roof	Install new roof 20 yr shingles, anticipate large areas of decking need replacement.	\$3,700.00
4 Gutters		\$0.00
5 Siding / Exterior	Brick veneer pressure wash to remove mold and algae	\$450.00
6 Chimney		\$0.00
7 Plumbing	Upgrade plumbing as needed. New fixtures in Brushed nickel. New sewer line may be necessary cost not included. Excludes work noted in Clark's Estimate	\$3,500.00
8 HVAC	See Attached Quote from Shannon Heating and Air	\$0.00
9 Electrical	Upgrade wiring to handle electrical needs, install smoke & CO detectors, Basic lighting package in brushed nickel.	\$3,500.00
10 Carpentry	Repair rotten wood and install new windows	\$2,800.00
11 Insulation	Floors and attic	\$1,500.00
12 Painter	Paint interior and exterior. Handle removal and disposal of lead based materials per EPA rules.	\$4,500.00
13 Tops	New Kitchen and bath tops / laminate	\$1,250.00
14 Mirrors	Bath	\$75.00
15 Cabinets	Remove old and install new Kitchen and Bath Vanity Cabinets	\$2,600.00
16 Door Hardware	GTG	\$350.00
17 Dryer Vent		\$100.00
18 Floor Covering HW	Sand and stain	\$3,800.00
19 Floor Covering Vinyl	Kitchen floor includes underlayment and repair to subfloor	\$750.00

*Handwritten signature/initials*

Henry O. Jacobs Builder, Inc.  
3848 Wilmot Ave. Estimate

8/5/14

20	Floor Covering Carpet		\$0.00
21	Floor Covering Tile	See Clarks Estimate For Bath	\$0.00
22	House Cleaning	General cleaning only / See Clarks Estimate For Remediation	\$250.00
23	Landscaping	Sod and shrub	\$1,000.00
14	Construction Supplies	Misc	\$100.00
15	Appliances	Range, Microwave, DW and Refrigerator	\$2,000.00
16	Windows	Replacement (Material Cost)	\$2,250.00
17	Builders Risk		\$ -
18	Home Warranty		\$ -
19	Territe Bond	See Clarks Estimate	\$ -
<b>Total Estimate of Repairs &amp; Associated Costs</b>			<b>\$39,375.00</b>

01 *[Signature]* Pass.

SHANNON HEATING & AIR, INC.  
 919 N. LUCAS ST.  
 WEST COLUMBIA, SC 29169

# Estimate

Number E165

Date 8/5/2014

Bill To
HENRY JACOBS HENRY O. JACOBSBUILDER INC.

Ship To
3848 WILMOT COLUMBIA, SC, 29205

TERMS	PURCHASE ORDER	LOT	SUBDIVISION
NET 10 DAYS			

Description	Amount
GOODMAN 2 TON 13 SEER GAS OR HEAT PUMP	\$3,990.00
PRICE INCLUDES DUCT WORK, THERMOSTAT AND LABOR	
WARRANTY FOR UNIT: 10 YEARS ON PARTS 1 YEAR ON LABOR	
<b>Total</b>	<b>\$3,990.00</b>







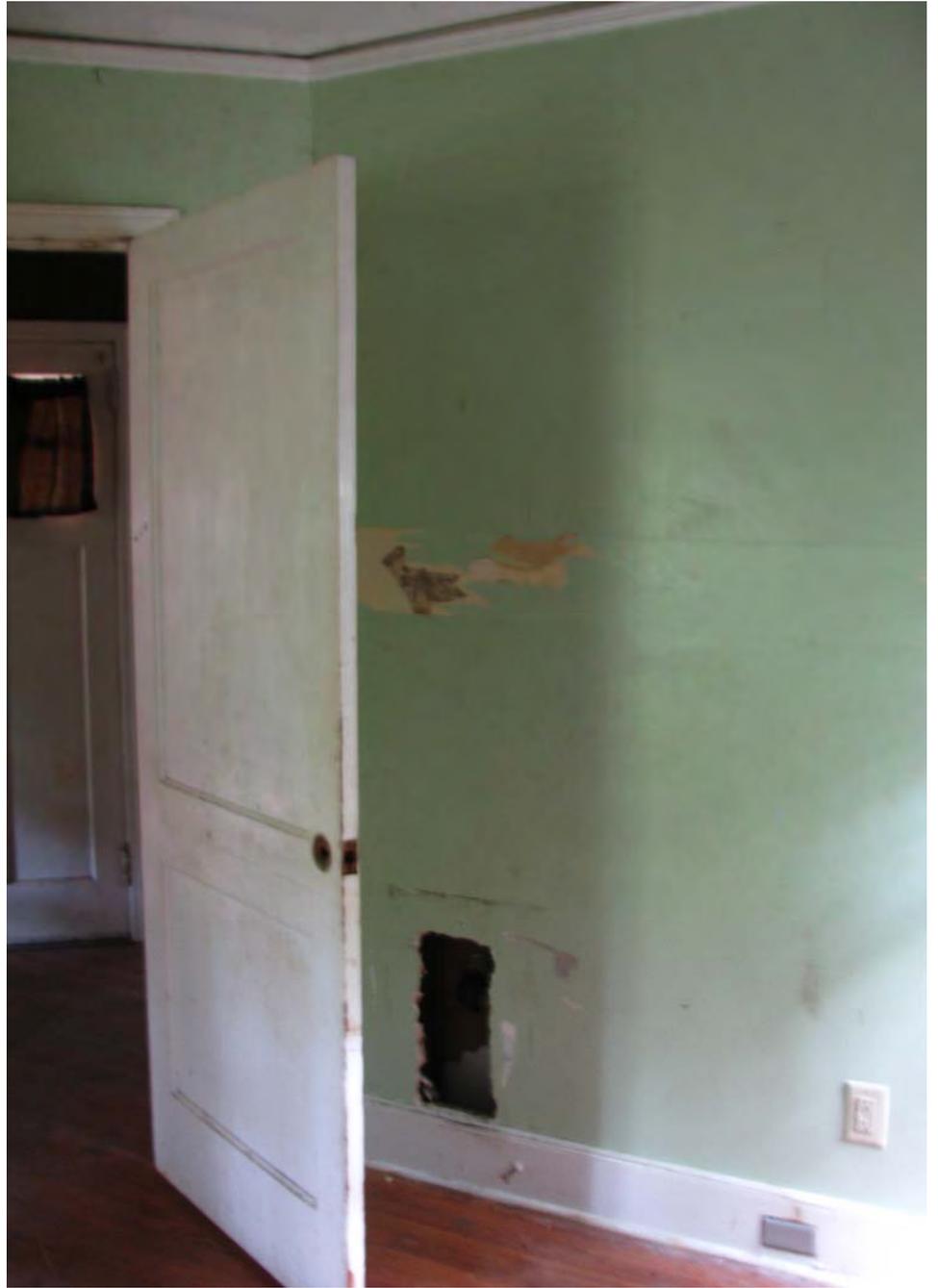


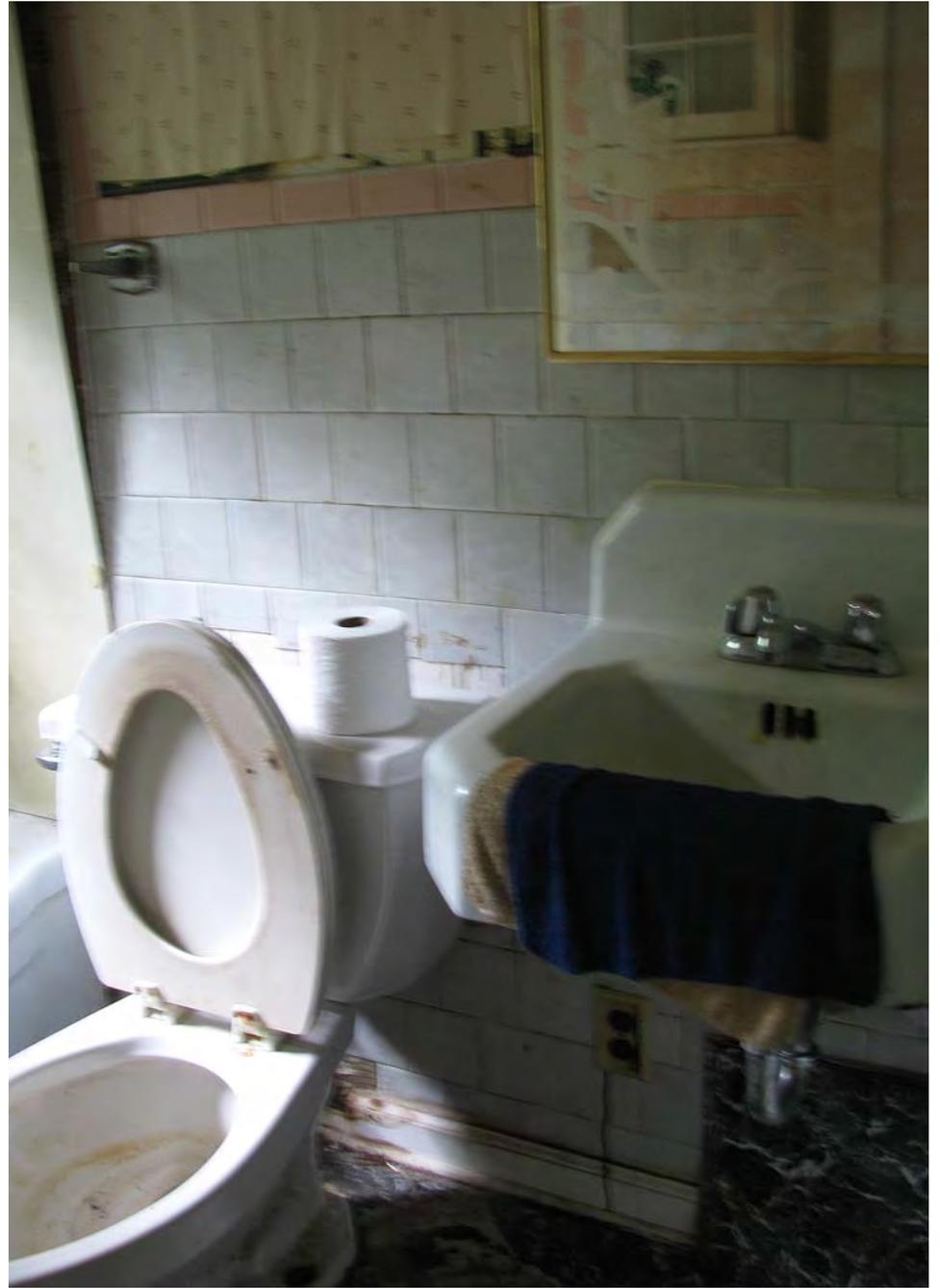




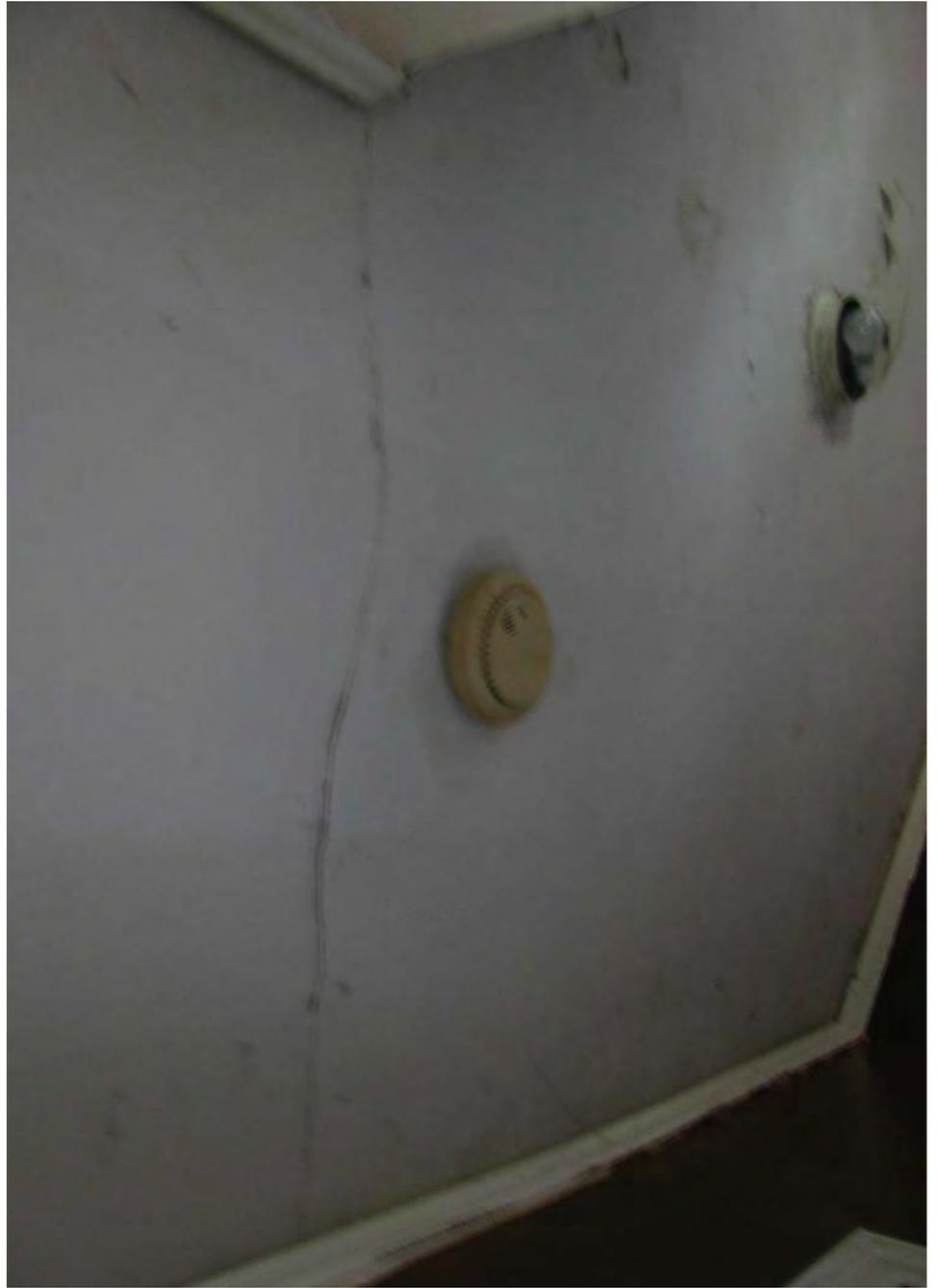


































ROBIN HOOD



WILMOT



AZALEA



AZALEA



WILMOT



WILMOT LOCATED TO THE LEFT OF SUBJECT PROPERTY



WILMOT



WILMOT



3836  
WILMOT



WILMOT



WILMOT LEFT OF SUBJECT PROPERTY (2)



WILMOT



3808 WILMOT



3804 WILMOT



3810 WILMOT



3806 WILMOT



DUNCAN



DUNCAN



3800 WILMOT DUPLEX



DUNCAN



DUNCAN



MONROE



DUNCAN



DUNCAN



MONROE



HEYWARD



MONROE



KILBOURNE RD





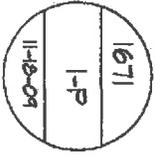
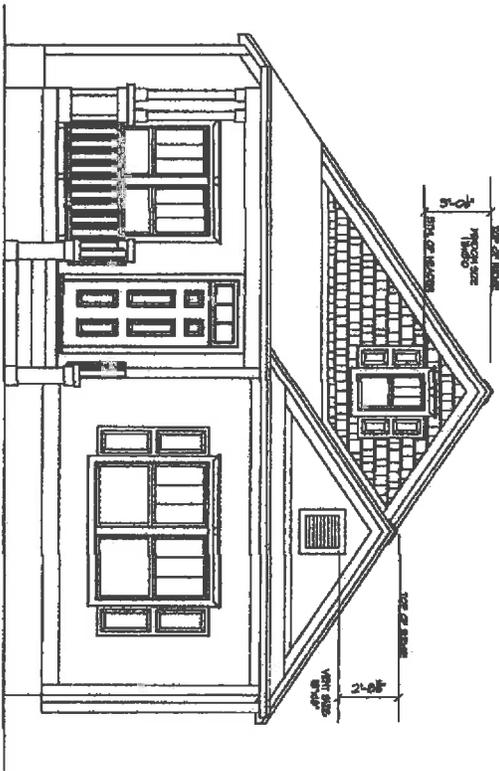
3844 WILMOT RIGHT OF SUBJECT PROPERTY



BLOSSOM



3844 WILMOT

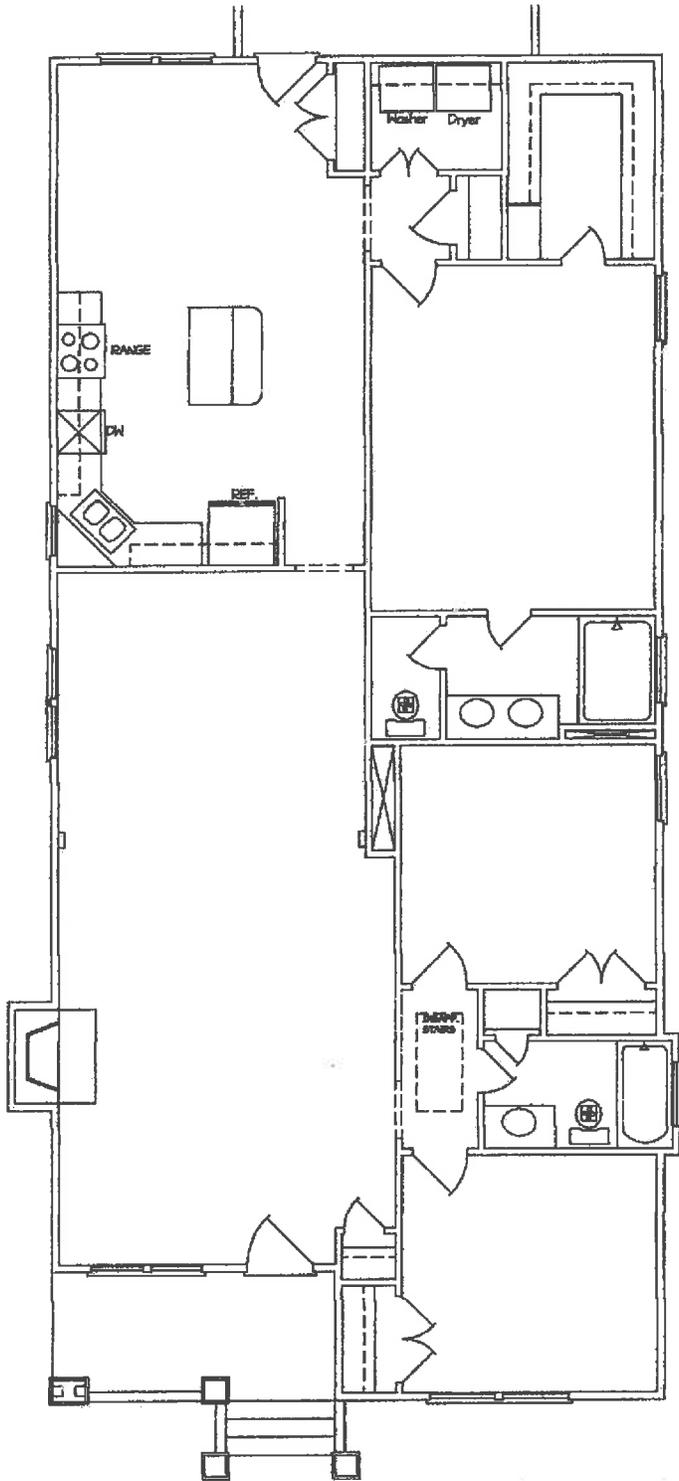


**ELEVATION WITH DOUBLE GABLE PORCH**

1/4" = 1'-0"

**HENRY O. JACOBS  
BUILDER, INC.**

© 2009 HWCDC



1671  
 D - 10  
 11-18-09

MISCELLANEOUS

1/8" = 1'-0"

HENRY O. JACOBS  
 BUILDER, INC.

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