

Poche, Lauren

From: Clark, Courtney
Sent: Thursday, December 18, 2014 11:15 AM
To: DEP NJHPO
Cc: Poche, Lauren; Crowl, Heather; Lackowicz, Rob
Subject: DEP Form 2, RRE0018837MF, 235 Park Ave, Apt 1B, Hoboken
Attachments: RRE0018837MF_FORM2.pdf

Good afternoon,

Attached for your review please find a Form – 2: Assessment of Effects RRE0018837MF, 235 Park Ave, Apt 1B, Hoboken.

Please forward any questions you may have to me at courtney.clark@urs.com. We look forward to your response.

Thank you,

Courtney Clark
Architectural Historian



URS Corporation
625 West Ridge Pike, Suite E-100
Conshohocken PA 19428

Tel: 610.832.3500
Direct: 610.832.2792
courtney.clark@urs.com

Please note new address and phone number

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**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 2 : Assessment of Effects (Version 1.0)**



HPO USE ONLY

Application ID #	RRE0018837MF		
Applicant Name:	GIBERT SILA		
Street Address:	235 Park Ave, Apt 1B		
Municipality:	Hoboken City (Hoboken)	County:	Hudson
PAMS PIN:	0905_178_12.1_C001B	Acreeage:	0.003
Latitude:	40.74034681	Longitude:	-74.03261843

Undertaking:	<input checked="" type="checkbox"/> Rehabilitation:	<input type="checkbox"/> Interior	<input type="checkbox"/> Exterior	<input type="checkbox"/> Both	<input type="checkbox"/> Elevation
	<input type="checkbox"/> Reconstruction:	<input checked="" type="checkbox"/> Within Existing Footprint, plus 2 feet		<input type="checkbox"/> Outside Existing Footprint	

Property Description:	<p>This four-story, multiple-family, residential building has a reported construction date of 1987 (per the tax card), which is supported by historic aerials (HistoricAerials.com). The historic aerials show an earlier building on the parcel as recently as 1979, slightly recessed from 3rd Street and without the wide courtyard that separates the current building from the matching building to the immediate southeast on 3rd Street. This construction date range is also supported by the residential structure's materials: upon closer inspection, the bricks appear to possibly be poured/stamped concrete, and the steel-framed windows and bays are relatively modern features. The building maintains a similar scale to the historic buildings surrounding it, however, the street-level garage doors in the opposite wing of the building indicate a major, modern renovation at the very least, and more likely, support the theory of a 1980s reconstruction. The interior pictures in the attached ECR also show the exposed 2'x4' framing and drywall, over what appears to be a modern poured concrete and brick foundation. The ECR budget contains a line item for lead-based hazardous waste removal: given the reported construction date, the likelihood of lead-based paint being present is minimal. The U-shaped building occupies almost the entirety of its parcel. The flat roof appears to be covered in a rolled aluminum material, or a rolled asphalt material, coated with a metallic reflective sealant. The main entrance to the building, located within the recessed entry courtyard, features a pair of large, multi-paneled, wood doors. Fenestration on the building is comprised primarily of steel framed, double-hung, one-over-one windows, arranged symmetrically and independently, with decorative lintels above, and as part of bay windows, which are devoid of lintels. A heavy cornice line, which matches the neighboring historic buildings, wraps around the parapet on the two sides of the building facing the street. Given that it is under 48 years of age, URS assesses the residence as a non-contributing resource within the National Register of Historic Places (NRHP) eligible Central Hoboken Historic District, which received a SHPO Opinion of NRHP eligibility on 2/28/1991 in response to a Section 106 project.</p> <p>The project has low potential to affect archaeological sites because the project substantially conforms to the original footprint and does not include ground disturbance; therefore, it meets Tier I PA Allowance I as listed in Appendix B of the PA.</p>
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Current Property Status	
National Historic Landmark?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
National Register of Historic Places Listed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Within a National Register of Historic Places Historic District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<input type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing
Does the property have a SHPO Opinion or COE?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Within a Known Archaeological Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Within an Area of High Archaeological Sensitivity?	<input type="checkbox"/> Area of Previous Historic Occupation <input type="checkbox"/> Property Located within HPO's Archaeological Site Sensitivity Grid <input type="checkbox"/> Area Located on Well-Drained Soils located within 500 feet of waterways, wetland complexes, or relict glacial features.

Preliminary Property Evaluation	
<input type="checkbox"/> Further Survey Necessary:	<input type="checkbox"/> Archaeological <input type="checkbox"/> Historic Architecture
<input checked="" type="checkbox"/> No Further Survey Necessary	
<input type="checkbox"/> Recommend Eligible:	<input type="checkbox"/> Individual <input type="checkbox"/> Contributing to: NRHP eligible Central Hoboken Historic District
	Criteria: [Check All That Apply] <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
Reasoning:	The NRHP eligible Central Hoboken Historic District received a SHPO Opinion of NRHP eligibility on 2/28/1991 in response to a Section 106 project. As part of this application process for Hurricane Sandy disaster relief, URS assesses

Architecture Reviewer	Mike Verderosa, MPS (URS Corporation)	Archaeology Reviewer	N/A (cleared under Tier I PA allowance)
Date Reviewed	12/16/2014		



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HPO USE ONLY

	this residence to be a non-contributing resource to the Central Hoboken Historic District because it is under 48 years of age. The proposed boundary for the historic property is the legal parcel. The residence does not appear to meet the criteria to be individually eligible for listing in the NRHP.
<input checked="" type="checkbox"/> Recommend Ineligible:	<input type="checkbox"/> Lacks Integrity of Materials/Design <input checked="" type="checkbox"/> Not 48 Years of Age <input type="checkbox"/> Not Within / In View of a National Register of Historic Places Listed / Eligible Historic District <input type="checkbox"/> Not a Building (per FEMA Definition) <input checked="" type="checkbox"/> Other – Lacks Distinctive Characteristics That Make It Individually Eligible for Listing on NRHP

Applicant ID #	RRE0018837MF
Property Address:	235 Park Ave, Apt 1B, Hoboken, NJ

Assessment of Effects	<input type="checkbox"/> No Historic Properties Adversely Affected
	<input checked="" type="checkbox"/> No Historic Properties Adversely Affected, provided the following conditions are met: URS accesses the building is non-contributing to possible historic area identified as the NRHP eligible Central Hoboken Historic District. Therefore, the proposed undertaking of rehabilitation will have No Adverse Effect on the historic area. As long as the attached scope of work is completed as described and will not include additional alterations to the building's exterior. The proposed work involves the removal and replacement of non-historic materials, or involves interior work not visible from the public right-of-way; therefore, the rehabilitation of this property will not alter the historic area's integrity of setting, feeling, and association.
	<input type="checkbox"/> Adverse Effect

National Historic Landmark Consultation Process [If Applicable]	
Undertaking Located Within NHL :	<input type="checkbox"/> National Park Service
Applying Allowances As Defined in Programmatic Agreement:	<input type="checkbox"/> National Park Service <input type="checkbox"/> State Historic Preservation Office
	Tier I:
	Tier II:
Adverse Effect:	<input type="checkbox"/> National Park Service <input type="checkbox"/> State Historic Preservation Office <input type="checkbox"/> Advisory Council on Historic Preservation

Resolution of Adverse Effects	<input type="checkbox"/> Abbreviated Consultation Process Treatment Measure:
	<input type="checkbox"/> Memorandum of Agreement
	<input type="checkbox"/> Programmatic Agreement

Public Consultation	Federally Recognized Tribes, Certified Local Governments, Historic Preservation Commissions, etc: PA does not require consultation based on location and type of activity proposed.
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HISTORIC PRESERVATION OFFICE USE ONLY	
<input type="checkbox"/> I concur with this finding,	
<input type="checkbox"/> I do not concur with this finding for the following reason(s):	

Architecture Reviewer	Mike Verderosa, MPS (URS Corporation)	Archaeology Reviewer	N/A (cleared under Tier I PA allowance)
Date Reviewed	12/16/2014		



**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 2 : Assessment of Effects (Version 1.0)**



HPO USE ONLY

Daniel D. Saunders Deputy State Historic Preservation Officer	Date

Architecture Reviewer	Mike Verderosa, MPS (URS Corporation)	Archaeology Reviewer	N/A (cleared under Tier I PA allowance)
Date Reviewed	12/16/2014		

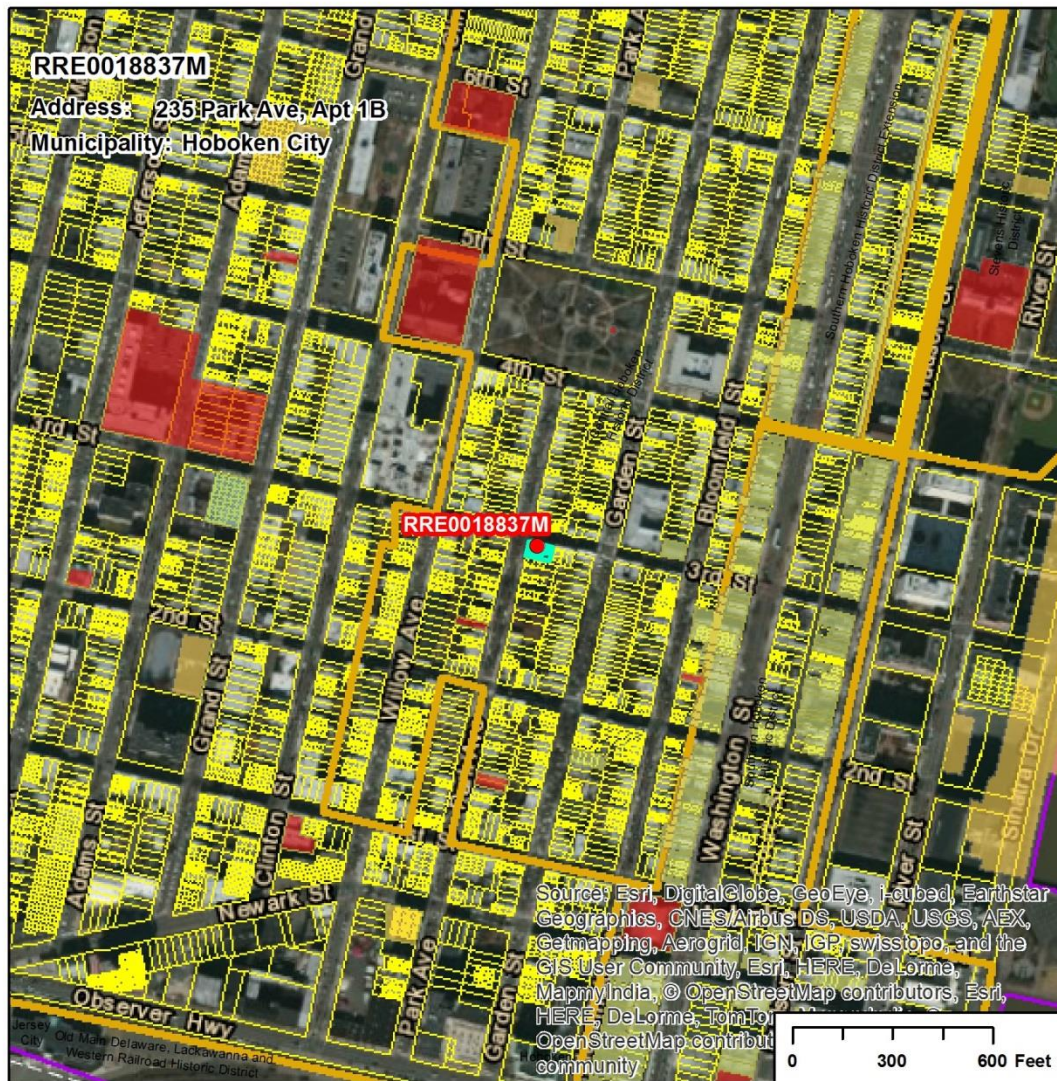
Required Documentation: Historic Properties Map Soils Map USGS Quad Property Photos



**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 3 (Version 1.0)**



Applicant ID #	RRE0018837MF
Property Address:	235 Park Ave, Apt 1B, Hoboken, NJ



Historic Properties			Historic Districts	
Proposed Action Site	Listed (Indv.)	Eligible (HD)	Listed	
HUD Review Parcels	Listed (HD)	Identified (Indv.)	Eligible	
Archaeological Site Grid	Eligible (Indv.)	Identified (HD)	Identified	

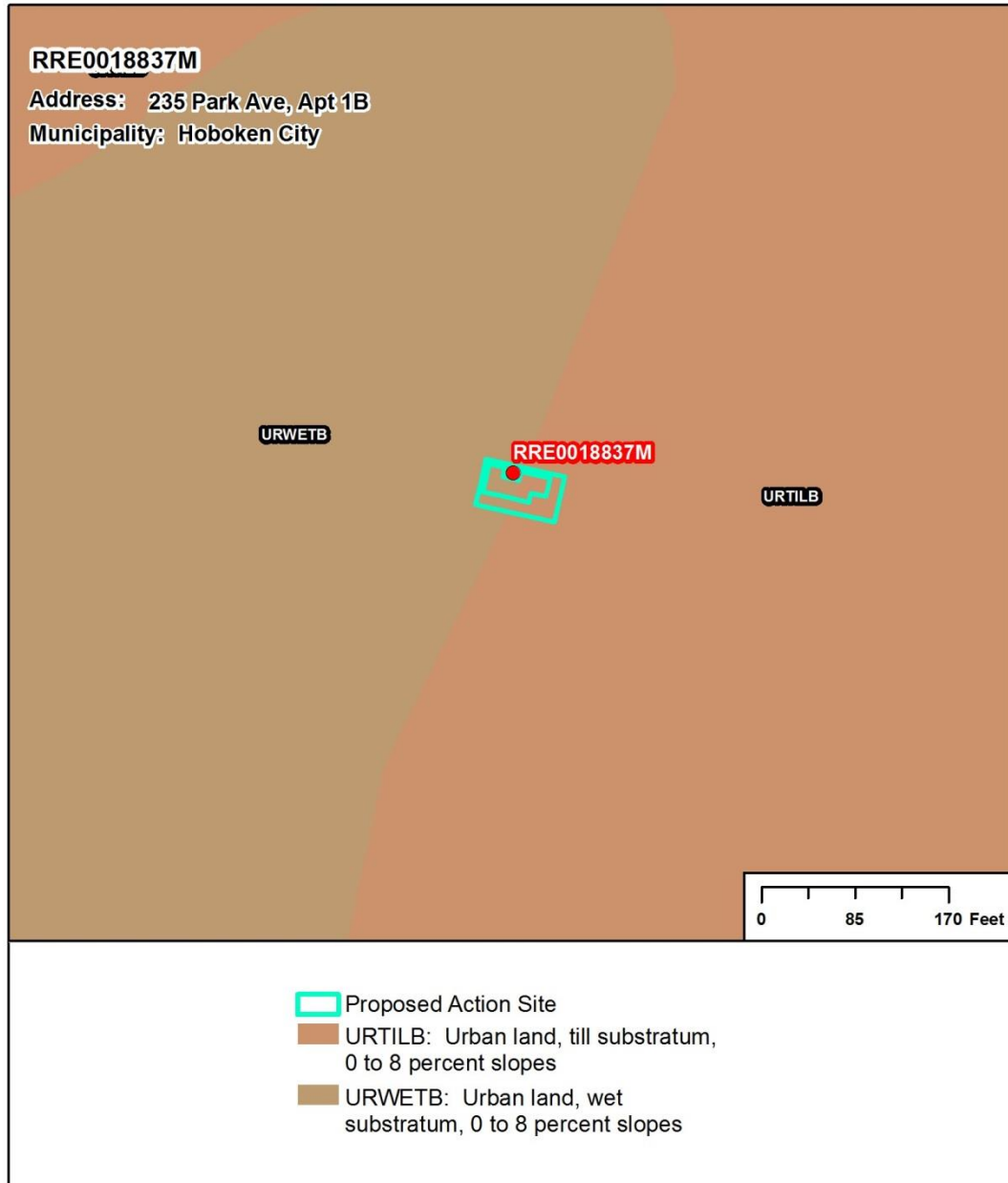
Historic Properties Map



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 4 (Version 1.0)



Applicant ID #	RRE0018837MF
Property Address:	235 Park Ave, Apt 1B, Hoboken, NJ



Soils Map



**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 5 (Version 1.0)**



Applicant ID #	RRE0018837MF
Property Address:	235 Park Ave, Apt 1B, Hoboken, NJ



USGS Quadrangles: Jersey City and Weehawken, NJ



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 5 (Version 1.0)

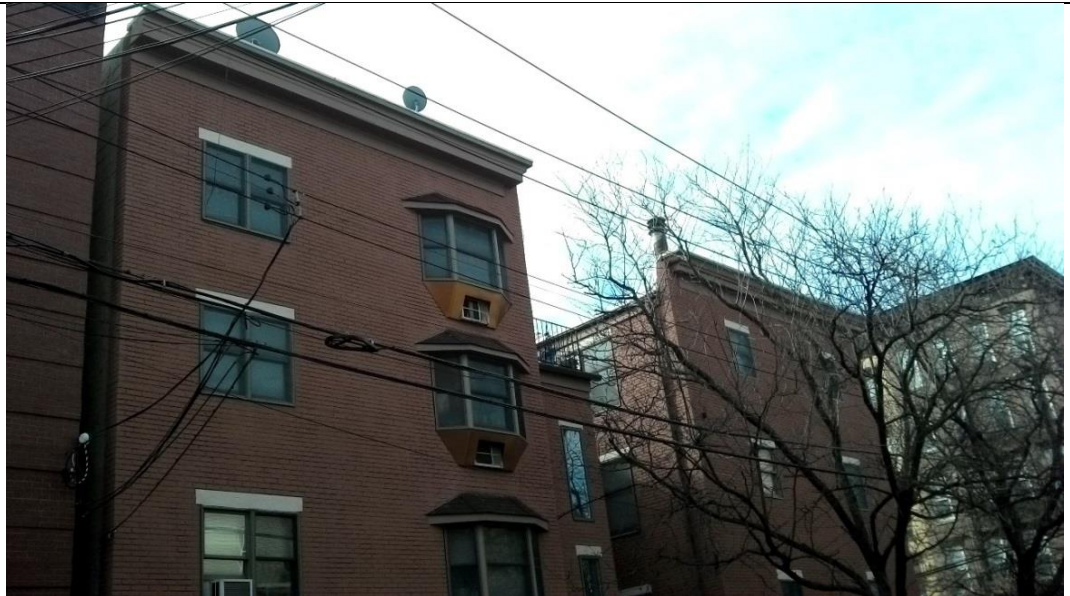


Applicant ID #	RRE0018837MF
Property Address:	235 Park Ave, Apt 1B, Hoboken, NJ

Date:	12/15/2014
Direction:	Southeast
Description:	
Front; west elevation and side; north elevation	



Date:	12/15/2014
Direction:	Northwest
Description:	
Rear; east elevation	





New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 5 (Version 1.0)



Applicant ID #	RRE0018837MF
Property Address:	235 Park Ave, Apt 1B, Hoboken, NJ

Date:	12/15/2014
Direction:	North
Description:	Street view; Street view; Park Avenue, Hoboken, NJ (from intersection of 2nd Street)



Date:	12/15/2014
Direction:	East
Description:	Street view; 3 rd Street (from intersection of Park Avenue)





New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 5 (Version 1.0)

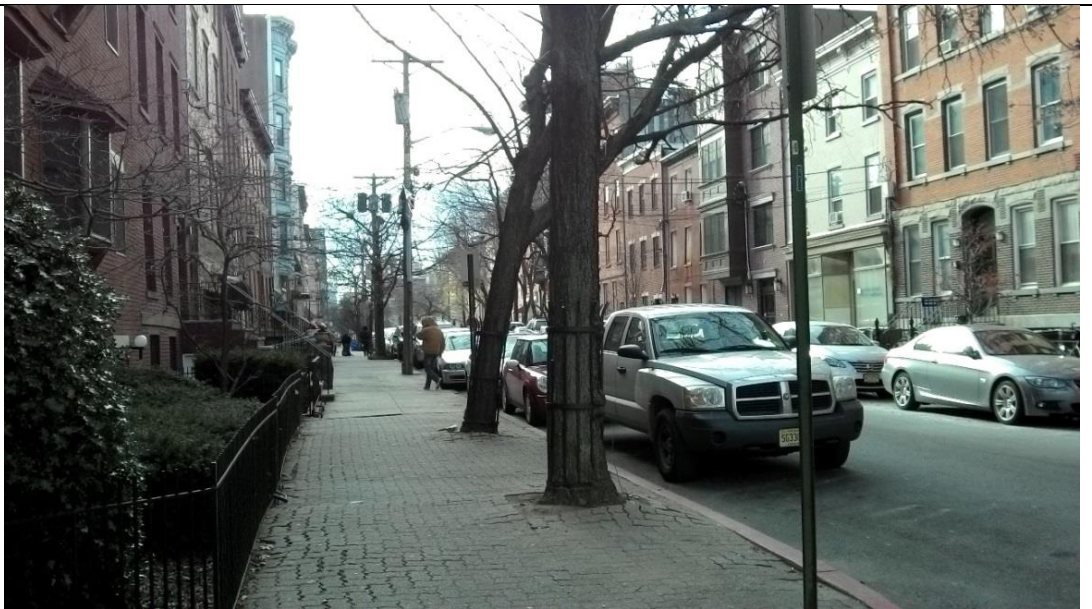


Applicant ID #	RRE0018837MF
Property Address:	235 Park Ave, Apt 1B, Hoboken, NJ

Date:	12/15/2014
Direction:	West
Description:	Street view; 3rd Street (from intersection of Park Avenue)



Date:	12/15/2014
Direction:	South
Description:	Street view; Park Avenue, Hoboken, NJ (from intersection of 2nd Street)





New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 5 (Version 1.0)

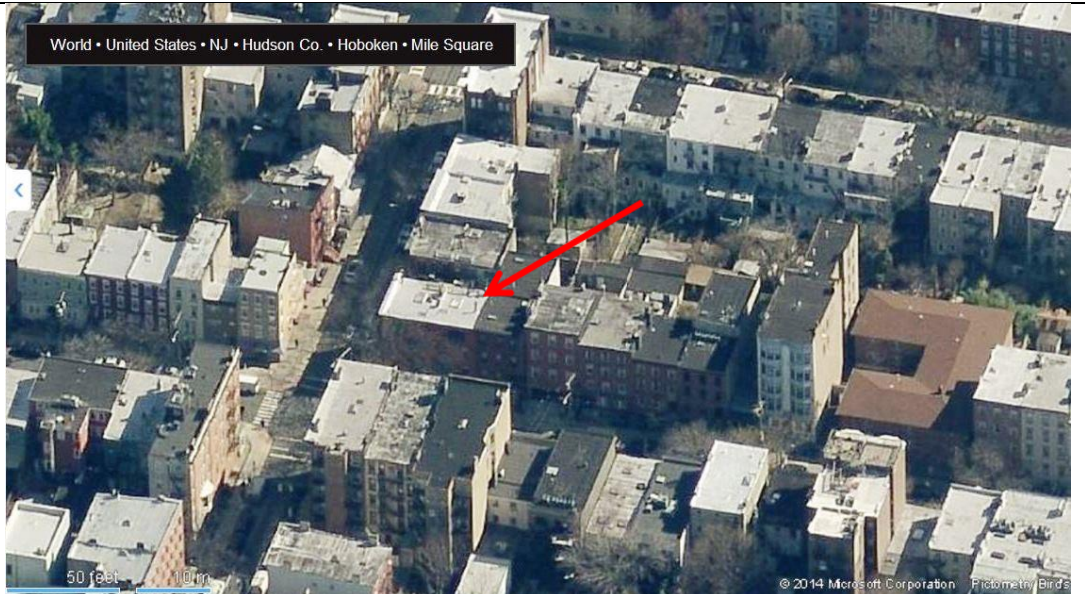


Applicant ID #	RRE0018837MF
Property Address:	235 Park Ave, Apt 1B, Hoboken, NJ

Date:	2012
Direction:	North
Description:	Bing Birds Eye view of 235 Park Ave, Hoboken, NJ (indicated by arrow) and environs



Date:	2012
Direction:	East
Description:	Bing Birds Eye view of 235 Park Ave, Hoboken, NJ (indicated by arrow) and environs





New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 6 (Version 1.0)

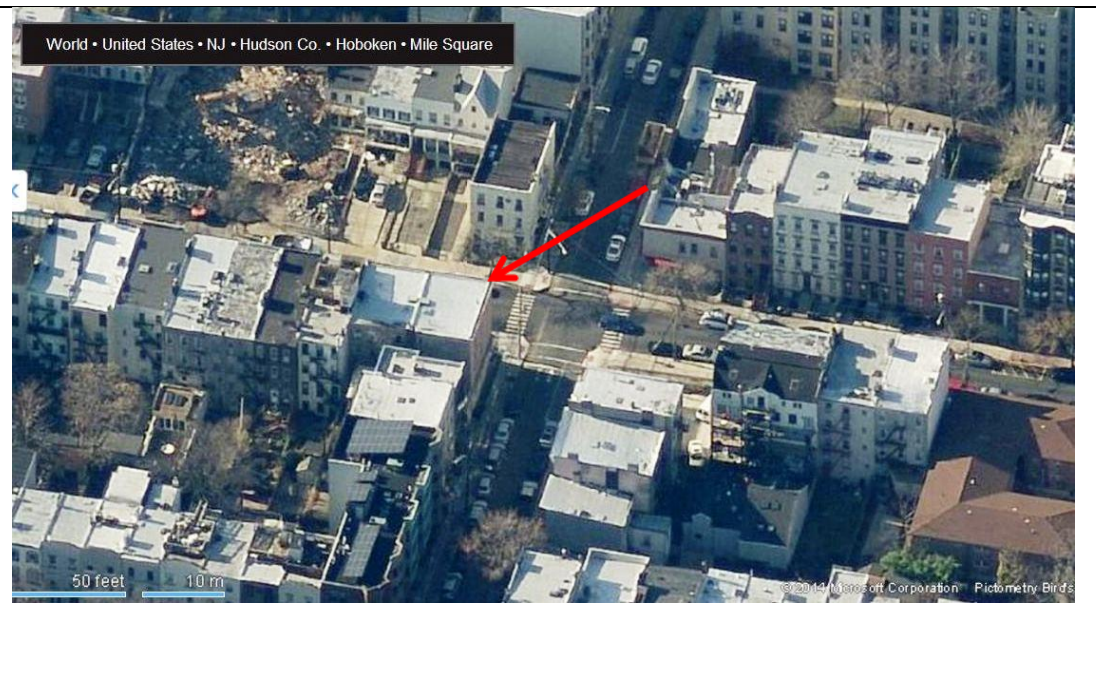


Applicant ID #	RRE0018837MF
Property Address:	235 Park Ave, Apt 1B, Hoboken, NJ

Date:	2012
Direction:	South
Description:	Bing Birds Eye view of 235 Park Ave, Hoboken, NJ (indicated by arrow) and environs



Date:	2012
Direction:	West
Description:	Bing Birds Eye view of 235 Park Ave, Hoboken, NJ (indicated by arrow) and environs



[New Search](#)

Block: 178	Prop Loc: 235 PARK AVE	Owner: SILA, GILBERT	Square Ft: 560				
Lot: 12.01	District: 0905 HOBOKEN	Street: 235 PARK AVE #1B	Year Built: 1987				
Qual: C001B	Class: 2	City State: HOBOKEN, NJ 07030	Style:				
Additional Information							
Prior Block: 178	Acct Num:	Addl Lots:	EPL Code: 0 0 0				
Prior Lot: 12.1	Mtg Acct:	Land Desc: .08-560 SF	Statute:				
Prior Qual: C001B	Bank Code: 2647	Bldg Desc: 1BR	Initial: 000000 Further: 000000				
Updated: 06/19/12	Tax Codes:	Class4Cd: 0	Desc:				
Zone:	Map Page:	Acreage: 0	Taxes: 5037.90 / 0.00				
Sale Information							
Sale Date: 03/02/12	Book: 88839	Page: 833	Price: 275000 NU#: 10				
Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	03/02/12	88839	833	275000	10	38.18	SILA, GILBERT

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
2013	SILA, GILBERT 235 PARK AVE #1B HOBOKEN, NJ 07030	19000 86000 105000	0	105000	2
2012	LUBIN, JOSEPH 235 PARK AVE #1B HOBOKEN, NJ 07030	19000 86000 105000	0	105000	2
2011	LUBIN, JOSEPH 235 PARK AVE #1B HOBOKEN, NJ 07030	19000 86000 105000	0	105000	2
2010	LUBIN, JOSEPH 235 PARK AVE #1B HOBOKEN, NJ 07030	19000 86000 105000	0	105000	2



New Jersey Reconstruction, Rehabilitation, Elevation, and Mitigation (RREM) Program

Form 6: Preliminary Determination of Rehabilitation or Reconstruction

Applicant Name: GILBERT SILA	Date: 11/27/2013
Applicant Address: 235 Park Avenue Apt 1B, Hoboken NJ, 07030	
Applicant ID Number: RRE0018837	

The RREM Program Manager has completed the Estimated Cost of Repair (ECR) for the home at the above address. This form is intended to communicate to the homeowner, a preliminary determination of rehabilitation or reconstruction prior to submittal to the New Jersey Department of Environmental Protection (DEP). Homeowners should note that *in some circumstances, the outcome of the DEP review could change the preliminary determination of rehabilitation or reconstruction.*

RREM PRELIMINARY FEASIBILITY DETERMINATION (To be completed by RREM)

A home will be recommended for reconstruction if the ratio of the cost of repair to the cost of a RREM Standard Model home (of equal number of bedrooms) is greater than or equal to 75%.

A home will be recommended for rehabilitation if the ratio of the cost of repair to the cost of a RREM Standard Model home (of equal number of bedrooms) is less than 75%.

If the ratio of the cost of repair to the cost of a RREM Standard Model (of equal number of bedrooms) is between 50% and 100%, homeowners will be given the option to select reconstruction or rehabilitation and be credited the full Total Development Cost in their grant award calculation. Applicants whose cost ratio is outside these parameters and select a feasibility pathway different from the RREM recommendation will be capped at the RREM recommended pathway's Total Development Cost in their grant award calculation.

Eligible Work in Place (WIP):	\$2,336
Total Work in Place (WIP):	\$2,726
Estimated Cost of Repair (ECR):	\$41,994
RREM Standard Model Cost:	\$199,925
ECR as Percent of RREM Standard Model:	21%

Reconstruction (check if reconstruction applies or applicant has option between reconstruction or rehabilitation)

Preliminary Reconstruction Cost: \$ _____ (Based on RREM Standard Model) _____

Rehabilitation (check if rehabilitation applies)

Preliminary Rehabilitation Cost: \$41,994 (Based on ECR including elevation as required)

APPLICANT CHOICE OF REHABILITATION/RECONSTRUCTION (To be completed by SSHIP) (REQUIRED)

Homeowners are able to decide between rehabilitation and reconstruction for their home. Applicants should be contacted by SSHIP to confirm their selected feasibility pathway. If the selected pathway conflicts with the RREM recommended feasibility, SSHIP must confirm whether the applicant will be credited the full Total Development Cost of the selected pathway in their grant award calculation (if between 50% - 100% ratio of ECR to Standard Model house) or capped at the RREM recommended feasibility's Total Development Cost.

Reconstruction (check if Homeowner agrees to proceed as Reconstruction)

Rehabilitation (check if Homeowner agrees to proceed as Rehabilitation)

ReNew Jersey Stronger Housing Advisor

Date

Summary of conversation: _____



Insured: Gilbert Sila
Property: 235 Park Avenue
Hoboken, NJ 07030

Claim Rep.: Chun Hon Justin Lam
Position: Office Engineer
Company: Gilbane Building Company
Business: 4180 Outlook Drive Suite 100
Wall, NJ 07719

Business: (908) 433-5101
E-mail: jlam@gilbaneco.com

Estimator: Rod Akers
Position: Project Manager
Company: Gilbane CAT Response
Business: 1038 Clubland Court
Marietta, GA 30068

Business: (678) 520-9377
E-mail: rakers@gilbaneco.com

Claim Number: RRE0018837

Policy Number:

Type of Loss: Hurricane

Date Contacted: 11/7/2013

Date of Loss: 10/29/2012 12:00 AM

Date Inspected: 11/11/2013 12:00 PM

Date Received:

Date Entered: 7/25/2013

Price List: NJTR8X_AUG13_RREM
Restoration/Service/Remodel

Estimate: RRE0018837_REV2

Damage assessments are based upon information obtained during a visual, non-invasive and non-destructive inspection. Scope of Work for all repairs is prepared in accordance with HUD Housing quality standards, the sample single-family housing Rehabilitation Standard (where applicable), Energy Star Standard (where applicable) and with HUD and NJDEP approved materials and systems for direct physical damages as a result of the October 29 2012 storm.

Construction documents have not been provided nor relied upon in the development of this scope and estimate.

Hazardous material abatement scope is included, developed through a non-destructive sampling of obvious hazards either in areas impacted by the storm, or other areas which may contain obvious hazards. There is potential for additional hazardous materials to exist hidden behind undamaged construction or personal possessions.

Wherever the term "ALLOWANCE " is used in the narrative or the estimate, it shall mean a "cash allowance" set aside for that specific area of work. The cash allowance and the estimate shall be adjusted either up or down once the actual costs are established.

This estimate may contain an allowance for "elevation", this is intended to be the complete scope required to raise a house to the designated ABFE. This procedure will be highly variable and some variation in the elevation costs is to be expected.

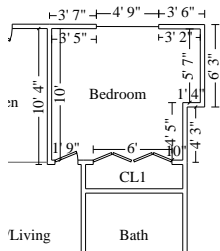
Please see estimate for specific Project Scope.

RRE0018837_REV2

Main Level

Main Level

DESCRIPTION	QTY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
<u>ECR</u>						
2. R&R Batt insulation - 4" - R13 - paper faced	850.03	SF	1.01	60.10	918.63	(0.00) 918.63
3. Caulking - acrylic All Windows And Exterior Doors and outlets	500.00	LF	2.26	79.10	1,209.10	(0.00) 1,209.10
4. Floor protection - self-adhesive plastic film	467.83	SF	0.54	17.68	270.31	(0.00) 270.31
5. R&R Baseboard heat - steam or hot water	25.00	LF	32.00	56.00	856.00	(0.00) 856.00
6. Carbon monoxide detector	2.00	EA	88.15	12.34	188.64	(0.00) 188.64
7. Smoke detector	1.00	EA	62.76	4.39	67.15	(0.00) 67.15
8. R&R 110 volt copper wiring run, box and outlet	15.00	EA	81.24	85.31	1,303.91	(0.00) 1,303.91
9. 220 volt copper wiring run, box and receptacle	1.00	EA	151.73	10.62	162.35	(0.00) 162.35
10. Coaxial TV cable - ALLOW	1.00	EA	500.00	35.00	535.00	(0.00) 535.00
165. Hazardous waste hauling & disposal - (Bid item) Cost for lead abatement	1.00	EA	8,000.00	560.00	8,560.00	(0.00) 8,560.00
ECR Totals:			920.54	14,071.09		14,071.09
Total: Main Level			920.54	14,071.09	0.00	14,071.09



Bedroom

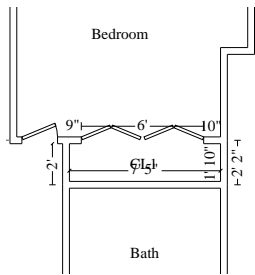
Height: 8'

341.40 SF Walls	107.55 SF Ceiling
448.94 SF Walls & Ceiling	107.55 SF Floor
11.95 SY Flooring	42.67 LF Floor Perimeter
42.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
<u>ECR</u>						
14. Baseboard - 3 1/4"	42.67	LF	2.49	7.44	113.69	(0.00) 113.69
15. Door knob - interior	1.00	EA	51.83	3.63	55.46	(0.00) 55.46
16. Interior door unit	1.00	EA	192.97	13.51	206.48	(0.00) 206.48
17. Vinyl floor covering (sheet goods) 15 % waste added for Vinyl floor covering (sheet goods).	123.68	SF	4.71	40.78	623.31	(0.00) 623.31
18. 1/2" drywall - hung, taped, floated, ready for paint	170.70	SF	1.61	19.24	294.07	(0.00) 294.07
19. Paint baseboard - two coats	42.67	LF	0.93	2.78	42.46	(0.00) 42.46
20. Paint door slab only - 2 coats (per side)	3.00	EA	26.98	5.67	86.61	(0.00) 86.61
21. Paint door/window trim & jamb - 2 coats (per side)	4.00	EA	20.37	5.70	87.18	(0.00) 87.18
22. Seal/prime then paint the walls and ceiling twice (3 coats)	448.94	SF	0.78	24.51	374.68	(0.00) 374.68
23. R&R Ceiling fan & light	1.00	EA	388.11	27.17	415.28	(0.00) 415.28

CONTINUED - Bedroom

DESCRIPTION	QTY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
ECR Totals:			150.43	2,299.22		2,299.22
Totals: Bedroom			150.43	2,299.22	0.00	2,299.22

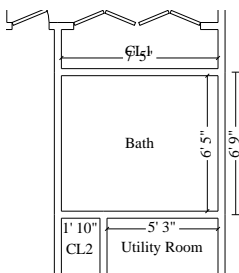


CL1

Height: 8'

148.14 SF Walls	13.70 SF Ceiling
161.84 SF Walls & Ceiling	13.70 SF Floor
1.52 SY Flooring	18.52 LF Floor Perimeter
18.52 LF Ceil. Perimeter	

DESCRIPTION	QTY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
ECR						
27. Baseboard - 3 1/4"	18.52 LF	2.49	3.23	49.34	(0.00)	49.34
28. Door knob - interior	2.00 EA	51.83	7.26	110.92	(0.00)	110.92
29. Interior door unit	2.00 EA	192.97	27.02	412.96	(0.00)	412.96
30. Vinyl floor covering (sheet goods)	15.75 SF	4.71	5.19	79.37	(0.00)	79.37
15 % waste added for Vinyl floor covering (sheet goods).						
31. 1/2" drywall - hung, taped, floated, ready for paint	74.07 SF	1.61	8.35	127.60	(0.00)	127.60
32. Paint baseboard - two coats	18.52 LF	0.93	1.21	18.43	(0.00)	18.43
33. Paint door slab only - 2 coats (per side)	2.00 EA	26.98	3.78	57.74	(0.00)	57.74
34. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	20.37	2.85	43.59	(0.00)	43.59
35. Seal/prime then paint the walls and ceiling twice (3 coats)	161.84 SF	0.78	8.84	135.08	(0.00)	135.08
ECR Totals:			67.73	1,035.03		1,035.03
Totals: CL1			67.73	1,035.03	0.00	1,035.03

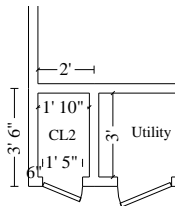


Bath

Height: 8'

221.10 SF Walls	47.49 SF Ceiling
268.60 SF Walls & Ceiling	47.49 SF Floor
5.28 SY Flooring	27.64 LF Floor Perimeter
27.64 LF Ceil. Perimeter	

DESCRIPTION	QTY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
<u>ECR</u>						
49. Countertop - flat laid plastic laminate	4.00	LF 48.16	13.48	206.12	(0.00)	206.12
50. 4" backsplash for flat laid countertop	4.00	LF 9.32	2.61	39.89	(0.00)	39.89
51. Medicine cabinet	1.00	EA 204.90	14.34	219.24	(0.00)	219.24
52. Vanity	4.00	LF 168.12	47.07	719.55	(0.00)	719.55
53. R&R Underlayment - 1/4" lauan/mahogany plywood	47.49	SF 3.53	11.73	179.37	(0.00)	179.37
54. Baseboard - 3 1/4"	27.64	LF 2.49	4.82	73.64	(0.00)	73.64
55. Door knob - interior	1.00	EA 51.83	3.63	55.46	(0.00)	55.46
56. Toilet paper holder	1.00	EA 31.52	2.21	33.73	(0.00)	33.73
57. Towel ring	1.00	EA 33.20	2.32	35.52	(0.00)	35.52
58. Interior door unit	1.00	EA 192.97	13.51	206.48	(0.00)	206.48
59. Vinyl floor covering (sheet goods) 15 % waste added for Vinyl floor covering (sheet goods).	54.62	SF 4.71	18.01	275.27	(0.00)	275.27
60. 1/2" water rock - hung, taped, floated, ready for paint	110.55	SF 2.25	17.41	266.15	(0.00)	266.15
61. Paint baseboard - two coats	27.64	LF 0.93	1.80	27.51	(0.00)	27.51
62. Paint door slab only - 2 coats (per side)	1.00	EA 26.98	1.89	28.87	(0.00)	28.87
63. Paint door/window trim & jamb - 2 coats (per side)	1.00	EA 20.37	1.43	21.80	(0.00)	21.80
64. Seal/prime then paint the walls and ceiling twice (3 coats)	268.60	SF 0.78	14.67	224.18	(0.00)	224.18
65. Bathroom ventilation fan w/light	1.00	EA 206.79	14.48	221.27	(0.00)	221.27
66. R&R Ductwork - flexible - non-insulated - 3" round	10.00	LF 7.35	5.14	78.64	(0.00)	78.64
67. Sink - single	1.00	EA 284.52	19.92	304.44	(0.00)	304.44
68. Toilet	1.00	EA 427.34	29.91	457.25	(0.00)	457.25
69. Toilet seat	1.00	EA 62.59	4.38	66.97	(0.00)	66.97
70. Tub/shower faucet	1.00	EA 356.21	24.93	381.14	(0.00)	381.14
71. Fiberglass tub & shower combination	1.00	EA 1,056.45	73.95	1,130.40	(0.00)	1,130.40
ECR Totals:			343.64	5,252.89		5,252.89
Totals: Bath			343.64	5,252.89	0.00	5,252.89



CL2

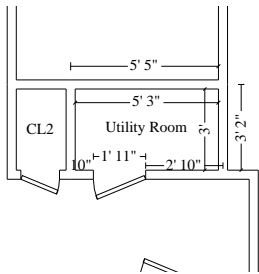
Height: 8'

76.81 SF Walls	5.43 SF Ceiling
82.24 SF Walls & Ceiling	5.43 SF Floor
0.60 SY Flooring	9.60 LF Floor Perimeter
9.60 LF Ceil. Perimeter	

DESCRIPTION	QTY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
<u>ECR</u>						
75. Baseboard - 3 1/4"	9.60	LF 2.49	1.67	25.57	(0.00)	25.57
76. Door knob - interior	1.00	EA 51.83	3.63	55.46	(0.00)	55.46

CONTINUED - CL2

DESCRIPTION	QTY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
77. Interior door unit	1.00 EA	192.97	13.51	206.48	(0.00)	206.48
78. Vinyl floor covering (sheet goods) 15 % waste added for Vinyl floor covering (sheet goods).	6.25 SF	4.71	2.06	31.50	(0.00)	31.50
79. 1/2" drywall - hung, taped, floated, ready for paint	38.40 SF	1.61	4.33	66.15	(0.00)	66.15
80. Paint baseboard - two coats	9.60 LF	0.93	0.63	9.56	(0.00)	9.56
81. Paint door slab only - 2 coats (per side)	1.00 EA	26.98	1.89	28.87	(0.00)	28.87
82. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	20.37	1.43	21.80	(0.00)	21.80
83. Seal/prime then paint the walls and ceiling twice (3 coats)	82.24 SF	0.78	4.49	68.64	(0.00)	68.64
ECR Totals:			33.64	514.03		514.03
Totals: CL2			33.64	514.03	0.00	514.03



Utility Room

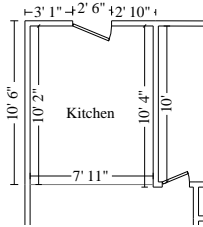
Height: 8'

131.60 SF Walls	15.62 SF Ceiling
147.22 SF Walls & Ceiling	15.62 SF Floor
1.74 SY Flooring	16.45 LF Floor Perimeter
16.45 LF Ceil. Perimeter	

DESCRIPTION	QTY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
ECR						
90. R&R Underlayment - 1/4" lauan/mahogany plywood	15.62 SF	3.53	3.86	59.00	(0.00)	59.00
91. Baseboard - 3 1/4"	16.45 LF	2.49	2.87	43.83	(0.00)	43.83
92. Door knob - interior	2.00 EA	51.83	7.26	110.92	(0.00)	110.92
93. Interior door unit	2.00 EA	192.97	27.02	412.96	(0.00)	412.96
94. Vinyl floor covering (sheet goods) 15 % waste added for Vinyl floor covering (sheet goods).	17.96 SF	4.71	5.92	90.51	(0.00)	90.51
95. 1/2" drywall - hung, taped, floated, ready for paint	65.80 SF	1.61	7.42	113.36	(0.00)	113.36
96. Paint baseboard - two coats	16.45 LF	0.93	1.07	16.37	(0.00)	16.37
97. Paint door slab only - 2 coats (per side)	2.00 EA	26.98	3.78	57.74	(0.00)	57.74
98. Paint door/window trim & jamb - 2 coats (per side)	3.00 EA	20.37	4.28	65.39	(0.00)	65.39
99. Seal/prime then paint the walls and ceiling twice (3 coats)	147.22 SF	0.78	8.04	122.87	(0.00)	122.87
100. Boiler - natural gas - 62,000 BTU	1.00 EA	4,004.48	280.31	4,284.79	(0.00)	4,284.79
101. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	966.03	67.62	1,033.65	(0.00)	1,033.65

CONTINUED - Utility Room

DESCRIPTION	QTY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
ECR Totals:			419.45	6,411.39		6,411.39
Totals: Utility Room			419.45	6,411.39	0.00	6,411.39



Kitchen

Height: 8'

227.72 SF Walls	80.65 SF Ceiling
308.37 SF Walls & Ceiling	80.65 SF Floor
8.96 SY Flooring	28.47 LF Floor Perimeter
28.47 LF Ceil. Perimeter	

Missing Wall

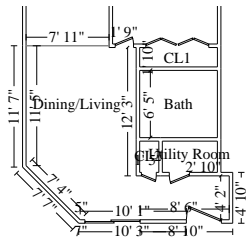
7' 10 15/16" X 8'

Opens into DINING_LIVIN

DESCRIPTION	QTY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
ECR						
112. Countertop - flat laid plastic laminate	12.00	LF 48.16	40.45	618.37	(0.00)	618.37
113. 4" backsplash for flat laid countertop	14.00	LF 9.32	9.13	139.61	(0.00)	139.61
114. Cabinetry - lower (base) units	12.00	LF 215.54	181.05	2,767.53	(0.00)	2,767.53
115. R&R Underlayment - 1/4" lauan/mahogany plywood	80.65	SF 3.53	19.93	304.63	(0.00)	304.63
116. Baseboard - 3 1/4"	28.47	LF 2.49	4.96	75.85	(0.00)	75.85
117. Door lockset & deadbolt - exterior	1.00	EA 114.09	7.99	122.08	(0.00)	122.08
118. R&R Exterior door - metal - insulated - flush or panel style	1.00	EA 349.35	24.45	373.80	(0.00)	373.80
119. Vinyl floor covering (sheet goods) 15 % waste added for Vinyl floor covering (sheet goods).	92.75	SF 4.71	30.58	467.43	(0.00)	467.43
120. 1/2" drywall - hung, taped, floated, ready for paint	113.86	SF 1.61	12.83	196.14	(0.00)	196.14
121. Paint baseboard - two coats	28.47	LF 0.93	1.85	28.33	(0.00)	28.33
122. Paint door slab only - 2 coats (per side)	1.00	EA 26.98	1.89	28.87	(0.00)	28.87
123. Paint door/window trim & jamb - 2 coats (per side)	1.00	EA 20.37	1.43	21.80	(0.00)	21.80
124. Seal/prime then paint the walls and ceiling twice (3 coats)	308.37	SF 0.78	16.84	257.37	(0.00)	257.37
125. Range hood	1.00	EA 226.23	15.84	242.07	(0.00)	242.07
126. Refrigerator - top freezer - 24 to 26 cf	1.00	EA 1,502.50	105.18	1,607.68	(0.00)	1,607.68
127. Range - freestanding - gas	1.00	EA 975.95	68.32	1,044.27	(0.00)	1,044.27
128. Sink faucet - Kitchen	1.00	EA 227.76	15.94	243.70	(0.00)	243.70
129. Kitchen Sink - single basin	1.00	EA 334.48	23.41	357.89	(0.00)	357.89

CONTINUED - Kitchen

DESCRIPTION	QTY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
ECR Totals:			582.07	8,897.42		8,897.42
Totals: Kitchen			582.07	8,897.42	0.00	8,897.42



Dining/Living

Height: 8'

486.34 SF Walls	197.40 SF Ceiling
683.74 SF Walls & Ceiling	197.40 SF Floor
21.93 SY Flooring	60.79 LF Floor Perimeter
60.79 LF Ceil. Perimeter	

Missing Wall

7' 10 15/16" X 8'

Opens into KITCHEN

DESCRIPTION	QTY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
ECR						
133. Baseboard - 3 1/4"	60.79	LF 2.49	10.60	161.97	(0.00)	161.97
134. Door lockset & deadbolt - exterior	1.00	EA 114.09	7.99	122.08	(0.00)	122.08
135. R&R Exterior door - metal - insulated - flush or panel style	1.00	EA 349.35	24.45	373.80	(0.00)	373.80
136. Vinyl floor covering (sheet goods) 15 % waste added for Vinyl floor covering (sheet goods).	227.01	SF 4.71	74.85	1,144.07	(0.00)	1,144.07
137. 1/2" drywall - hung, taped, floated, ready for paint	243.17	SF 1.61	27.41	418.91	(0.00)	418.91
138. Paint baseboard - two coats	60.79	LF 0.93	3.96	60.49	(0.00)	60.49
139. Paint door slab only - 2 coats (per side)	4.00	EA 26.98	7.55	115.47	(0.00)	115.47
140. Paint door/window trim & jamb - 2 coats (per side)	6.00	EA 20.37	8.56	130.78	(0.00)	130.78
141. Seal/prime then paint the walls and ceiling twice (3 coats)	683.74	SF 0.78	37.33	570.65	(0.00)	570.65
142. R&R Ceiling fan & light	1.00	EA 388.11	27.17	415.28	(0.00)	415.28

ECR Totals:			229.87	3,513.50		3,513.50
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Totals: Dining/Living			229.87	3,513.50	0.00	3,513.50
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Area ECR Total:			2,747.37	41,994.57		41,994.57
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Totals: Main Level			2,747.37	41,994.57	0.00	41,994.57
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Area ECR Total:			2,747.37	41,994.57		41,994.57
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Line Item Totals: RRE0018837_REV2			2,747.37	41,994.57	0.00	41,994.57
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Grand Total Areas:

1,633.11	SF Walls	467.83	SF Ceiling	2,100.94	SF Walls and Ceiling
467.83	SF Floor	51.98	SY Flooring	204.14	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	204.14	LF Ceil. Perimeter
467.83	Floor Area	518.15	Total Area	1,633.11	Interior Wall Area
850.03	Exterior Wall Area	94.45	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

Summary for ECR

Line Item Total	39,247.20
Total Tax(Rep-Maint)	2,747.37
Replacement Cost Value	\$41,994.57
Net Claim	\$41,994.57

Rod Akers
Project Manager

Recap of Taxes

	Total Tax(Rep-Maint) (7%)	Clothing Acc Tax (7%)	Storage Rental Tax (7%)
Line Items	2,747.37	0.00	0.00
Total	2,747.37	0.00	0.00

Recap by Room

Estimate: RRE0018837_REV2

Area: Main Level	13,150.55	33.51%
Bedroom	2,148.79	5.48%
CL1	967.30	2.46%
Bath	4,909.25	12.51%
CL2	480.39	1.22%
Utility Room	5,991.94	15.27%
Kitchen	8,315.35	21.19%
Dining/Living	3,283.63	8.37%
<hr/>		
Area Subtotal: Main Level	39,247.20	100.00%
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Subtotal of Areas	39,247.20	100.00%
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Total	39,247.20	100.00%

Recap by Category

Items	Total	%
APPLIANCES	2,704.68	6.44%
CABINETRY	4,402.18	10.48%
GENERAL DEMOLITION	669.90	1.60%
DOORS	1,998.91	4.76%
DRYWALL	1,385.39	3.30%
ELECTRICAL	2,221.23	5.29%
FLOOR COVERING - VINYL	2,831.65	6.74%
FINISH CARPENTRY / TRIMWORK	508.30	1.21%
FINISH HARDWARE	655.71	1.56%
HAZARDOUS MATERIAL REMEDIATION	8,000.00	19.05%
HEAT, VENT & AIR CONDITIONING	4,795.08	11.42%
INSULATION	671.52	1.60%
LIGHT FIXTURES	731.66	1.74%
MOISTURE PROTECTION	1,130.00	2.69%
PLUMBING	3,715.38	8.85%
PAINTING	2,825.61	6.73%
Subtotal	39,247.20	93.46%
Total Tax(Rep-Maint)	2,747.37	6.54%
Total	41,994.57	100.00%

Estimate Closing statement

This estimate contains only NJ DCA RREM approved scope .

This estimate may contain cost information from actual invoices presented by the homeowner and reviewed by Gilbane for cost and scope. This cost data will only be used in an advisory fashion to determine homeowner eligibility for benefits.

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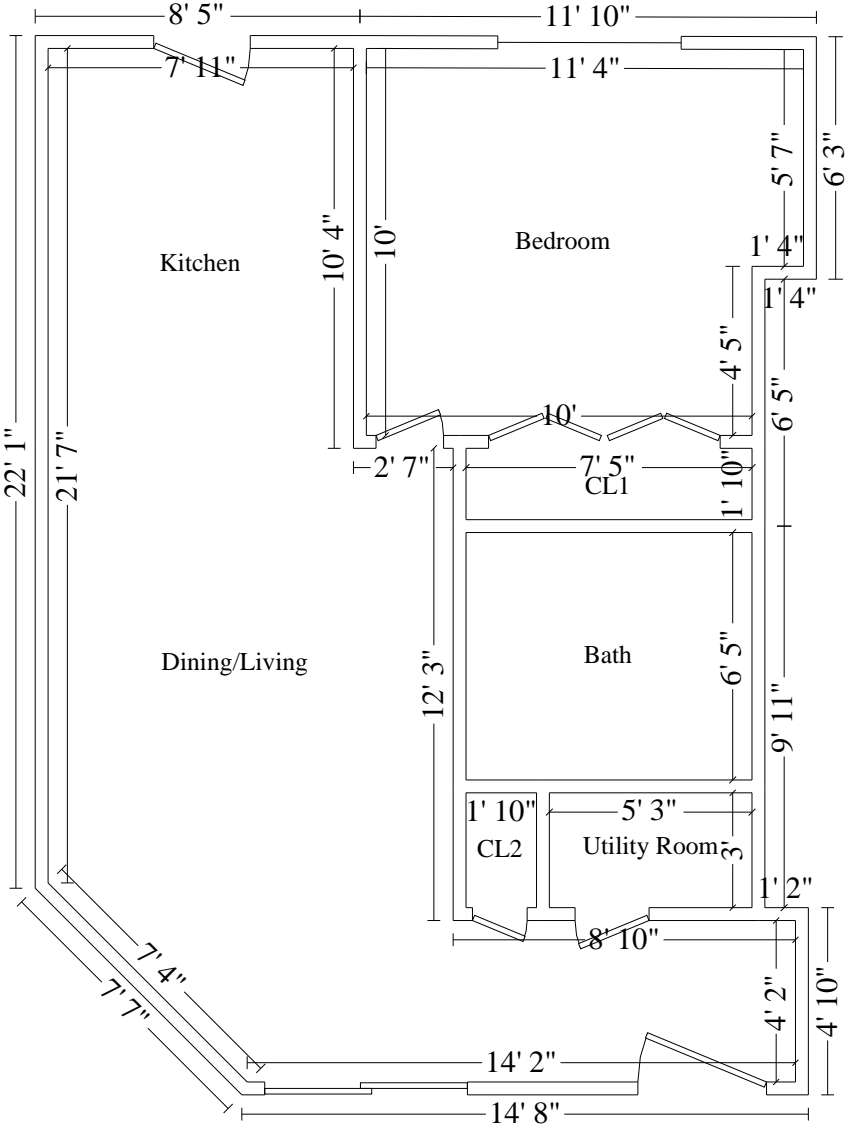


Image Detail

Image No.	Type	Date Taken	Taken By
1	RRE0018837_aEXT (1)	11/16/2013	Chun Hon Justin Lam
2	RRE0018837_aEXT (2)	11/16/2013	Chun Hon Justin Lam
3	RRE0018837_Bath (1)	11/16/2013	Chun Hon Justin Lam
4	RRE0018837_Bath (2)	11/16/2013	Chun Hon Justin Lam
5	RRE0018837_Bed1 (1)	11/16/2013	Chun Hon Justin Lam
6	RRE0018837_Bed1 (2)	11/16/2013	Chun Hon Justin Lam
7	RRE0018837_Bed1 (3)	11/16/2013	Chun Hon Justin Lam
8	RRE0018837_Foyer	11/16/2013	Chun Hon Justin Lam
9	RRE0018837_Kitchen (	11/16/2013	Chun Hon Justin Lam
10	RRE0018837_Kitchen (	11/16/2013	Chun Hon Justin Lam
11	RRE0018837_Kitchen (	11/16/2013	Chun Hon Justin Lam
12	RRE0018837_Living	11/16/2013	Chun Hon Justin Lam

Continued - Image Detail			
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Image No.	Type	Date Taken	Taken By
13	RRE0018837_Utility (11/16/2013	Chun Hon Justin Lam
14	RRE0018837_Utility (	11/16/2013	Chun Hon Justin Lam
15	RRE0018837_Utility (	11/16/2013	Chun Hon Justin Lam



Main Level