# Request for Proposals (RFP)
# Sale and Relocation of Dwelling at 601 Lincoln Street NE in Bondurant

**RFP Release Date:** October 13, 2025
**Proposal Due Date & Time:** 4:30 p.m. on Wednesday, November 5, 2025
**Issuing Agency:** City of Bondurant, Iowa – Planning & Community Development Department

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**1. Introduction & Purpose**
The City of Bondurant owns the parcel and single-family dwelling located at 601 Lincoln Street NE in Bondurant. The City is soliciting proposals from qualified individuals or firms interested in purchasing the dwelling and relocating the dwelling to a new site. Preference will be given to proposals that relocate the dwelling to a site within Bondurant's city limits. The City will retain ownership of the actual land at 601 Lincoln Street NE.

The dwelling is 1,411 square feet and was constructed in 2016. Included as exhibits are the following: Exhibit B: Polk County Assessor's page; Exhibit C: 2024 appraisal; and Exhibit D: 2016 building permit information. The City acquired the house because the underlying ground is needed for area stormwater upgrades. The dwelling's destination site has not been identified; it is the sole responsibility of the selected Proposer to secure, permit, and coordinate the relocation destination, route, and receiving-site readiness in accordance with all applicable codes and requirements.

## 2. Summary of Key Dates (Anticipated)

- **RFP Opens:** October 13, 2025
- **Contractor Open House / Walk-Through:** October 21, 2025 from noon until 1:00 p.m. at 601 Lincoln Street NE
- **Responses Due:** 4:30 p.m. on Wednesday, November 5, 2025
- **Target City Council Consideration (anticipated):** November 17, 2025
- **Mandatory House & Foundation Removal Time Period at 601 Lincoln Street NE:** April 1, 2026 – April 22, 2026

## 3. Property Overview

- **Address:** 601 Lincoln Street NE, Bondurant, IA
- **Ownership:** City of Bondurant
- **Year Built:** 2016
- **Type:** Single-family dwelling (to be sold and relocated)
- **Dwelling Size:** 1,411 SF
- **Basement:** Yes
- **Foundation:** Poured Concrete

The City intends to convey the house only (not the land), to be removed and relocated by the selected Proposer at their sole cost and risk.

**Exclusions**: The following items will not be included with the purchase of the dwelling and will be removed prior to relocation:

- Washer and dryer
- Kitchen refrigerator
- Dishwasher
- Basement refrigerator
- Garage refrigerators
- Garage deep freezer
- Gas stove
- Microwave
- Ceiling fans
- Front entry chandelier
- Garage cabinets

## 4. Scope of Work (at 601 Lincoln Street NE)

The selected Proposer shall be responsible for the following, at a minimum:

1. Obtaining all permits required for removal, relocation, transport, and reconstruction of the dwelling.
2. Relocating the dwelling from 601 Lincoln Street NE to the Proposer's receiving site.
3. Removing and properly disposing of the existing foundation at 601 Lincoln Street NE.
4. Removing and disposing of the existing driveway and any private sidewalks on the parcel, back to the private property line, as directed by the City.
5. Restoring all disturbed areas to a clean and safe condition in accordance with City direction, including backfill and grading of the former foundation area.
6. Capping off existing sanitary sewer, water service, and storm connections at the property line in accordance with City standards and direction.
7. Completing all removal and restoration activities between April 1, 2026, and April 22, 2026.

All work must comply with applicable federal, state, and local laws, ordinances, and permit requirements.

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## 5. Relocation & Receiving-Site Responsibilities

The Proposer is solely responsible for all aspects of the relocation, including but not limited to:

1. Identifying and securing a destination site.
2. Preparing the receiving foundation and all site utilities, as applicable.
3. Obtaining and paying for all permits, including but not limited to demolition permit(s) required for removal at 601 Lincoln Street NE and any relocation/transport permits, oversize/overweight hauling permits, route approvals, and receiving-site building and utility permits.
4. Coordinating with all utilities, roadway authorities, and jurisdictions along the route.
5. Traffic control, public safety measures, and scheduling to minimize disruption.

**Preference:** Proposals that relocate the dwelling within the corporate limits of Bondurant will receive favorable consideration.

## 6. Schedule Requirements

- The City will make the dwelling available for removal during a single, fixed window: April 1, 2026 through April 22, 2026.
- Proposers must demonstrate a feasible schedule to disconnect, lift, transport, and remove the dwelling; complete foundation, driveway, and private sidewalk removals; and restore all disturbed areas to a clean and safe condition in accordance with City direction, including backfill and grading of the former foundation area, all within this window.
- Time is of the essence, as the City's stormwater improvements project at 601 Lincoln Street NE will follow the dwelling's relocation. Failure to complete within the window may result in contractual remedies up to and including default.

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## 7. Contractor Open House / Walk-Through

A **Contractor Open House** will be held on October 21, 2025 from noon until 1:00 p.m. at 601 Lincoln Street NE. Attendance is optional. Attendees may walk through the house to understand the layout and assess logistics.

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## 8. Questions

Questions may be submitted in writing or asked in person during the scheduled Open House.

**Written Questions:**
All written questions must be submitted to:

Maggie Murray, AICP
Planning & Community Development Director
Email: planning@cityofbondurant.com

**Open House Questions:**
During the scheduled Open House, attendees may ask questions in person. A log of questions received during the Open House will be maintained by City staff and posted, along with written question responses, to the City's website.

All responses and the question log will be posted to the City's website for public access.

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### 9. Proposal Submittal Instructions

**Due by 4:30 p.m. on Wednesday, November 5, 2025.** Late submissions will not be accepted. Proposals shall include:

1. **Proposed Purchase Price** for the dwelling.
2. **Relocation & Removal Timeline,** including key milestones to (a) mobilize, (b) remove the dwelling, (c) remove the existing foundation, driveway, and private sidewalks, and (d) restore the site—**all within April 1–22, 2026**.
3. **Destination Site Information,** including proposed address, jurisdiction, zoning confirmation and demonstrated ability to meet setbacks if proposed for relocation within Bondurant's city limits, and any preliminary approvals.
4. **Acknowledgement of Required Permits,** including a signed statement acknowledging that a demolition permit will be required prior to relocating the dwelling and that the Proposer is responsible for obtaining/complying with all other permits.
5. **Insurance & Liability Acknowledgement,** including confirmation of the ability to provide insurance meeting the requirements in Section 11.
6. **Qualifications & Experience,** including similar relocation projects, references, and key personnel.
7. **Method/Approach,** describing structural move methodology, route planning, receiving-site preparation, traffic control, and risk mitigation.

**Submission Format:** Responses shall be submitted via email to Maggie Murray at planning@cityofbondurant.com on or before 4:30 p.m. on Wednesday, November 5, 2025. Late submissions will not be accepted.

Each response must include all items listed in Section 9 (Proposal Submittal Instructions) and a completed, signed copy of Exhibit A: Proposer Acknowledgement & Response Form. Proposals that do not include Exhibit A may be deemed non-responsive.

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### 10. Evaluation & Selection

Proposals will be evaluated on the following criteria:

1. **Purchase Price & Financial Offer** – Proposed purchase price for the dwelling, and any additional financial considerations such as proposed profit sharing with the City (if applicable).

2. **Relocation Site & Community Benefit –** Strength of proposed destination site, with preference for relocation within Bondurant's corporate limits.
3. **Schedule & Feasibility** – Demonstrated ability to meet the April 1–22, 2026 removal window with a clear, realistic timeline.
4. **Relocation Plan & Logistics** – Quality of relocation plan, including site selection, likelihood of relocation within Bondurant, permitting strategy, route coordination, and risk management.
5. **Experience & Capacity –** Demonstrated qualifications, relevant project experience, and available resources to successfully complete the relocation.
6. **Compliance & Risk Management** – Acknowledgement of required permits (including demolition permit), insurance, indemnification, and overall approach to minimizing risk.

The City may request additional information, conduct interviews, or negotiate terms with one or more Proposers. The City reserves the right to reject any or all proposals, to waive informalities, and to select the proposal deemed most advantageous to the City.

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**11. Insurance & Liability**

The selected Proposer shall purchase and maintain such insurance as specified in Exhibit E: Contractor Insurance Requirements. Such insurance requirements will protect the Proposer and the City of Bondurant from claims that may arise out of, or result from, the Proposer's operations.

The selected Proposer shall indemnify, defend, and hold harmless the City, its officers, officials, employees, and agents from and against all claims arising out of or resulting from the Proposer's work, except to the extent caused by the City's sole negligence.

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**12. Terms & Conditions**

- **As-Is, Where-Is:** The dwelling is offered as-is, where-is, with no warranties, express or implied.
- **Costs:** All costs of relocation, permitting, removals, disposal, site restoration, and transportation are the Proposer's responsibility.
- **Access/Coordination:** The Proposer is responsible for coordinating site access, protection of adjacent properties and public right-of-way, and any required traffic control.
- **Utilities:** The Proposer is responsible for coordinating any utility disconnections necessary for the move and for all connections at the receiving site.
- **Compliance:** The Proposer must comply with all applicable codes and regulations in all jurisdictions involved.

- **Contract:** The City will issue a purchase and relocation agreement to the selected Proposer reflecting these requirements.

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### 13. Right to Modify or Cancel

The City reserves the right to modify this RFP, extend deadlines, request additional information, or cancel the solicitation at any time, for any reason, without penalty.

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### 14. Contact

For all correspondence related to this RFP, please contact (written inquiries only):

Maggie Murray, AICP
Planning & Community Development Director
City of Bondurant
**Email:** planning@cityofbondurant.com

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**Exhibit A: Proposer Acknowledgement & Response Form**
Sale and Relocation of Dwelling — 601 Lincoln Street NE, Bondurant

By submitting this proposal, the undersigned (the “Proposer”) acknowledges and agrees to the terms and conditions set forth by the City of Bondurant regarding the purchase and relocation of the dwelling at 601 Lincoln Street NE.

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**A. Acknowledgements & Required Terms *(Initial each line)***

**____ 1) Permit Requirements** – Proposer is responsible for obtaining and complying with all permits required for removal, relocation, transport, and reconstruction of the dwelling, including but not limited to demolition, relocation/transport, oversize/overweight hauling, route approvals, and receiving-site permits.
**____ 2) Insurance & Liability** – Proposer will meet the minimum insurance requirements in the RFP and provide certificates naming the City as Additional Insured prior to contract execution.
**____ 3) Removal Window** – Proposer will complete all removal and restoration activities at 601 Lincoln Street NE within April 1–22, 2026.
**____ 4) Destination Site Responsibility** – Proposer is solely responsible for securing, permitting, and preparing the receiving site and all relocation logistics, including route approvals.
**____ 5) Foundation/Driveway/Sidewalk Removal** – Proposer will remove the existing foundation, driveway, and private sidewalks back to the private property line, and restore disturbed areas as directed by the City.
**____ 6) As Is, Where Is** – The dwelling is offered as is, where is, with no warranties, express or implied.
**____ 7) Costs** – All costs of relocation, permitting, removals, disposal, site restoration, transportation, and utility coordination are the Proposer’s responsibility.
**____ 8) Access & Coordination** – Proposer will coordinate site access, protect adjacent properties and public rights-of-way, and provide any required traffic control.
**____ 9) Utilities** – Proposer is responsible for all necessary utility disconnections for the move and connections at the receiving site.
**____ 10) Compliance** – Proposer will comply with all applicable codes and regulations in all jurisdictions involved.
**____ 11) Contract** – The City will issue a purchase and relocation agreement to the selected Proposer reflecting these requirements.

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**B. Proposal Details**

**1. Proposed Purchase Price**
$ ____________________________________________________________

**(Optional) Profit Sharing with City**
Describe terms if proposed:

______________________________________________________________

______________________________________________________________

**2. Relocation & Removal Timeline (April 1–22, 2026 window)** — include key milestones related to mobilization; removal of the dwelling from 601 Lincoln Street NE; removal of the existing foundation driveway, and private sidewalks; and restoration.

______________________________________________________________

______________________________________________________________

______________________________________________________________

______________________________________________________________

**3. Destination Site Information**

**Destination Site Address:** __________________________________________

**Jurisdiction:** ____________________________________________________

**Zoning District (if Bondurant):** _____________________________________

**Setbacks met (if Bondurant)?:** ☐ Yes ☐ No ☐ N/A

**If within Bondurant city limits, attach evidence of setback compliance.**

**Site control:** ☐ Own ☐ Under contract ☐ Option/LOI ☐ Not yet
If not yet, expected timeline to secure control:

______________________________________________________

**4. Qualifications & Experience**

**Key personnel and roles:**
List all individuals and firms who will be responsible for performing the work described in this RFP, including all activities related to demolition, relocation, transport, and site restoration. Identify each person's or firm's role, responsibilities, and qualifications as applicable (attach additional pages if needed).

If the responder is not personally qualified or licensed to perform any portion of the house move, relocation, or associated work, they must provide documentation identifying the qualified firm(s) that will be hired to perform such work.

**Key similar projects (3 max):**
List up to three similar house-move or relocation projects completed by the responder or, if the responder is not personally qualified to perform such work, by the qualified firm(s) identified in this proposal who will perform the work.

**Client references (name, phone/email):**
Provide contact information for client references associated with similar house-move or relocation projects completed by the responder or, if the responder is not personally qualified to perform such work, by the qualified firm(s) identified in this proposal who will perform the work.

**7. Method / Approach**

Summarize structural move methodology, route planning, receiving-site preparation, traffic control, and risk mitigation (attach additional pages/diagrams as needed):

**8. Additional Information (Optional)**

Proposals may include any additional relevant information the Proposer believes will assist the City in evaluating the submission.

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**C. Submission & Contact**

Proposer Name / Firm: ______________________________

Authorized Representative (Print): ______________________________

Signature: ______________________________ Date: ____________

Primary Contact Phone: ____________________ Email: ____________

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**Submission Format: Email a complete proposal including this executed Exhibit A and any attachments to planning@cityofbondurant.com on or before 4:30 p.m. on Wednesday, November 5, 2025. Late submissions will not be accepted.**

**Exhibit B – Polk County Assessor's Information**

**Polk County Assessor**

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

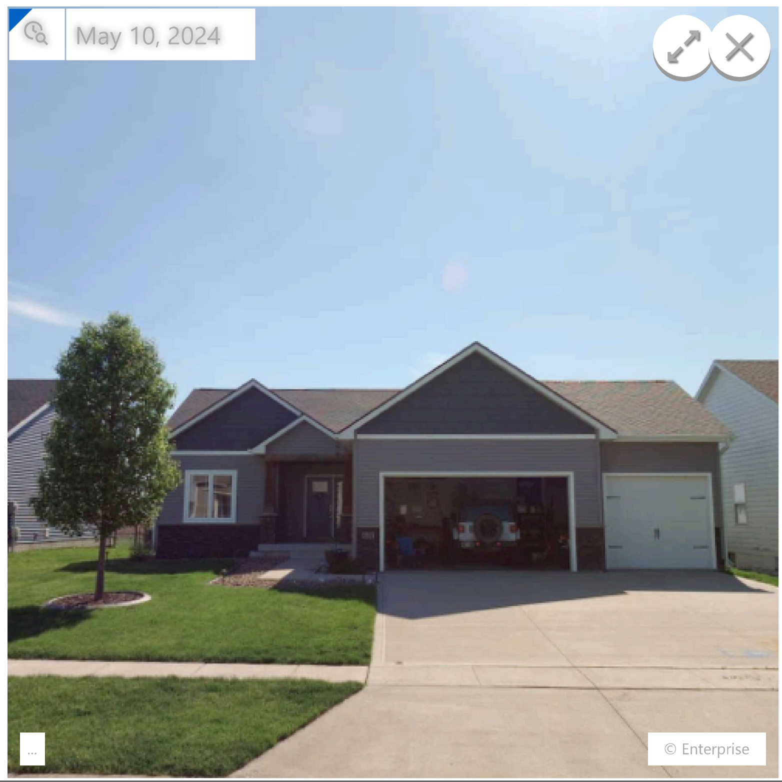
| Location | | | | | |
|---|---|---|---|---|---|
| **Address** | **601 LINCOLN ST NE** | | | | |
| **City** | BONDURANT | **Zip** | 50035 | **Jurisdiction** | Bondurant |
| **District/Parcel** | **231/00222-850-031** | **Geoparcel** | 8022-30-301-021 | **Status** | Active |
| **School** | Bondurant-Farrar | **Nbhd/Pocket** | BN01/A3 | **Tax Authority Group** | BON-C-BOF-770004 |
| **Submarket** | Northeast Des Moines | **Appraiser** | Braxton Peats, 515-286-3839 | | |

**Map and Current Photos - 1 Record**

**Use Cyclomedia Panorama -** ☑

**Click on parcel to get a new listing**


Bigger Map County GIS Auditor
Google Map Pictometry




Historical Photos

**Ownership - 1 Record**

| Ownership | Num | Name | Recorded | Book/Page |
|---|---|---|---|---|
| Title Holder | 1 | CITY OF BONDURANT | 2025-02-25 | 20055/188 |

**Legal Links For Subdivisions, Condominiums, and Plats of Survey**

PLEASANT GROVE PLAT 4

**Legal Description and Mailing Address**

| | |
|---|---|
| LOT 31 PLEASANT GROVE PLAT 4 | CITY OF BONDURANT<br>200 2ND ST<br>BONDURANT, IA 50035 |

**Current Values**

| Type | Class | Kind | Land | Bldg | Total |
|---|---|---|---|---|---|
| 2025 Value | Government | Full | $0 | $0 | $0 |

**Zoning - 1 Record**

| Zoning | Description | SF | Assessor Zoning |
|---|---|---|---|
| R-2 | One and Two Family Residential District | | Residential |

*City of Bondurant Website Veenstra & Kimm 515-225-8000 (2014-12-23)*

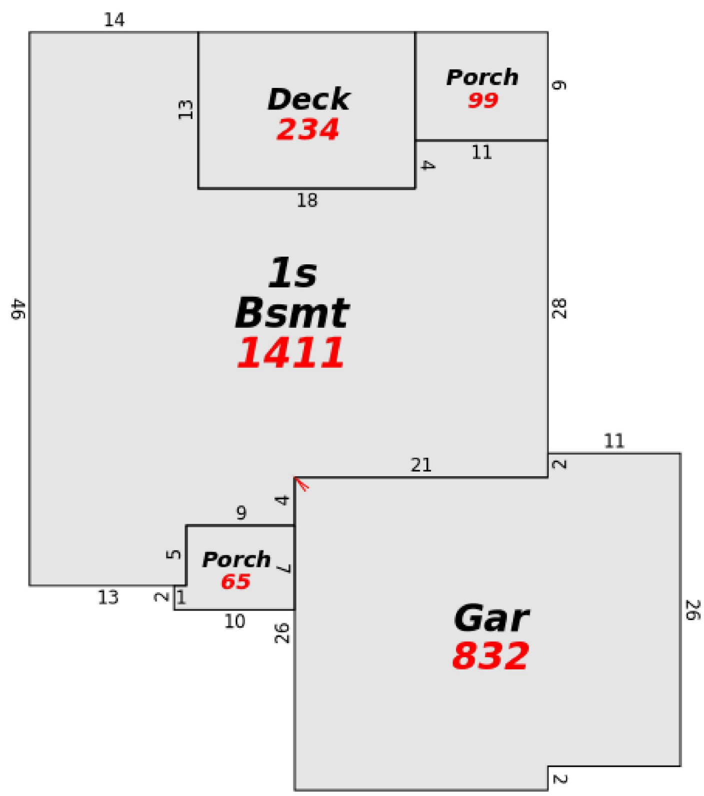
**Land**

| | | | | | |
|---|---|---|---|---|---|
| **Square Feet** | 9,388 | **Acres** | 0.216 | **Frontage** | 66.5 |
| **Year Platted** | 2016 | **Topography** | Normal | **Shape** | Rectangle |
| **Vacancy** | No | **Unbuildable** | No | | |

**Residences - 1 Record**

**Residence # id=1**

| | | | | | |
|---|---|---|---|---|---|
| **Occupancy** | Single Family | **Residence Type** | 1 Story | **Building Style** | Ranch |
| **Year Built** | 2016 | **Number Families** | 1 | **Grade** | 3-05 |
| **Condition** | Normal | **Total Square Foot Living Area** | 1411 | **Main Living Area** | 1411 |
| **Attached Garage Square Foot** | 832 | **Basement Area** | 1411 | **Finished Basement Area 1** | 990 |
| **Finished Basement Quality 1** | Living Quarters | **Total Basement Finish** | 990 | **Open Porch Area** | 164 |
| **Deck Area** | 234 | **Veneer Area** | 76 | **Foundation** | Poured Concrete |
| **Exterior Wall Type** | Vinyl Siding | **Roof Type** | Gable | **Roof Material** | Asphalt Shingle |
| **Number Fireplaces** | 1 | **Heating** | Gas Forced Air | **Air Conditioning** | 100 |
| **Number Bathrooms** | 3 | **Number Extra Fixtures** | 2 | **Bedrooms** | 3 |
| **Basement Bedrooms** | 2 | **Rooms** | 4 | | |




**Sales - 2 Records**

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|---|---|---|---|---|---|
| ANDY & KRISTIN RAY FAMILY TRUST | CITY OF BONDURANT | 2025-02-12 | $385,000 | Deed | 20055/188 |
| BONDURANT LOTS LLC | RAY, ANDREW A | 2016-06-01 | $55,900 | Deed | 16085/392 |

**Associated Recorded Documents**

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|---|---|---|---|---|---|

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|---|---|---|---|---|---|
| RAY, KRISTIN (Trustee)<br>RAY, ANDY (Trustee)<br>ANDY & KRISTIN RAY FAMILY TRUST | CITY OF BONDURANT | 2025-02-12 | 2025-02-25 | Trustee Deed | 20055/188 |
| RAY, ANDREW A<br>RAY, KRISTIN K | RAY, ANDREW A (Trustee)<br>RAY, KRISTIN K (Trustee)<br>ANDY & KRISTIN RAY FAMILY TRUST | 2023-02-01 | 2023-02-02 | Quit Claim Deed | 19388/416 |
| BONDURANT LOTS LLC | RAY, ANDREW A<br>RAY, KRISTIN K | 2016-06-01 | 2016-07-12 | Warranty Deed Corporate | 16085/392 |

**Permits - 1 Record**

| Year | Type | Permit Status | Application | Reason | Reason1 |
|---|---|---|---|---|---|
| 2017 | Permit | Complete | 2016-06-02 | Construction | SINGLE FAMILY (1362 sf) |

**Historical Values**

| Yr | Type | Class | Kind | Land | Bldg | Total |
|---|---|---|---|---|---|---|
| 2025 | Assessment Roll | Government | Full | $0 | $0 | $0 |
| 2023 | Assessment Roll | Residential | Full | $81,400 | $284,300 | $365,700 |
| 2022 | Assessment Roll | Residential | Full | $72,100 | $239,800 | $311,900 |
| 2021 | Assessment Roll | Residential | Full | $72,100 | $239,800 | $311,900 |
| | | | Adj | $70,130 | $206,380 | $276,510 |
| 2020 | Assessment Roll | Residential | Full | $68,100 | $224,000 | $292,100 |
| | | | Adj | $64,170 | $157,160 | $221,330 |
| 2019 | Assessment Roll | Residential | Full | $68,100 | $224,000 | $292,100 |
| | | | Adj | $62,200 | $123,740 | $185,940 |
| 2018 | Assessment Roll | Residential | Full | $65,500 | $222,800 | $288,300 |
| | | | Adj | $57,640 | $89,120 | $146,760 |
| 2017 | Assessment Roll | Residential | Full | $65,500 | $222,800 | $288,300 |
| | | | Adj | $55,670 | $55,700 | $111,370 |

**Exhibit C – 2024 Appraisal**

# APPRAISAL OF REAL PROPERTY

## LOCATED AT
601 Lincoln St NE
Bondurant, IA 50035
Lot 31 Pleasant Grove Plat 4

## FOR
Determination of Fair Market Value

## OPINION OF VALUE
385,000

## AS OF
12/20/2024

## BY

Lynn Schultz
Central Iowa Appraisers
1400 SE LA Grant Pkwy
Waukee, IA 50263
(515) 491-1881
lschultz@iowa-appraisers.com
www.iowa-appraisers.com

# RESIDENTIAL APPRAISAL REPORT

File No.: 24-0227

## SUBJECT

Property Address: 601 Lincoln St NE | City: Bondurant | State: IA | Zip Code: 50035
County: Polk | Legal Description: Lot 31 Pleasant Grove Plat 4
Assessor's Parcel #: 231-00222850031
Tax Year: 2023 | R.E. Taxes: $ 6,365 | Special Assessments: $ 0 | Borrower (if applicable): n/a
Current Owner of Record: Andy & Kristen Ray Family Trust | Occupant: [X] Owner [ ] Tenant [ ] Vacant | [ ] Manufactured Housing
Project Type: [ ] PUD [ ] Condominium [ ] Cooperative [ ] Other (describe) | HOA: $ 50 [X] per year [ ] per month
Market Area Name: ALTOONA/BONDURANT | Map Reference: 19780 | Census Tract: 0101.02

## ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: [X] Market Value (as defined), or [ ] other type of value (describe)
This report reflects the following value (if not Current, see comments): [X] Current (the Inspection Date is the Effective Date) [ ] Retrospective [ ] Prospective
Approaches developed for this appraisal: [X] Sales Comparison Approach [X] Cost Approach [ ] Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Leased Fee [ ] Other (describe)
Intended Use: Determination of Fair Market Value in "as-is" condition as of the effective date of the Appraisal Observation.
Intended User(s) (by name or type): City of Bondurant and Assignees
Client: City of Bondurant | Address: 200 2nd St NE, Box 37, Bondurant, IA 50035
Appraiser: Lynn Schultz | Address: 1400 SE LA Grant Pkwy, Waukee, IA 50263

## MARKET AREA DESCRIPTION

| | | | | Predominant Occupancy | One-Unit Housing PRICE $(000) | AGE (yrs) | Present Land Use | Change in Land Use |
|---|---|---|---|---|---|---|---|---|
| Location: | [ ] Urban | [X] Suburban | [ ] Rural | | | | One-Unit 72 % | [ ] Not Likely |
| Built up: | [X] Over 75% | [ ] 25-75% | [ ] Under 25% | | | | 2-4 Unit 2 % | [ ] Likely * [X] In Process * |
| Growth rate: | [ ] Rapid | [X] Stable | [ ] Slow | [X] Owner 94 | 160 Low | 0 | Multi-Unit 2 % | * To: Single Family |
| Property values: | [ ] Increasing | [X] Stable | [ ] Declining | [X] Tenant 4 | 550 High | 50 | Comm'l 10 % | Residential and |
| Demand/supply: | [ ] Shortage | [X] In Balance | [ ] Over Supply | [X] Vacant (0-5%) | 360 Pred | 20 | Other 14 % | Commercial. |
| Marketing time: | [ ] Under 3 Mos. | [X] 3-6 Mos. | [ ] Over 6 Mos. | [ ] Vacant (>5%) | | | | |

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): NE 86th Ave to the North, Lincoln St NE to the East, 4th St SW to the South and NE 64th St to the West. Smaller suburban bedroom community located approx 15 miles NE of Iowa State Capitol City of Des Moines. Access to metro services is acceptable via Hwy 65, I-35 and I-80. Area is improved with a variety of homes in terms of age, style and quality-is acceptable to the market, with extensive new construction occurring around the perimeter of Bondurant, in multiple new developments. Some neighborhood shopping in town, regional shopping and employment in the metro area and near by Altoona and Ankeny Suburbs. Area has average/good demand for those desiring small town living. "Other" is considered to be vacant parks, water ways and undeveloped land within the neighborhood boundaries, none of which are considered adverse to value. Typical financing for the area is conventional, FHA or VA with interest rates ranging from 5.5% to 6.75% indicating the future market should remain steady. Typical marketing time for subjects neighborhood is 1 - 3 months.

## SITE DESCRIPTION

Dimensions: 66.5 x 141.32 x 66.50 x 141.01 | Site Area: 9,388 sf
Zoning Classification: N1A | Description: Single Family Residential
Zoning Compliance: [X] Legal [ ] Legal nonconforming (grandfathered) [ ] Illegal [ ] No zoning
Are CC&Rs applicable? [ ] Yes [X] No [ ] Unknown | Have the documents been reviewed? [ ] Yes [ ] No | Ground Rent (if applicable) $ /
Highest & Best Use as improved: [X] Present use, or [ ] Other use (explain) See Addendum
Actual Use as of Effective Date: Single Family Residential (occupied) | Use as appraised in this report: Single Family Residential (occupied)
Summary of Highest & Best Use: See attached addenda.

| Utilities | Public | Other | Provider/Description | Off-site Improvements | Type | Public | Private | | |
|---|---|---|---|---|---|---|---|---|---|
| Electricity | [X] | [ ] | Public Utility | Street | Concrete | [X] | [ ] | Topography | Mostly Level |
| Gas | [X] | [ ] | Public Utility | Curb/Gutter | Concrete | [X] | [ ] | Size | Typical of the area |
| Water | [X] | [ ] | Public Utility | Sidewalk | Concrete | [X] | [ ] | Shape | Rectangular |
| Sanitary Sewer | [X] | [ ] | Public Utility | Street Lights | Electric Overhead | [X] | [ ] | Drainage | Appears Adequate |
| Storm Sewer | [X] | [ ] | Public Utility | Alley | None | [ ] | [ ] | View | N;Res; Agricultural Field |

Other site elements: [ ] Inside Lot [ ] Corner Lot [ ] Cul de Sac [ ] Underground Utilities [ ] Other (describe)
FEMA Spec'l Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 19153C0230F | FEMA Map Date 2/1/2019
Site Comments: No apparent adverse easements, encroachments or environmental hazards noted at time of inspection. The subject property has an agricultural field view to the rear, has concrete landscape border and a newer stamped concrete patio.

## DESCRIPTION OF THE IMPROVEMENTS

| General Description | | Exterior Description | | Foundation | | Basement [ ] None | | Heating | |
|---|---|---|---|---|---|---|---|---|---|
| # of Units | 1 [ ] Acc.Unit | Foundation | Prd Conc/Good | Slab | None | Area Sq. Ft. | 1,485 | Type | FWA |
| # of Stories | 1 | Exterior Walls | VnlSdg/Msnry/G | Crawl Space | None | % Finished | 78 | Fuel | Nat Gas |
| Type | [1] Det. [ ] Att. [ ] | Roof Surface | AsphltShngl/Gd | Basement | Full Basement | Ceiling | Drywall/Gd | | |
| Design (Style) | DT1;Ranch | Gutters & Dwnspts. | Metal/Good | Sump Pump | [X] | Walls | Drywall/Gd | **Cooling** | |
| [X] Existing [ ] Proposed [ ] Und.Cons. | | Window Type | Vn/ISH/Sldr/Good | Dampness | [ ] NoneNoted | Floor | Cpt/Tile/Gd | Central | Central A/C |
| Actual Age (Yrs.) | 8 | Storm/Screens | Yes/Full Good | Settlement | None Noted | Outside Entry | Daylight Wnd | Other | |
| Effective Age (Yrs.) | 5 | | | Infestation | None Noted | | | | |

| Interior Description | | Appliances | | Attic [ ] None | | Amenities | | | Car Storage [ ] None | |
|---|---|---|---|---|---|---|---|---|---|---|
| Floors | LVP,Cpt/Gd | Refrigerator | [X] | Stairs | [ ] | Fireplace(s) # | 1 | Woodstove(s) # 0 | Garage # of cars ( 6 Tot.) | |
| Walls | Drywall/Good | Range/Oven | [X] | Drop Stair | [ ] | Patio | UnCvdStamped | | Attach. | 3 |
| Trim/Finish | MDF/Ptd/Good | Disposal | [X] | Scuttle | [X] | Deck | UnCvd Deck | | Detach. | 0 |
| Bath Floor | CeramicTile/Good | Dishwasher | [X] | Doorway | [ ] | Porch | Cvd Front &Rear | | Blt.-In | 0 |
| Bath Wainscot | CTile/FbrGls/Good | Fan/Hood | [X] | Floor | [ ] | Fence | None | | Carport | 0 |
| Doors | HC/Painted/Good | Microwave | [X] | Heated | [ ] | Pool | None | | Driveway | 3 |
| | | Washer/Dryer | [X] | Finished | [ ] | | | | Surface | Concrete/Good |

Finished area **above** grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,420 Square Feet of Gross Living Area Above Grade
Additional features: See attached addenda.

Describe the condition of the property (including physical, functional and external obsolescence): The Subject property is an 8 year old dwelling, was built with above-average to good quality and fenestration with upgrades including 9' and 10' elevated ceilings and tray ceilings) has custom features including upgrades to cabinetry, counters, fixtures and appliances, has a new dishwasher (8 months), has professionally finished basement with custom wet bar and has a newer stamped concrete patio (3 years), has a whole house humidifier, and additional landscaping. The subject has been well maintained with trending decor and with the subject's effective age/condition found to be superior to it's actual age due to being well maintained. No repairs were found necessary at time of observation.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# RESIDENTIAL APPRAISAL REPORT

File No.: 24-0227

## TRANSFER HISTORY

My research [X] did [ ] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Polk County Assessor

| 1st Prior Subject Sale/Transfer | |
|---|---|
| Date: | 02/02/2023 |
| Price: | 0 |
| Source(s): | Polk County Assessor |
| **2nd Prior Subject Sale/Transfer** | |
| Date: | |
| Price: | |
| Source(s): | |

Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject property was originally purchased on 06/2016 as a newly constructed dwelling and had a recent "Quit Claim Deed" transfer to a a related "Family Trust" with no revenue noted, and with no other transfers noted in the prior 3 years to the effective date of this appraisal.

## SALES COMPARISON APPROACH TO VALUE (if developed)

[ ] The Sales Comparison Approach was not developed for this appraisal.

| FEATURE | SUBJECT | COMPARABLE SALE # 1 | | COMPARABLE SALE # 2 | | COMPARABLE SALE # 3 | |
|---|---|---|---|---|---|---|---|
| Address | 601 Lincoln St NE Bondurant, IA 50035 | 1300 13th St SE Bondurant, IA 50035 | | 301 6th St NE Bondurant, IA 50035 | | 700 James St NE Bondurant, IA 50035 | |
| Proximity to Subject | | 1.27 miles SE | | 0.07 miles W | | 0.25 miles NW | |
| Sale Price | $ n/a | | $ 385,000 | | $ 320,000 | | $ 338,500 |
| Sale Price/GLA | $ /sq.ft. | $ 265.15 /sq.ft. | | $ 240.60 /sq.ft. | | $ 241.61 /sq.ft. | |
| Data Source(s) | Int/Ext Observation | DMAAR #698593;DOM 5 | | DMAAR #679788,DOM 152 | | DMAAR #448874;DOM 146 | |
| Verification Source(s) | Owner, Cnty Assr | Ext Obsrvtn, Cnty Assr | | ExtObsrvtn, Cnty Assr | | ExtObsrvtn, Cnty Assr | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjust. | DESCRIPTION | +(-) $ Adjust. | DESCRIPTION | +(-) $ Adjust. |
| Sales or Financing Concessions | n/a n/a | ArmLth Conv;0 | | ArmLth VA;2500 | -2,500 | ArmLth Conv;0 | |
| Date of Sale/Time | n/a | s09/24;c07/24 | | s03/24;c01/24 | | s10/24;c09/24 | |
| Rights Appraised | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Location | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Site | 9,388 sf | 10725 sf | -3,500 | 8125 sf | +3,000 | 14265 sf | -12,000 |
| View | N;Res; Agricultural | N;Res;Open | | N;Res;Pond | -6,000 | N;Res;Traffic | +6,000 |
| Design (Style) | DT1;Ranch | DT1;Ranch | | DT1;Ranch | | DT1;Ranch | |
| Quality of Construction | Good | Good | | Average-Good | +10,000 | Average-Good | +10,000 |
| Age | 8 | 11 | 0 | 8 | 0 | 9 | 0 |
| Condition | Good | Good | | Good | | Good | |
| Above Grade Room Count (Total / Bdrms / Baths) | 6 / 3 / 2.0 | 6 / 3 / 2.0 | | 5 / 3 / 2.0 | | 5 / 3 / 2.0 | |
| Gross Living Area | 1,420 sq.ft. | 1,452 sq.ft. | -2,200 | 1,330 sq.ft. | +6,300 | 1,401 sq.ft. | |
| Basement & Finished | 1485sf1163sfin | 1452sf1129sfin | +1,000 | 1318sf0sfin | +26,200 | 1416sf192sfin | +21,800 |
| Rooms Below Grade | 1rr2br1.0ba1o | 1rr1br1.0ba0o | | | +7,000 | 1rr0br0.0ba0o | +7,000 |
| Functional Utility | Daylight Bsmt | No Daylight | +4,000 | No Daylight | +4,000 | No Daylight | +4,000 |
| Heating/Cooling | FWA C/Air | FWA C/Air | | FWA C/Air | | FWA C/Air | |
| Energy Efficient Items | None Noted | None Noted | | None Noted | | None Noted | |
| Garage/Carport | 3ga3dw | 3ga3dw | | 3ga3dw | | 3ga3dw | |
| Porch/Patio/Deck | 2CvPh,UnCvDk&Pt | UnCvDk,UnCvPt | +6,000 | Stp,UnCvPt | +10,000 | Stp,UnCvDk | +10,000 |
| Fireplaces | 1 Fireplace | 1 Fireplace | | No Fireplace | +1,500 | 1 Fireplace | |
| Amenities | Lndscpng | Lndscpng, Fence | -4,000 | Fence | +4,000 | Lndscpng/Fence | 0 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Net Adjustment (Total) | | [X] + [ ] - | $ 1,300 | [X] + [ ] - | $ 63,500 | [X] + [ ] - | $ 46,800 |
| Adjusted Sale Price of Comparables | | | $ 386,300 | | $ 383,500 | | $ 385,300 |

Summary of Sales Comparison Approach Please Note; Adjustments for location, site size, view, quality and effective age/condition, GLA, bath count, basement size, basement finish and basement bath count and garage size and porch, deck, and patio areas as well as other on-site amenities are based on the the Appraisers extensive knowledge of construction, Real Estate and local market conditions and values, and the adjustments based on Appraisers evaluation of need for an adjustment with the actual adjustments based on "Paired Sales", which was extracted from these Comparables as well as other Comparables in the Subject's market. Quality and condition adjustments are based on the Appraiser's Opinion of Market Value for evidence of variances found within MLS photos, descriptions and the Appraiser's data base with the Appraiser assessing the need for any adjustments and with adjustments based on market values proportionate to variances in range of value and features and condition.

Similar homes in the subject neighborhood and market have sold in a range of $225/sf - $275/sf and after extracting lot value and view, and using paired sales of similar quality and condition, it was determined that $70/sf is the market reaction to differences in GLA.”

There is a mix of quality dwelling within the immediate area, therefore it was necessary to expanded the search to adjacent neighborhoods to bracket the subject's features.

Comp 1 is located in a competing area, has a slightly large site size/value with a comparable view, is similar in overall quality, design, fenestration and overall effective age/condition, has superior GLA, has slightly inferior basement finish with an inferior wet bar, has no daylight basement windows, and lacks the subject's covered front porch and rear covered porch/deck area, and has a fenced rear yard.

Comp 2 is located in close proximity, is adjusted for its smaller site, has a comparable view with a pond view to the rear, is adjusted upward for its lack of exterior fenestration with no masonry accents, no interior elevated ceilings with inferior interior fenestration, is similar in actual and effective age/condition, has no basement finished area, no basement bath, no daylight basement windows and has a smaller covered front stoop area with no covered rear porch and no decking.

Comp 3 is a recent sale, has a larger site size/value, however is a corner site adjacent to a busy north-south commuter street with addiitonal traffic, has similar exterior fenestration, however lacks interior upgrades/fenestration with no wet bar and no tray ceiling with lower ceilings, has is similar room count and GLA and lacks basement finished area with no basement bath, no day light basement windows, and no covered front porch, no covered deck area and no patio with a fenced rear yard.

See Sale Comp 4, Pending Sale Comps 5 and 6.

**Indicated Value by Sales Comparison Approach $** 385,000

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# ADDITIONAL COMPARABLE SALES

File No.: 24-0227

SALES COMPARISON APPROACH

| FEATURE | SUBJECT | COMPARABLE SALE # 4 | | COMPARABLE SALE # 5 | | COMPARABLE SALE # 6 | |
|---|---|---|---|---|---|---|---|
| Address | 601 Lincoln St NE Bondurant, IA 50035 | 405 Shiloh Rose Pkwy NW Bondurant, IA 50035 | | 220 Aaron Ave NW Bondurant, IA 50035 | | 712 James St NE Bondurant, IA 50035 | |
| Proximity to Subject | | 0.76 miles W | | 0.53 miles NW | | 0.28 miles NW | |
| Sale Price | $ n/a | | $ 369,500 | | $ 417,000 | | $ 375,000 |
| Sale Price/GLA | $ /sq.ft. | $ 239.94 /sq.ft. | | $ 278.00 /sq.ft. | | $ 247.04 /sq.ft. | |
| Data Source(s) | Int/Ext Observation | DMAAR #694633;DOM 56 | | DMAAR #708742;DOM 2 | | DMAAR #707688;DOM 38 | |
| Verification Source(s) | Owner, Cnty Assr | ExtObsrvtn, Cnty Assr | | ExtObsrvtn, Cnty Assr | | ExtObsrvtn, Cnty Assr | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjust. | DESCRIPTION | +(-) $ Adjust. | DESCRIPTION | +(-) $ Adjust. |
| Sales or Financing Concessions | n/a n/a | Listing Conv;0 | | ArmLth Conv;0 | | Listing FHA;0 | |
| Date of Sale/Time | n/a | s08/24;c06/24 | | c12/24 | | c12/24 | |
| Rights Appraised | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Location | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Site | 9,388 sf | 10429 sf | -2,500 | 8450 sf | +2,500 | 9227 sf | |
| View | N;Res; Agricultural | N;Res; | 0 | N;Res; | | N;Res; | |
| Design (Style) | DT1;Ranch | DT1;Ranch | | DT1;Ranch | | DT1;Ranch | |
| Quality of Construction | Good | Average-Good | +10,000 | Good-VGood | -10,000 | Good | |
| Age | 8 | 7 | 0 | 6 | 0 | 9 | |
| Condition | Good | Good | 0 | Good | | Good | |
| Above Grade Room Count (Total / Bdrms / Baths) | 6 / 3 / 2.0 | 5 / 3 / 2.0 | 0 | 6 / 3 / 2.0 | | 6 / 3 / 2.0 | |
| Gross Living Area | 1,420 sq.ft. | 1,540 sq.ft. | -8,400 | 1,500 sq.ft. | -5,600 | 1,518 sq.ft. | -6,900 |
| Basement & Finished | 1485sf1163sfin | 1540sf717sfin | +10,000 | 1500sf900fin* | +5,900 | 1510sf900sfin | +5,900 |
| Rooms Below Grade | 1rr2br1.0ba1o | 1rr1br1.0ba0o | 0 | 1rr1br1.0ba0o | 0 | 1rr1br1.0ba0o | 0 |
| Functional Utility | Daylight Bsmt | Daylight Bsmt | | No Daylight | +4,000 | Daylight Bsmt | |
| Heating/Cooling | FWA C/Air | FWA C/Air | | FWA C/Air | | FWA C/Air | |
| Energy Efficient Items | None Noted | None Noted | | None Noted | | None Noted | |
| Garage/Carport | 3ga3dw | 3ga3dw | | 3ga3dw | | 2ga3dw | +10,000 |
| Porch/Patio/Deck | 2CvPh,UnCvDk&Pt | CPh,UnCvDk,LgPt | +4,000 | Stp,CvdDk,CvPt,Pt | -10,000 | CvPch,LrgUnCvDk | +8,000 |
| Fireplaces | 1 Fireplace | 1 Fireplace | | 2 Fireplace | -1,500 | 1 Fireplace | |
| Amenities | Lndscpng | Fence | 0 | Lndscpg/Fnc | -12,000 | Fence | +4,000 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Net Adjustment (Total) | | ☒ + ☐ - | $ 13,100 | ☐ + ☒ - | $ -26,700 | ☒ + ☐ - | $ 21,000 |
| Adjusted Sale Price of Comparables | | | $ 382,600 | | $ 390,300 | | $ 396,000 |

Summary of Sales Comparison Approach Comp 4 is located in a western Bondurant neighborhood, has a slightly larger site size/value with, is inferior in overall quality having lower yet vaulted ceilings and tray ceilings, with similar effective age/condition, with superior GLA, interior basement finished area with similar basement bath, with no covered deck area and a larger patio, a fenced rear yard with minimal landscaping.

Pending Sale Comp 5 has a smaller site size/value, has undergone numerous upgrades/updates since being built, with upgraded built-ins, beamed tray ceiling, custom shower, a finished basement with fireplace with custom wet bar, has superior GLA with inferior basement finished area, (claims 780 sf however is estimated to be 900 sf of basement finish), has no daylight basement windows with supeiror fireplace count, additional landscaping/trees and fence.

Pending Comp 6 is a recent Pending Sale, has similar site size/value, has similar overall quality and effective age/condition has superior GLA, has similar basement size with inferior basement finished area, has an inferior garage size, with a similar covered front porch, with no covered rear porch and no patio, with a superior fenced rear yard and inferior landscaping.


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# RESIDENTIAL APPRAISAL REPORT

File No.: 24-0227

## COST APPROACH

**COST APPROACH TO VALUE (if developed)** ☐ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): The site value is extracted from the market.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data: Marshall & Swift Residential Cost Handbook

Quality rating from cost service: Good Effective date of cost data: 06/24

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

Cost Approach figures were taken from Marshall & Swift Residential Cost Handbook. See attached sketch addendum for square footage calculations. ANSI Declaration: A 1 story detached single-family dwelling with 1420 sf of above-grade finish and 1163sf below-grade finished square feet and has 322sf below-grade unfinished area. In addition, the property includes a covered front porch and rear deck, covered porch and patio with a 3 car attached garage
Cost Approach figures were taken from Marshall & Swift Residential Cost Handbook. See attached sketch addendum for square footage calculations.

Estimated Remaining Economic Life (if required): 55 Years

| | | | | |
|---|---|---|---|---|
| OPINION OF SITE VALUE | | | =$ | 85,000 |
| DWELLING | 1,420 Sq.Ft. @ $ | 138.39 | =$ | 196,514 |
| Bsmt & Finish | 1,485 Sq.Ft. @ $ | 53.25 | =$ | 79,076 |
| | Sq.Ft. @ $ | | =$ | |
| | Sq.Ft. @ $ | | =$ | |
| | Sq.Ft. @ $ | | =$ | |
| Blts,CPh,CDk,Dk,Pt.,FP | | | =$ | 16,300 |
| Garage/Carport | 832 Sq.Ft. @ $ | 33.25 | =$ | 27,664 |
| Total Estimate of Cost-New | | | =$ | 319,554 |
| Less | Physical | Functional | External | |
| Depreciation | 26,619 | | | =$( 26,619) |
| Depreciated Cost of Improvements | | | =$ | 292,935 |
| "As-is" Value of Site Improvements | | | =$ | |
| Driveway, walks, landscaping | | | =$ | 12,200 |
| | | | =$ | |
| **INDICATED VALUE BY COST APPROACH** | | | =$ | 390,135 |

## INCOME APPROACH

**INCOME APPROACH TO VALUE (if developed)** ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM): The Income Approach was not completed as few properties in this area and range of value would be used as income producing properties, therefore a reliable GRM was unable to be established.

## PUD

**PROJECT INFORMATION FOR PUDs (if applicable)** ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

## RECONCILIATION

**Indicated Value by: Sales Comparison Approach $** 385,000 **Cost Approach (if developed) $** 390,135 **Income Approach (if developed) $**

Final Reconciliation Sales data is somewhat limited, the Sales Comparison Approach to Value is given the most consideration, the Cost Approach provides additional support to the Appraiser's Opinion of Value. Comps all sold within the last 12 months and are very similar overall to the subject property requiring few adjustments. Emphasis placed on the closed Comps with Comps 1 and 4 given near equal weight and with Pending Sales Comps 5 and 6 setting the upper range of probable market value, and with the Final Opinion of Value was taken from the mid range of adjusted values with consideration to the market's short supply and the stable local economy.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: The appraisal is completed "as-is" with necessary repairs noted. See attached addendum and photographs for additional information.

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

**Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 385,000 , as of: 12/20/2024 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

## ATTACHMENTS

A true and complete copy of this report contains 24 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

| | | | | |
|---|---|---|---|---|
| ☒ Scope of Work | ☒ Limiting Cond./Certifications | ☒ Narrative Addendum | ☒ Photograph Addenda | ☒ Sketch Addendum |
| ☒ Map Addenda | ☒ Additional Sales | ☒ Cost Addendum | ☒ Flood Addendum | ☐ Manuf. House Addendum |
| ☐ Hypothetical Conditions | ☐ Extraordinary Assumptions | ☐ | ☐ | ☐ |

## SIGNATURES

Client Contact: Maggie Murray Client Name: City of Bondurant

E-Mail: <planning@cityofbondurant.com Address: 200 2nd St NE, Box 37, Bondurant, IA 50035

| APPRAISER | SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) |
|---|---|
| Appraiser Name: Lynn Schultz | Supervisory or Co-Appraiser Name: |
| Company: Central Iowa Appraisers | Company: |
| Phone: (515) 491-1881 Fax: n/a | Phone: Fax: |
| E-Mail: lschultz@iowa-appraisers.com | E-Mail: |
| Date of Report (Signature): 12/27/2024 | Date of Report (Signature): |
| License or Certification #: CR02283 State: IA | License or Certification #: State: |
| Designation: Certified Residential Real Estate Appraiser | Designation: |
| Expiration Date of License or Certification: 06/30/2025 | Expiration Date of License or Certification: |
| Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None | Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None |
| Date of Inspection: 12/20/2024 | Date of Inspection: |


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# Assumptions, Limiting Conditions & Scope of Work

**File No.:** 24-0227

| | | | |
|---|---|---|---|
| Property Address: 601 Lincoln St NE | City: Bondurant | State: IA | Zip Code: 50035 |
| Client: City of Bondurant | Address: 200 2nd St NE, Box 37, Bondurant, IA 50035 | | |
| Appraiser: Lynn Schultz | Address: 1400 SE LA Grant Pkwy, Waukee, IA 50263 | | |

**STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS**

The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

**The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in questions unless specific arrangements to do so have been made beforehand, or as otherwise required by law.**

**The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.**


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# Certifications

File No.: 24-0227

Property Address: 601 Lincoln St NE | City: Bondurant | State: IA | Zip Code: 50035

Client: City of Bondurant | Address: 200 2nd St NE, Box 37, Bondurant, IA 50035

Appraiser: Lynn Schultz | Address: 1400 SE LA Grant Pkwy, Waukee, IA 50263

**APPRAISER'S CERTIFICATION**

**I certify that, to the best of my knowledge and belief:**

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

**DEFINITION OF MARKET VALUE *:**

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

SIGNATURES

Client Contact: Maggie Murray | Client Name: City of Bondurant

E-Mail: <planning@cityofbondurant.com | Address: 200 2nd St NE, Box 37, Bondurant, IA 50035

| APPRAISER | SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) |
|---|---|
| Appraiser Name: Lynn Schultz | Supervisory or Co-Appraiser Name: |
| Company: Central Iowa Appraisers | Company: |
| Phone: (515) 491-1881 Fax: n/a | Phone: Fax: |
| E-Mail: lschultz@iowa-appraisers.com | E-Mail: |
| Date Report Signed: 12/27/2024 | Date Report Signed: |
| License or Certification #: CR02283 State: IA | License or Certification #: State: |
| Designation: Certified Residential Real Estate Appraiser | Designation: |
| Expiration Date of License or Certification: 06/30/2025 | Expiration Date of License or Certification: |
| Inspection of Subject: [X] Interior & Exterior [ ] Exterior Only [ ] None | Inspection of Subject: [ ] Interior & Exterior [ ] Exterior Only [ ] None |
| Date of Inspection: 12/20/2024 | Date of Inspection: |


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# Supplemental Addendum

File No. 24-0227

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | n/a | | | | | | |
| Property Address | 601 Lincoln St NE | | | | | | |
| City | Bondurant | County | Polk | State | IA | Zip Code | 50035 |
| Lender/Client | None | | | | | | |

**Purpose of the Appraisal**

The purpose of the Appraisal is to provide Opinion of Probable Market Value to aid the Client toward a decision in marketing and selling of the property. The afore mentioned assignment is a valuation service provided as a consequence of an agreement between the Appraiser and the listed Lender/Client of which is located in the Appraisers Work File. Communication with the Client has indicated that the Restricted Summary Appraisal Report is considered satisfactory to the Client and is believed to be clear and accurate, based on the observations and available information.

**Clarification of Intended Use and Intended User:**

The Intended User of this appraisal report is the Client. The Intended Use is to evaluate the property that is the subject of this appraisal for establishing current Opinion of Market Value and estimated Sale Price, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

**Scope of Work**

The Appraiser has performed necessary steps through communication with the Client, toward defining the scope of work. The methodology and subsequent credible assignment results are believed to be equal to and/or exceeding the Lender/Clients expectations.

1) The property has been properly identified, observed and measured, with the appraisals effective date being noted as the date of observation.

2) The prior sales and listing activity has been researched, disclosed, and analyzed for the subject for the past 36 month period, and the Comparable properties for the past 12 month period.

3) The Subject's data and relevant characteristics were collected from the areas MLS service, Assessor's Records, and on-site observation and have been properly entered in the body of the report. The Appraiser is knowledgeable of the local market conditions and has experience in Appraisal of Real Properties in the Subject Properties neighborhood and/or marketing area.

4) The Comparable Sales data and obtainable relevant characteristics have been entered in the Report from area MLS, Assessor's records, available office files, and exterior observation from street, with market extracted adjustments made to provide an adjusted market value

5) The Sales Comparison Approach typically provides the most reliable Opinion of Probable Market Value for the Subject property. A Conclusion of Sales Comparison Approach may be found in the Sales Comparison Summary.

6) The Cost Approach has been completed with the Observed Condition and Square Foot Methods, with data extracted from the most recent available Marshall and Swift national replacement cost data and local multipliers.

7) The Income Approach was not completed as the Appraiser does not have access to adequate rental data in the subject's neighborhood and was unable to provide a reliable GRM. The Income Approach was therefore not considered to be relevant and was not required within the Scope of Work.

• **GP Residential: Site Description - Summary of Highest & Best Use**

The Subject as improved is a legally permissible use based on its current zoning. Also, the lot size, shape, physical condition and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the present use and structure as a single family residence is its financially feasible and maximally productive use.

• **Market Conditions Addendum to the Appraisal Report: Summary of Market Conditions**

A 1.5 mile radius search from Subject property of ranch design dwellings with GLA between 1210sf - 1610sf built between "2006-2023 not new or proposed construction" was conducted. There are 4 additional Pending Sales not included in above grid, indicating an active market. The market has remained active with a slightly increase in Active Listings, a 145 day supply of inventory. Sales pricing has remained strong, with interest rates now declining slightly due to recent Fed Interest Rate decline. Sales prices appear to be stable, DOM increasing from 0-30 Days on Market recently increasing to 10 -90 DOM. This market remains to be "in balance supply" with the recent increase in Listings and there is "steady demand" for housing in the area.
No "Date of Sale" adjustments are found necessary at this time, with steady market conditions with the area having close proximity to employment and essential services.

• **GP Residential: Description of the Improvements - Additional Features**

The property has a covered front porch, entry foyer, 2 bedrooms and a full bathm a main level primary bedroom, primary full bath with adjacent walk-in closet. There is a living room with fireplace and 10' ceiling and adjacent kitchen open to a dining room a door to covered rear porch and uncovered deck and a ground level stamped concrete patio and there is a main level rear foyer with a laundry closet providing access to a larger than averag 3 car attached garage. The full basement has a family room, recreation room with a wet bar, 2 bedrooms and a full bath. There is an unfinished storage/mechanical room, an unfinished play/storage room which extends under the covered front porch.

• **Comparable Summary**

Comparables Summary & Estimated Indicated Value

| | Sale Price | Net Adj % | Grs Adj % | Ind Value | Weight |
|---|---|---|---|---|---|
| Comp #1: | 385,000 | 0.3 | 5.4 | 386,300 | 18.69 |
| Comp #2: | 320,000 | 19.8 | 25.2 | 383,500 | 13.9 |
| Comp #3: | 338,500 | 13.8 | 20.9 | 385,300 | 14.94 |
| Comp #4: | 369,500 | 3.5 | 9.4 | 382,600 | 17.72 |
| Comp #5: | 417,000 | 6.4 | 12.4 | 390,300 | 17 |
| Comp #6: | 375,000 | 5.6 | 9.3 | 396,000 | 17.75 |

**ESTIMATED INDICATED VALUE OF THE SUBJECT: 385,000**

# Supplemental Addendum

File No. 24-0227

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | n/a | | | | | | |
| Property Address | 601 Lincoln St NE | | | | | | |
| City | Bondurant | County | Polk | State | IA | Zip Code | 50035 |
| Lender/Client | None | | | | | | |

• **Indicated Weight Value**

Estimated indicated value is determined by using the Gross Adjustment of sale price for each Comparable as a measure of the relative quality of the Comp. The Indicated Value is derived by multiplying the weight of each Comp by the Adjusted Sale Price of that Comp, repeating for each property, then adding them all together. This weighted grid is used as the indicated value of the subject.

As with any method, this technique is not perfect, however, it does do a very reliable job of giving more weight to the most similar Comps while at the same time minimizing values near the extremes of the indicated value range.

# Market Conditions Addendum to the Appraisal Report

**File No.** 24-0227

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 601 Lincoln St NE | City Bondurant | State IA | ZIP Code 50035

Borrower n/a

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

## MARKET RESEARCH & ANALYSIS

| **Inventory Analysis** | Prior 7–12 Months | Prior 4–6 Months | Current – 3 Months | Overall Trend | | |
|---|---|---|---|---|---|---|
| Total # of Comparable Sales (Settled) | 7 | 5 | 6 | [ ] Increasing | [X] Stable | [ ] Declining |
| Absorption Rate (Total Sales/Months) | 1.17 | 1.67 | 2.00 | [X] Increasing | [ ] Stable | [ ] Declining |
| Total # of Comparable Active Listings | 5 | 3 | 9 | [ ] Declining | [ ] Stable | [X] Increasing |
| Months of Housing Supply (Total Listings/Ab.Rate) | 4.3 | 1.8 | 4.5 | [ ] Declining | [X] Stable | [ ] Increasing |
| **Median Sale & List Price, DOM, Sale/List %** | Prior 7–12 Months | Prior 4–6 Months | Current – 3 Months | Overall Trend | | |
| Median Comparable Sale Price | 310,000 | 369,500 | 361,750 | [ ] Increasing | [X] Stable | [ ] Declining |
| Median Comparable Sales Days on Market | 21 | 5 | 78 | [ ] Declining | [X] Stable | [ ] Increasing |
| Median Comparable List Price | 379,000 | 375,000 | 360,000 | [ ] Increasing | [X] Stable | [ ] Declining |
| Median Comparable Listings Days on Market | 77 | 99 | 38 | [ ] Declining | [X] Stable | [ ] Increasing |
| Median Sale Price as % of List Price | 98.58 | 97.49 | 98.83 | [ ] Increasing | [X] Stable | [ ] Declining |
| Seller-(developer, builder, etc.)paid financial assistance prevalent? | [X] Yes | [ ] No | | [ ] Declining | [X] Stable | [ ] Increasing |

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Concessions in the subjects design, range of value, and location may have up to $3,000 seller concessions, however is less frequent in the subjects range of value as opposed to those in the lower ranges of value. This appears to have not changed during the past twelve months.

Are foreclosure sales (REO sales) a factor in the market? [ ] Yes [X] No If yes, explain (including the trends in listings and sales of foreclosed properties).
Few foreclosures have occurred, with foreclosures in the subject's location appearing to have little effect on market values with values appearing to remain stable due to the overall stable economy.

Cite data sources for above information. Des Moines Area MLS

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
A 1.5 mile radius search from Subject property of ranch design dwellings with GLA between 1210sf - 1610sf built between "2006-2023 not new or proposed construction" was conducted. There are 4 additional Pending Sales not included in above grid, indicating an active market. The market has remained active with a slightly increase in Active Listings, a 145 day supply of inventory. Sales pricing has remained strong, with interest rates now declining slightly due to recent Fed Interest Rate decline. Sales prices appear to be stable, DOM increasing from 0-30 Days on Market to 60-90 DOM. This market remains to be "in balance supply" with the recent increase in Listings and there is "steady demand" for housing in the area.
No "Date of Sale" adjustments are found necessary at this time, with steady market conditions with the area having close proximity to employment and essential services.

## CONDO/CO-OP PROJECTS

**If the subject is a unit in a condominium or cooperative project , complete the following:** **Project Name:**

| Subject Project Data | Prior 7–12 Months | Prior 4–6 Months | Current – 3 Months | Overall Trend | | |
|---|---|---|---|---|---|---|
| Total # of Comparable Sales (Settled) | | | | [ ] Increasing | [ ] Stable | [ ] Declining |
| Absorption Rate (Total Sales/Months) | | | | [ ] Increasing | [ ] Stable | [ ] Declining |
| Total # of Active Comparable Listings | | | | [ ] Declining | [ ] Stable | [ ] Increasing |
| Months of Unit Supply (Total Listings/Ab.Rate) | | | | [ ] Declining | [ ] Stable | [ ] Increasing |

Are foreclosure sales (REO sales) a factor in the project? [ ] Yes [ ] No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

## APPRAISER

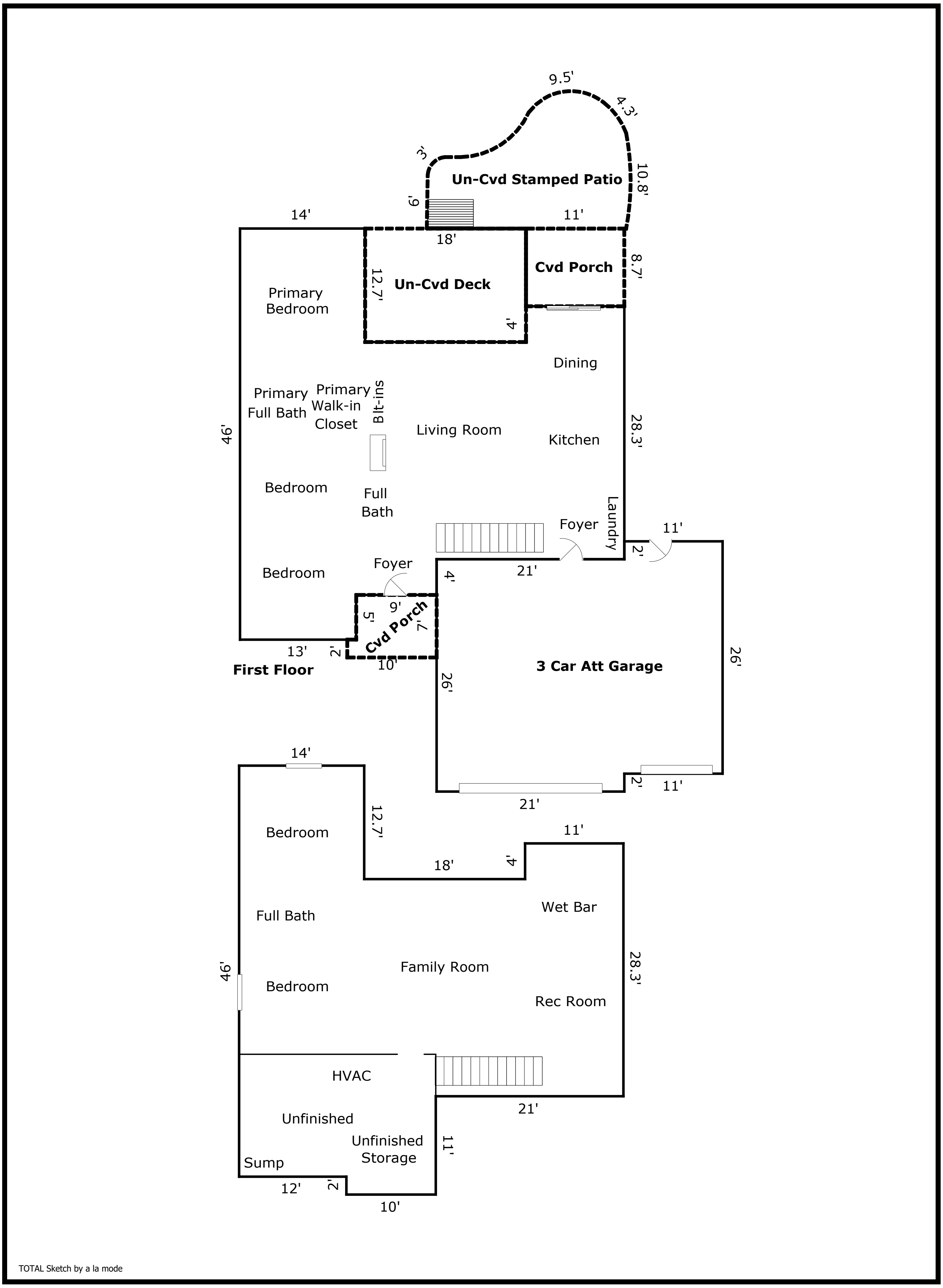
| | |
|---|---|
| Signature | Signature |
| Appraiser Name Lynn Schultz | Supervisory Appraiser Name |
| Company Name Central Iowa Appraisers | Company Name |
| Company Address 1400 SE LA Grant Pkwy, Waukee, IA 50263 | Company Address |
| State License/Certification # CR02283 State IA | State License/Certification # State |
| Email Address lschultz@iowa-appraisers.com | Email Address |



Form 1004MC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

# Building Sketch (Page - 1)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | n/a | | | | | | |
| Property Address | 601 Lincoln St NE | | | | | | |
| City | Bondurant | County | Polk | State | IA | Zip Code | 50035 |
| Lender/Client | None | | | | | | |



# Building Sketch (Page - 2)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | n/a | | | | | | |
| Property Address | 601 Lincoln St NE | | | | | | |
| City | Bondurant | County | Polk | State | IA | Zip Code | 50035 |
| Lender/Client | None | | | | | | |

TOTAL Sketch by a la mode

**Area Calculations Summary**

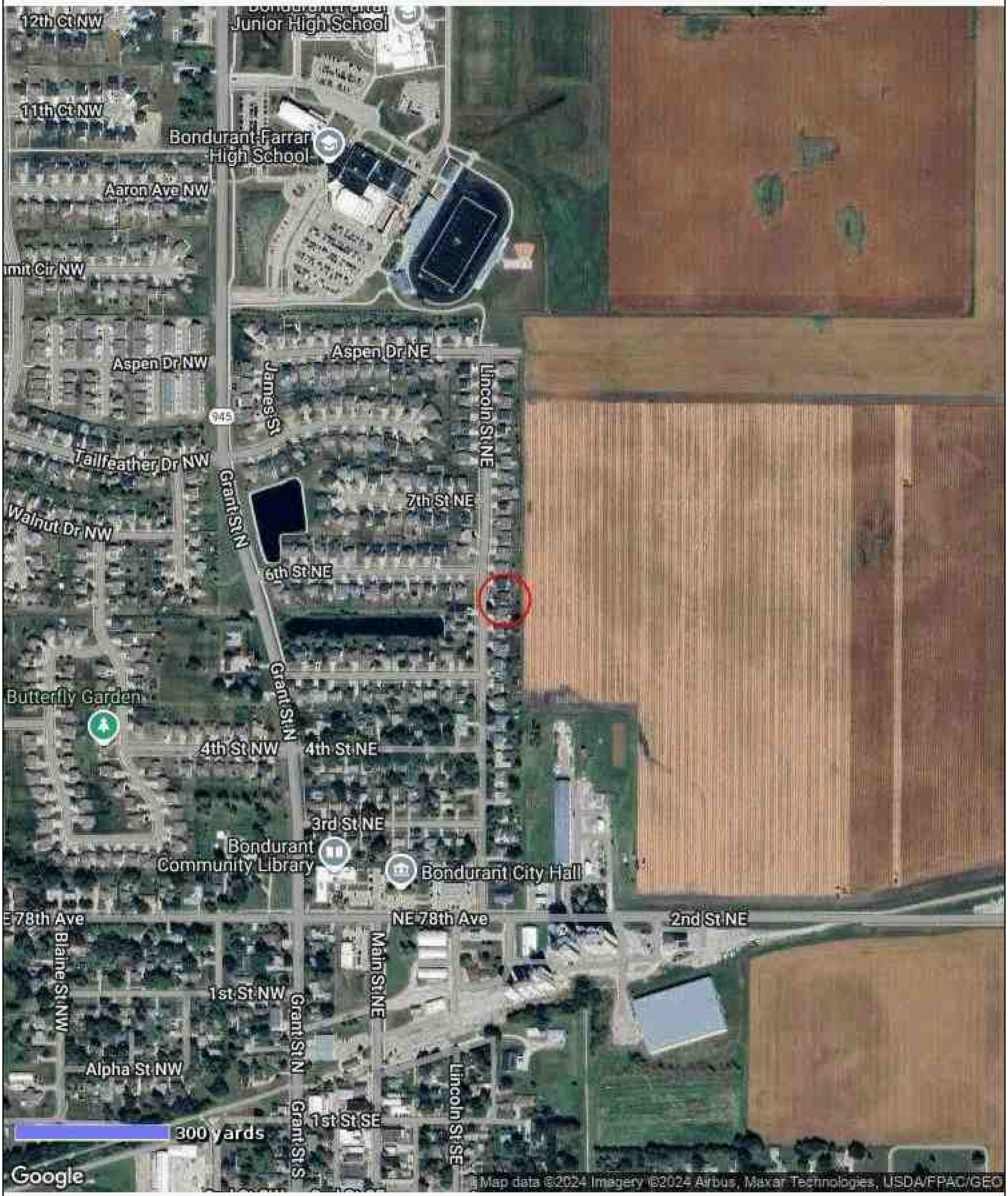
| **Living Area** | | **Calculation Details** | |
|---|---|---|---|
| First Floor | 1419.7 Sq ft | 14 × 12.7 | = 177.8 |
| | | 33.3 × 13 | = 432.9 |
| | | 9 × 4 | = 36 |
| | | 30 × 24.3 | = 729 |
| | | 11 × 4 | = 44 |
| **Total Living Area (Rounded):** | **1420 Sq ft** | | |
| **Non-living Area** | | | |
| Cvd Porch | 65 Sq ft | 7 × 9 | = 63 |
| | | 1 × 2 | = 2 |
| Cvd Porch | 95.7 Sq ft | 8.7 × 11 | = 95.7 |
| Un-Cvd Stamped Patio | 260.5 Sq ft | 22.2 × 6 | = 133.2 |
| | | 0.5 × 0.1 × 6 | = 0.3 |
| | | 4.7 × 2.5 | = 11.8 |
| | | 0.5 × 3.4 × 2.5 | = 4.2 |
| | | 7 × 8.4 | = 58.8 |
| | | 0.5 × 8.4 × 1.1 | = 4.6 |
| | | 2 × 7.6 | = 15.2 |
| | | 0.5 × 7.6 × 5 | = 19 |
| | | 2 × 1.8 | = 3.6 |
| | | 0.5 × 2 × 1.9 | = 1.9 |
| | | Negative Arc | = 8 |
| | | Arc | = 10.5 |
| | | Arc | = 0.8 |
| | | Arc | = 3.6 |
| | | Arc | = 0.9 |
| Basement | 1484.7 Sq ft | 14 × 12.7 | = 177.8 |
| | | 28.3 × 11 | = 311.3 |
| | | 32 × 24.3 | = 777.6 |
| | | 11 × 10 | = 110 |
| | | 9 × 12 | = 108 |
| 3 Car Att Garage | 832 Sq ft | 26 × 21 | = 546 |
| | | 26 × 11 | = 286 |

# Flood Map

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | n/a | | | | | | |
| Property Address | 601 Lincoln St NE | | | | | | |
| City | Bondurant | County | Polk | State | IA | Zip Code | 50035 |
| Lender/Client | None | | | | | | |

InterFlood by a la mode

Prepared for: Central Iowa Appraisers
601 Lincoln St NE
Bondurant, IA 50035




Powered by CoreLogic®

**MAP DATA**

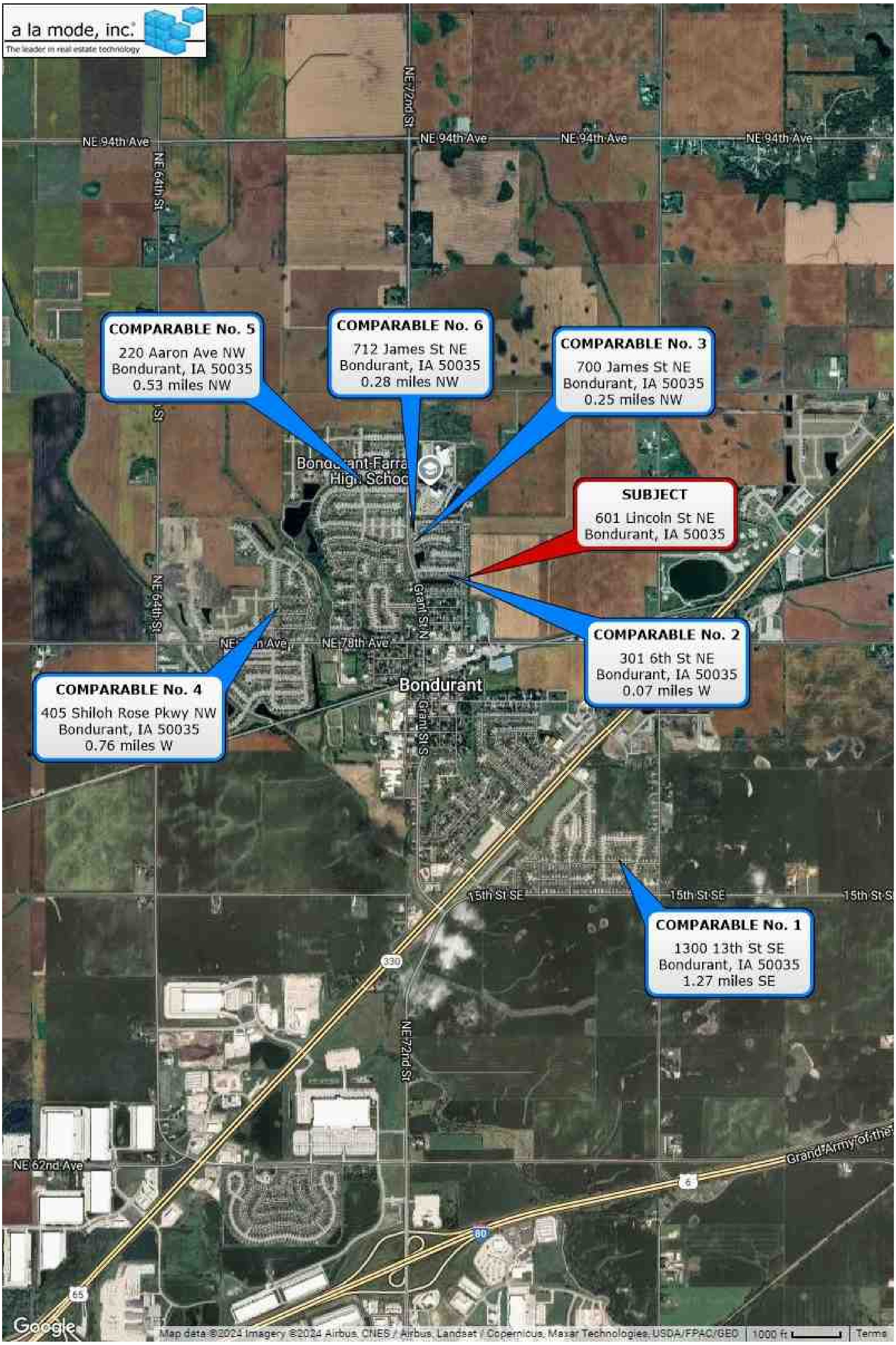
FEMA Special Flood Hazard Area: **No**
Map Number: **19153C0230F**
Zone: **X**
Map Date: **February 01, 2019**
FIPS: **19153**

**MAP LEGEND**

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

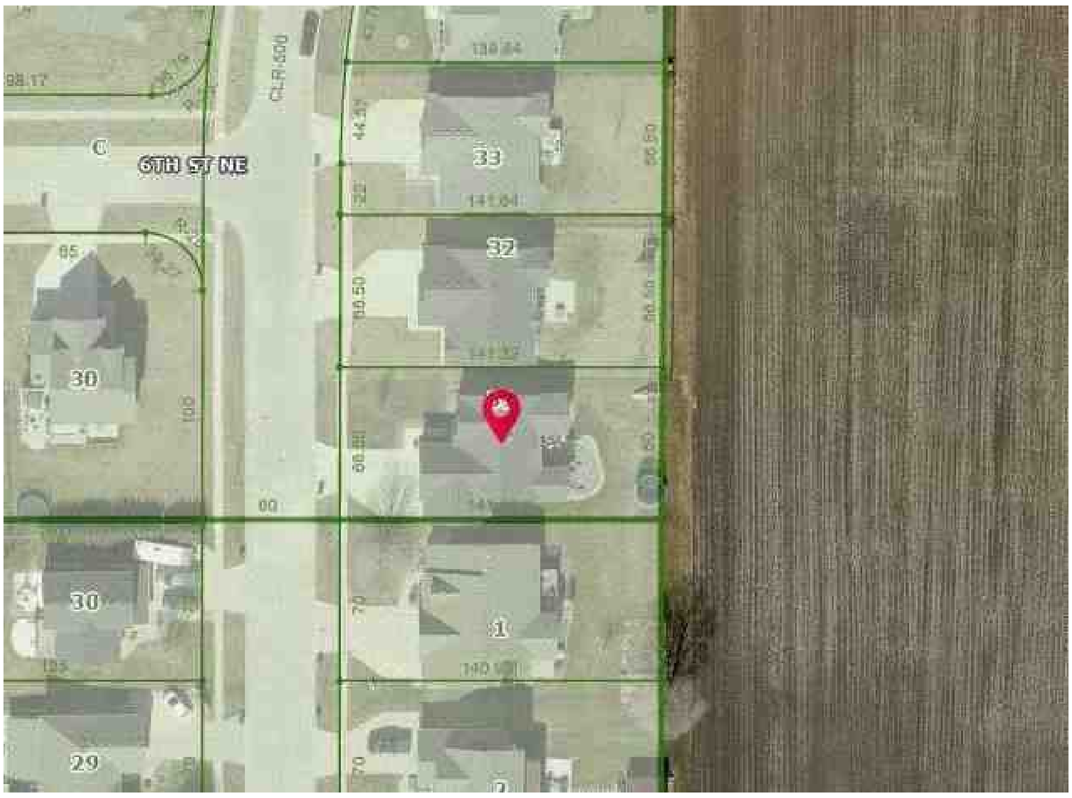
# Location Map

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | n/a | | | | | | |
| Property Address | 601 Lincoln St NE | | | | | | |
| City | Bondurant | County | Polk | State | IA | Zip Code | 50035 |
| Lender/Client | None | | | | | | |

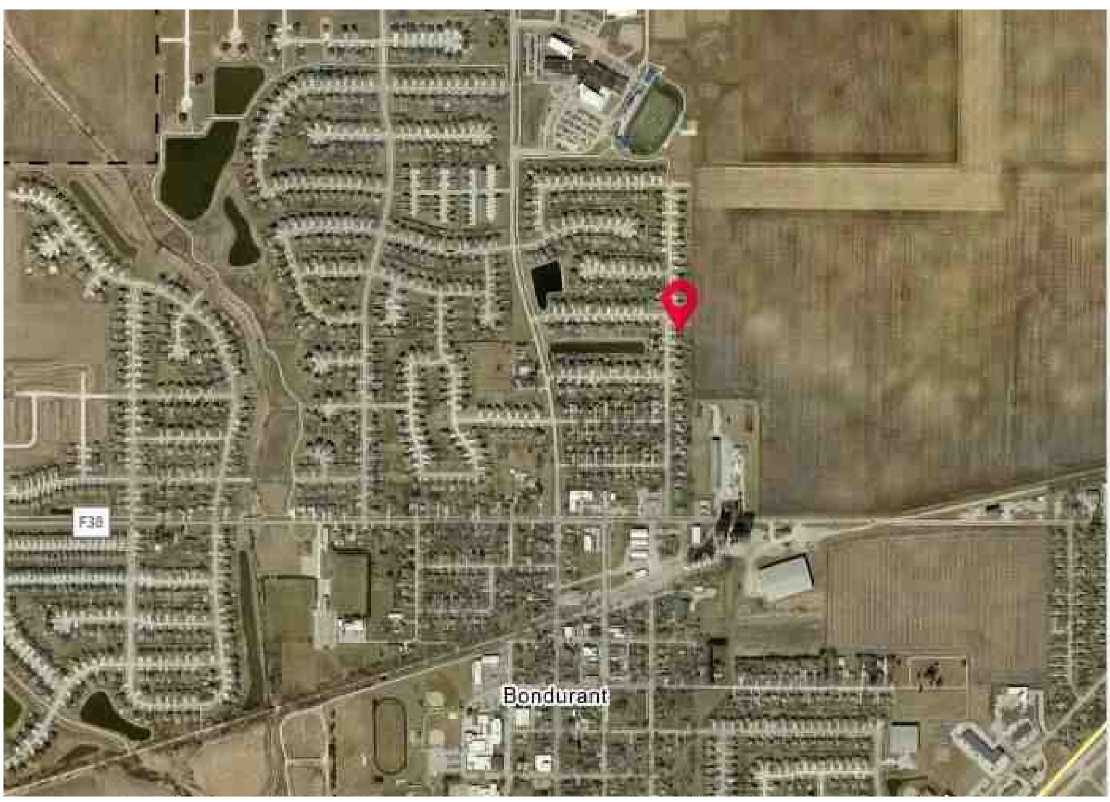


# Assessor's Plat, Dimensions and Aerial View

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | n/a | | | | | | |
| Property Address | 601 Lincoln St NE | | | | | | |
| City | Bondurant | County | Polk | State | IA | Zip Code | 50035 |
| Lender/Client | None | | | | | | |




Subject Site Dimensions




Aerial View

# Subject Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | n/a | | | | | | |
| Property Address | 601 Lincoln St NE | | | | | | |
| City | Bondurant | County | Polk | State | IA | Zip Code | 50035 |
| Lender/Client | None | | | | | | |

## Subject Front

601 Lincoln St NE

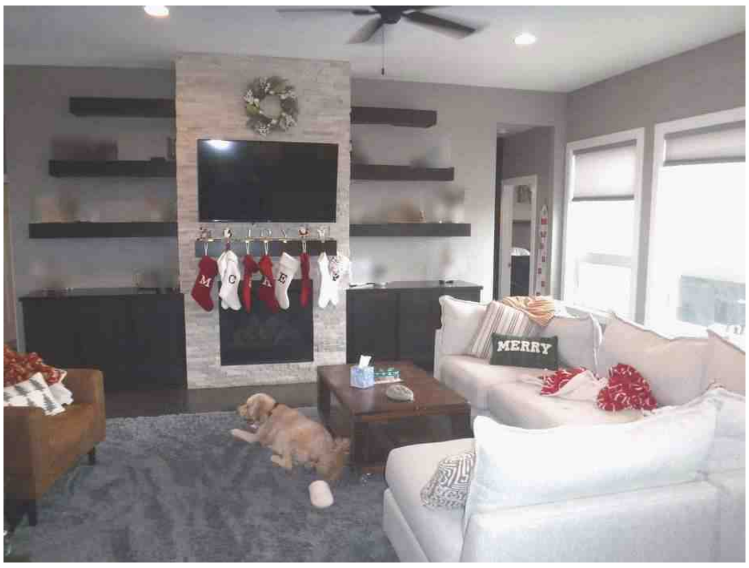
| | |
|---|---|
| Sales Price | n/a |
| Gross Living Area | 1,420 |
| Total Rooms | 6 |
| Total Bedrooms | 3 |
| Total Bathrooms | 2.0 |
| Location | N;Res; |
| View | N;Res; Agricultural Field |
| Site | 9,388 sf |
| Quality | Good |
| Age | 8 |

## Subject Rear

## Subject Street

# Photograph Addendum

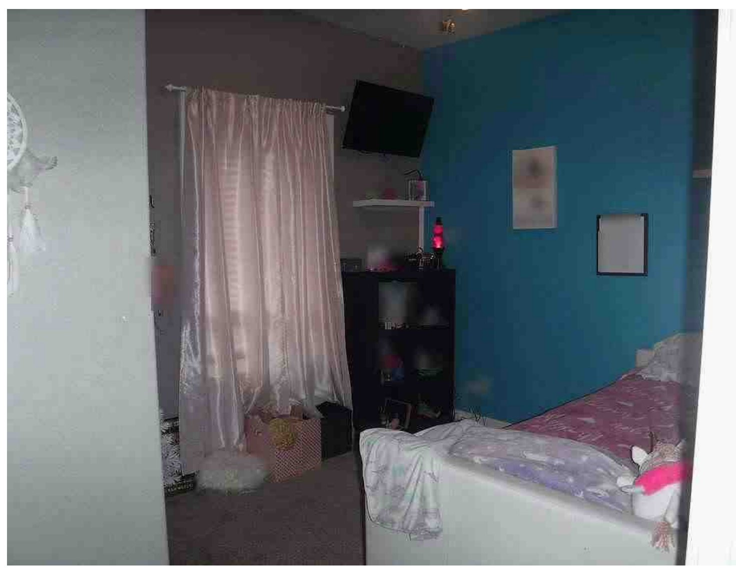
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | n/a | | | | | | |
| Property Address | 601 Lincoln St NE | | | | | | |
| City | Bondurant | County | Polk | State | IA | Zip Code | 50035 |
| Lender/Client | None | | | | | | |



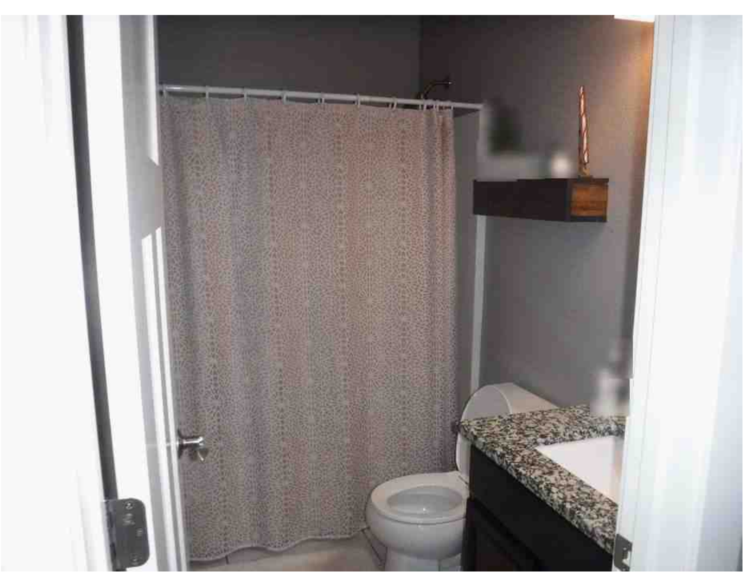

**Living Room**

**Dining Room**

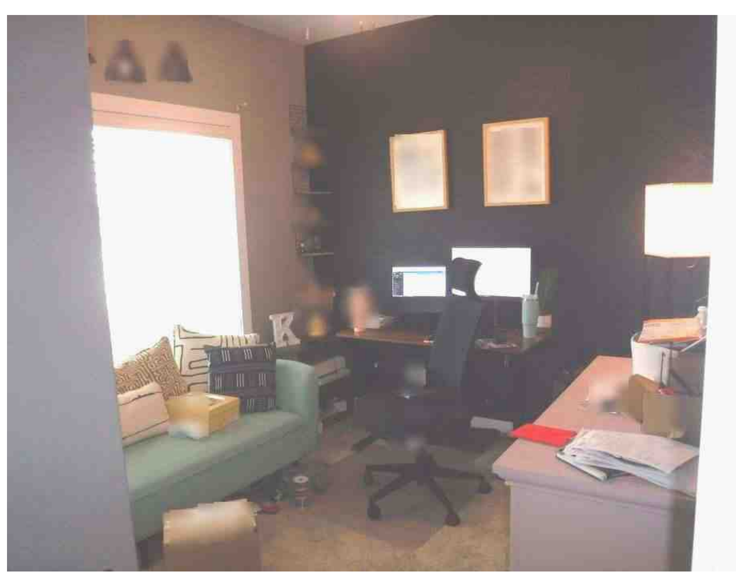
**Kitchen**



**Bedroom - 1**



**Full Bath - 1**



**Bedroom - 2**

# Photograph Addendum

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | n/a | | | | | | |
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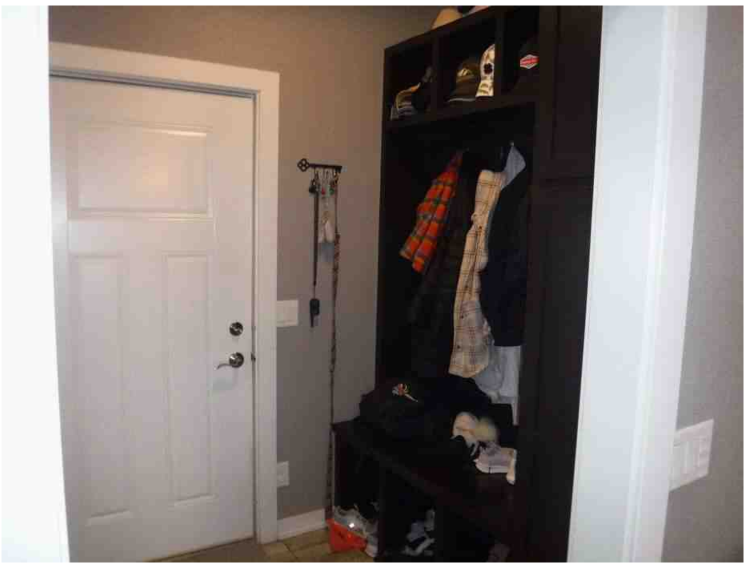
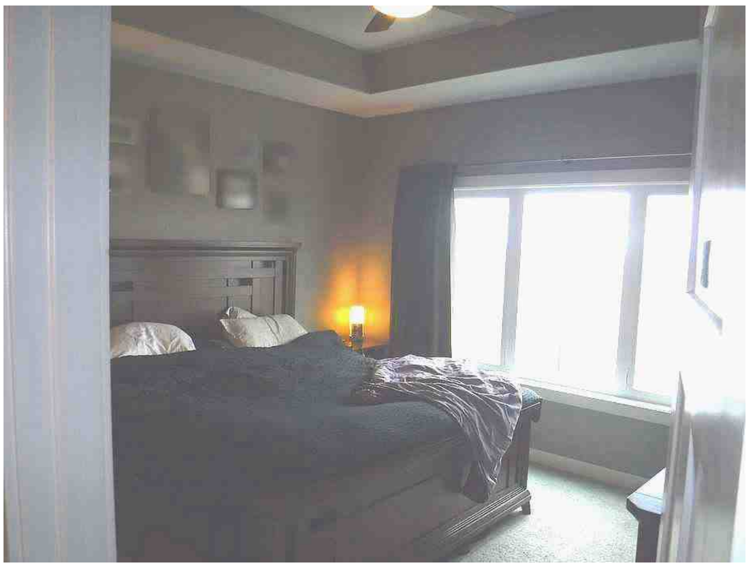
| City | Bondurant | County | Polk | State | IA | Zip Code | 50035 |
| Lender/Client | None | | | | | | |

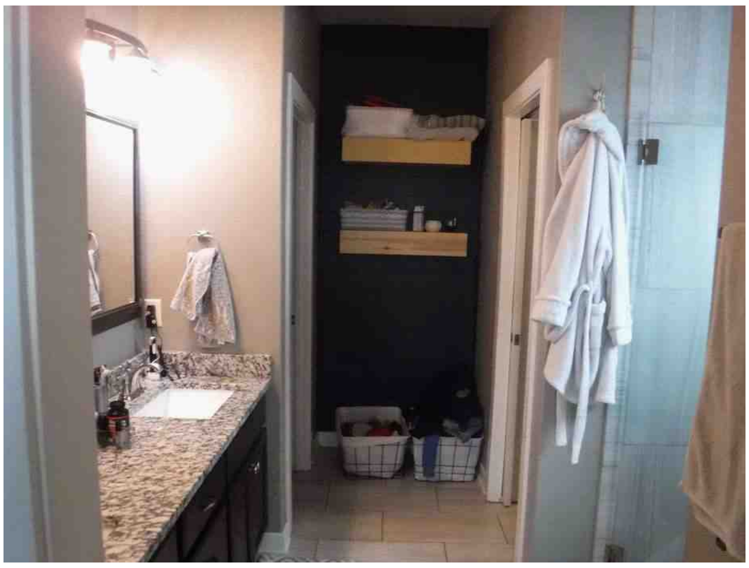
**Laundry Closet**



**Foyer/Mud Room**

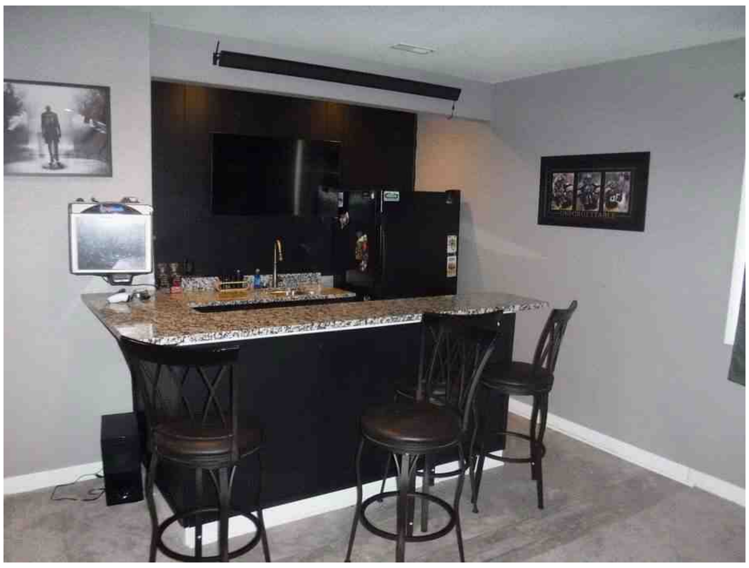


**Primary - Bedroom - 3**



**Primary - Full Bath - 2**

**Basement - Family Room**



**Basement - Wet Bar**

# Photograph Addendum

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | n/a | | | | | | |
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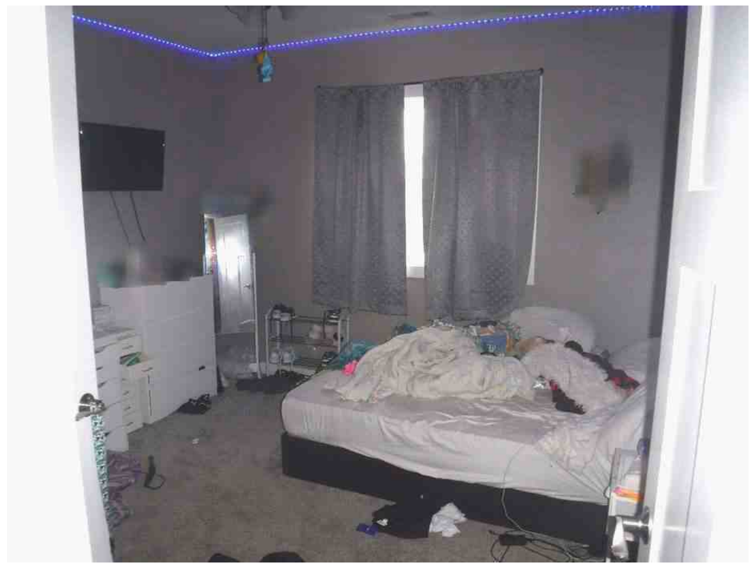
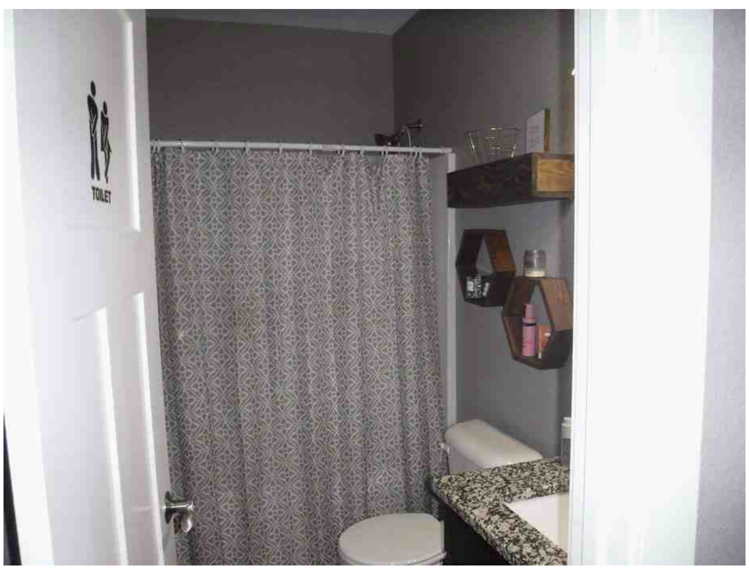
| City | Bondurant | County | Polk | State | IA | Zip Code | 50035 |
| Lender/Client | None | | | | | | |

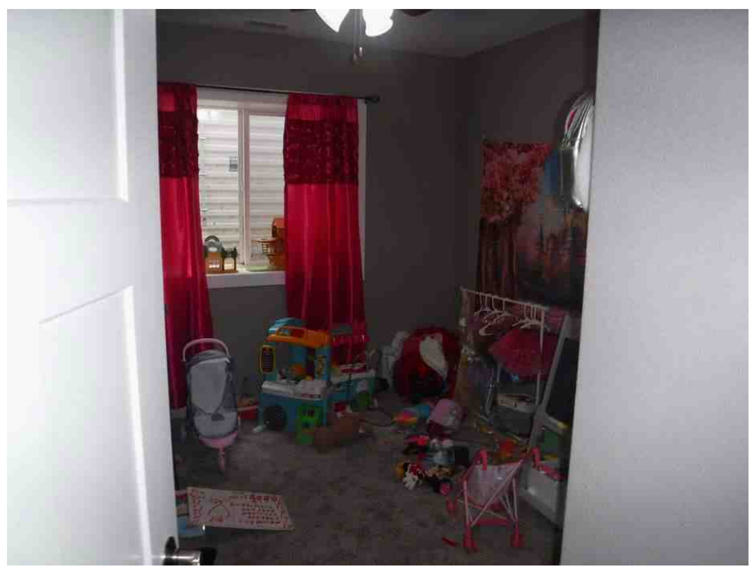
**Basement - Rec Room**



**Basement Bedroom - 1**



**Basement - Full Bathroom**



**Basement Bedroom - 2**

**Unfinished Basement**


**Unfinished Basement**

# Photograph Addendum

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | n/a | | | | | | |
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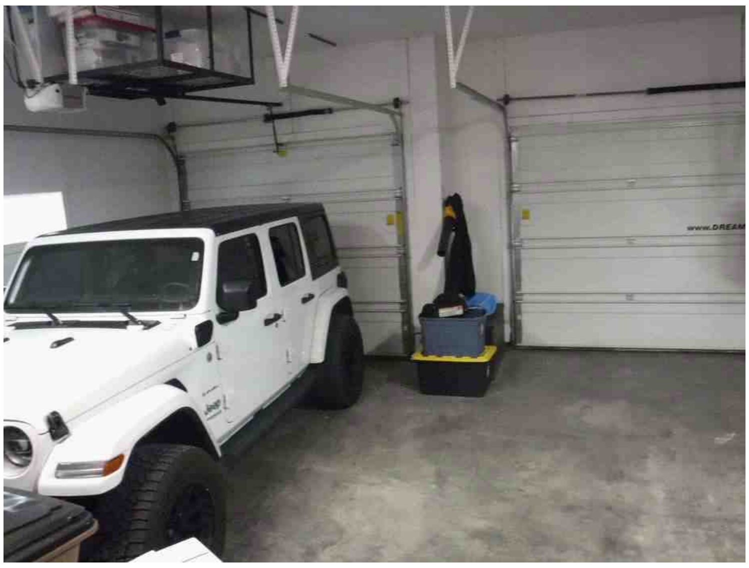
| City | Bondurant | County | Polk | State | IA | Zip Code | 50035 |
| Lender/Client | None | | | | | | |



**Interior of 3 Car Garage**

**Interior of Garage (Heater)**

**Landscape Border**

**Agricultural Field - View to Rear**

**Intentionally Blank**

**Intentionally Blank**

# Comparable Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | n/a | | | | | | |
| Property Address | 601 Lincoln St NE | | | | | | |
| City | Bondurant | County | Polk | State | IA | Zip Code | 50035 |
| Lender/Client | None | | | | | | |

## Comparable 1

1300 13th St SE

| | |
|---|---|
| Prox. to Subject | 1.27 miles SE |
| Sale Price | 385,000 |
| Gross Living Area | 1,452 |
| Total Rooms | 6 |
| Total Bedrooms | 3 |
| Total Bathrooms | 2.0 |
| Location | N;Res; |
| View | N;Res;Open |
| Site | 10725 sf |
| Quality | Good |
| Age | 11 |

## Comparable 2

301 6th St NE

| | |
|---|---|
| Prox. to Subject | 0.07 miles W |
| Sale Price | 320,000 |
| Gross Living Area | 1,330 |
| Total Rooms | 5 |
| Total Bedrooms | 3 |
| Total Bathrooms | 2.0 |
| Location | N;Res; |
| View | N;Res;Pond |
| Site | 8125 sf |
| Quality | Average-Good |
| Age | 8 |

## Comparable 3

700 James St NE

| | |
|---|---|
| Prox. to Subject | 0.25 miles NW |
| Sale Price | 338,500 |
| Gross Living Area | 1,401 |
| Total Rooms | 5 |
| Total Bedrooms | 3 |
| Total Bathrooms | 2.0 |
| Location | N;Res; |
| View | N;Res;Traffic |
| Site | 14265 sf |
| Quality | Average-Good |
| Age | 9 |

# Comparable Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | n/a | | | | | | |
| Property Address | 601 Lincoln St NE | | | | | | |
| City | Bondurant | County | Polk | State | IA | Zip Code | 50035 |
| Lender/Client | None | | | | | | |

## Comparable 4

405 Shiloh Rose Pkwy NW

| | |
|---|---|
| Prox. to Subject | 0.76 miles W |
| Sale Price | 369,500 |
| Gross Living Area | 1,540 |
| Total Rooms | 5 |
| Total Bedrooms | 3 |
| Total Bathrooms | 2.0 |
| Location | N;Res; |
| View | N;Res; |
| Site | 10429 sf |
| Quality | Average-Good |
| Age | 7 |

## Comparable 5

220 Aaron Ave NW

| | |
|---|---|
| Prox. to Subject | 0.53 miles NW |
| Sale Price | 417,000 |
| Gross Living Area | 1,500 |
| Total Rooms | 6 |
| Total Bedrooms | 3 |
| Total Bathrooms | 2.0 |
| Location | N;Res; |
| View | N;Res; |
| Site | 8450 sf |
| Quality | Good-VGood |
| Age | 6 |

## Comparable 6

712 James St NE

| | |
|---|---|
| Prox. to Subject | 0.28 miles NW |
| Sale Price | 375,000 |
| Gross Living Area | 1,518 |
| Total Rooms | 6 |
| Total Bedrooms | 3 |
| Total Bathrooms | 2.0 |
| Location | N;Res; |
| View | N;Res; |
| Site | 9227 sf |
| Quality | Good |
| Age | 9 |

Fields of Opportunities

STATE OF IOWA

IOWA DEPARTMENT OF COMMERCE
PROFESSIONAL LICENSING AND REGULATION

This is to certify that the below named has been granted a certification as: Certified Residential Appraiser.

Certification Number: CR02283 Expires: June 30, 2025

Status: Active

Mr. Lynn Joel Schultz
Central Iowa Appraisers, Inc
1400 SE LA Grant Pkwy
Waukee, Iowa 50263

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | n/a | | | | | File No. | 24-0227 |
| Property Address | 601 Lincoln St NE | | | | | | |
| City | Bondurant | County | Polk | State | IA | Zip Code | 50035 |
| Lender/Client | None | | | | | | |

## APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☐ Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☒ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

## Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

## Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 90 days

USPAP Compliance Statement - A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be less than 90 days.
I have performed NO other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

## Comments on Appraisal and Report Identification

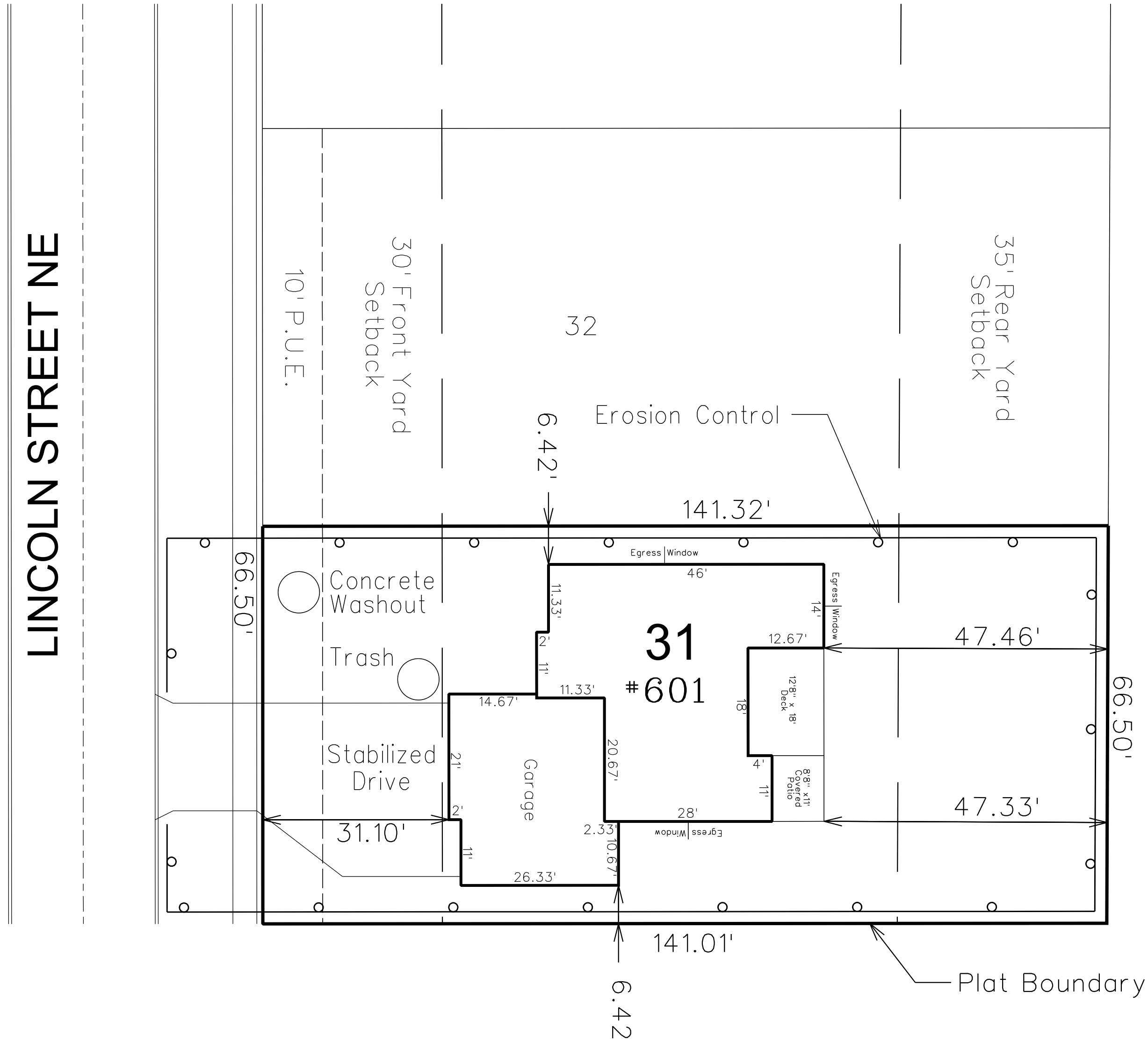
Note any USPAP-related issues requiring disclosure and any state mandated requirements:

I have performed NO other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

| APPRAISER: | SUPERVISORY or CO-APPRAISER (if applicable): |
|---|---|
| Signature: [signature] | Signature: |
| Name: Lynn Schultz<br>Certified Residential Real Estate Appraiser | Name: |
| State Certification #: CR02283 | State Certification #: |
| or State License #: | or State License #: |
| State: IA Expiration Date of Certification or License: 06/30/2025 | State: Expiration Date of Certification or License: |
| Date of Signature and Report: 12/27/2024 | Date of Signature: |
| Effective Date of Appraisal: 12/20/2024 | |
| Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only | Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only |
| Date of Inspection (if applicable): 12/20/2024 | Date of Inspection (if applicable): |

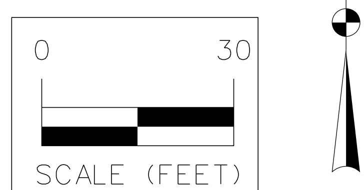
## Exhibit D – 2016 Building Permit Information

# SITE PLAN




*NOTE-PLAT NOT RECORDED AT THE TIME OF THIS DRAWING.

ZONING: R-2
MINIMUM REQUIREMENTS:
FRONT YARD - 30'
REAR YARD - 35'
SIDE YARD - 5'
ADDRESS: 601 LINCOLN STREET NE
BONDURANT, IA
HOUSE PLAN: RAY RESIDENCE




**ALLEGIANT HOMES** Revised 5-27-16

**PLEASANT GROVE PLAT 4, LOT 31**

SNYDER & ASSOCIATES
Engineers and Planners
2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

| | |
|---|---|
| SHEET | 1 OF 1 |
| PN: | 116.0451 |
| PM: | GAC |
| DATE: | 5-16-16 |
| TECH: | RSN |

# GENERAL NOTES
[VGENNTS]

I SITEWORK
A. Builder shall be responsible for grading of site and lots.
B. Perform excavation according to good common construction practices to the lines, grades and elevations indicated on Drawings.
C. Provide foundation drainage as specified by governing codes.
D. Provide soil poisoning to control termites as required by governing codes.

II CONCRETE
A. All concrete shall be designed and specified by others.

III MASONRY
A. Brick Veneer
1. Provide modular size brick veneer units complying with governing codes. Brick type shall be specified by Builder.
2. Provide mortar in accordance with governing codes.

IV METALS
A. All structural steel shall comply with appropriate governing codes.

V WOOD AND PLASTICS
A. Lumber and manufactured/engineered wood products shall, in addition to complying with governing codes, comply with:
1. "Product Use Manual" of the Western Wood products Association for selection and use of products included in that manual.
2. "Plywood Specification and Grade Guide" of the American Plywood Association.
3. American Wood Preservers Association standards and recommendations for fire-retardant and preservative pressure treated lumber and plywood.
a. All wood indicated as "pressure treated" or "treated" shall be preservative pressure treated.
b. All wood indicated as "fire-retardant" shall be fire-retardant pressure treated.
B. Framing lumber: provide lumber and materials meeting or exceeding the following standards of quality:
1. All engineered wood products shall be handled and installed in strict accordance with manufacturers/specifications recommendations unless otherwise noted on drawings
2. All headers and beams shall be free from splits, checks and shakes.
3. Ceiling joists are designed for no attic storage unless noted otherwise.
4. Species:
Load bearing frame members, except plates: Doug Fir Larch #2 or better
Sole, top and double plates: Southern Pine Fir #2 or better
Exterior deck framing: Southern Yellow pine #2 or better CCA .40 Pressure treated
Exterior decking and railings: Ponderosa Pine #2 or better CCA .40 Pressure treated
5. Rough Hardware:
a. Steel items:
b. Comply with governing codes.
c. Use galvanized at exterior locations.
C. Truss layout is schematic only. Truss manufacturer shall be responsible for the design (including spacing) of all trusses. Trusses to be designed and certified by an Engineer licensed in the State of Iowa.
D. Main Stair construction shall consist of 3-2x12 stringers, 3/4" thick tread and 1/2" thick risers. Basement Stair construction shall consist of 3-2X12 stringers and 2X10 tread, Unless noted otherwise.
E. All wood plates bearing on concrete or masonry shall be of decay-resistant material as required by governing codes.
F. Interior trim shall be selected by Builder.
G. All exterior framing and decking shall be constructed of decay-resistant lumber CCA .40 or equal.

VI THERMAL & MOISTURE PROTECTION
A. Thermal building insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of governing codes and, unless otherwise noted, meeting the following minimum requirements:
1. Foundation walls:
a. Basement: glass fiber, vinyl faced blankets, R-11. Unless noted otherwise on plans.
b. Crawl Space: glass fiber, unfaced blankets, R-11. Unless noted otherwise on plans.
2. Exterior frame walls:
a. 2x4: glass fiber, batts, R-15. Unless noted otherwise on plans.
b. 2x6: glass fiber, batts, R-20 (Min.). Unless noted otherwise on plans.
3. Ceilings:
a. Attic areas: glass fiber, blown, R-40. Unless noted otherwise on plans.
b. Vaulted rafters: glass fiber, batts, R-40. Unless noted otherwise on plans.
4. Framed floors over unheated areas: glass fiber batts, R-20 (Min.). Unless noted otherwise on plans.
B. Install 4 mil polyethylene vapor barrier to inside face of studs at all exterior walls except bathrooms. Unless noted otherwise on plans.
C. Roofing shall be specified by Builder and as shown on Drawings.
D. Siding shall be pecified by Builder and as shown on Drawings.
E. Flashing and sheet metal required to prevent penetration of water through the exterior shell of the building. In addition to complying with governing codes, comply with pertinent recommendations contained in current edition of "Architectural Sheet Metal Manual" published by SMACNA. All iron sheet metal flashing shall be hot-dip galvanized complying with ASTM A93.
F. Gutters and down spouts as specified by Builder. Down spout and splash locations shall be determined by Sub Contractor(and approved by Builder) so as to provide positive roof and site drainage.
G. Attic and roof ventilation as required by governing codes and as shown on Drawings. Provide appropriate soffit and roof vents as specified/approved by Builder.
H. Foundation moisture protection
1. Waterproof foundation wall as specified by Builder.
2. Sump pit and pump as specified by Builder and as shown on Drawings.
3. Perforated foundation drain tile as specified by Builder.

VII DOORS & WINDOWS.
A. Doors:
1. Doors as follows and as specified by Builder:
a. Entry doors and sidelights: as specified by Builder.
b. House/Garage doors: insulated steel door, flush with closer.
c. Overhead Garage doors: insulated, as specified by Builder.
d. Patio doors (hinged): full glass as specified by Builder.
e. Sliding glass doors: as specified by Builder.
f. Interior doors: as specified by Builder.
B. Windows:
1. Windows as follows and as specified by Builder:
a. Living levels (including walkout basement): polyvinyl or metal clad.
b. Basement: aluminum.
2. Units of the size, style and quantity shown on Drawings.
3. Glazing shall be double-pane insulating glass in living areas.
4. Tempered glass in all windows as required by governing codes.
5. Install emergency egress units as required by governing codes.
C. Finish hardware shall be specified by Builder. Install all hardware required by governing codes.

VIII FINISHES
A. Gypsum Panels:
1. Gypsum panels, unless otherwise noted shall be provided as follows:
a. Exterior walls: 1-layer 1/2" regular panels to interior face.
b. Interior partitions: 1-layer 1/2" regular panels each side.
c. Ceiling: 1-layer 5/8" regular panels.
d. Garage: provide 5/8" type "X" panels as required by code.
e. Showers: Concrete board behind tile showers.
2. Provide metal corner bead and trim at all locations shown on Drawings and as recommended by gypsum wallboard manufacturer.
3. Tape, float and sand joints and fasteners of gypsum wallboard with 3-coats of joint compound as required.
B. Finishes shown on Drawings shall be specified by Builder.

IX SPECIALTIES
A. Fireplaces shall be as follows:
1. Pre-manufactured gas (non-wood burning) units of the style and size shown on the Drawings.
2. Manufacturer and model shall be specified by Builder.
3. Sub Contractor(s) shall be responsible for proper installation of fireplace unit, venting, hearth, mantle and related components as recommended by manufacturer and as required by governing codes.
B. Shower, tub and tub/shower enclosures shall be constructed of approved safety glazing as specified by Builder.
C. Guardrails shall be provided as shown on Drawings and at unenclosed floor openings , open sides of stairways, landings and ramps, balconies, porches or decks which are more than 30 inches above grade or floor below. The top of guardrails shall not be less than 36 inches in height. Open guardrails shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through.

X MECHANICAL
A. General:
1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by Sub Contractors, Suppliers and Building Officials for compliance with governing codes and good common construction practices.
2. Equipment and fixtures shall be specified by Builder.
3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
B. Plumbing:
1. Plumbing rough-in shall be provided to washer box for clothes washer.
2. Gas lines and valves to dryer, range and fireplace as specified by Builder.
C. Heating, Ventilating & Air Conditioning:
1. Furnace: gas, forced air as specified by Builder.
2. All HVAC equipment shall be individually switched.
3. Dryer vent shall exhaust to exterior.
4. Mechanical exhaust ventilation where indicated in bathrooms, water closet compartments and laundry rooms shall exhaust to exterior and provide a minimum of 5 air changes per hour.

XI ELECTRICAL
A. General:
1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by Sub Contractors, Suppliers and Building Officials for compliance with governing codes and good common construction practices.
2. Equipment and fixtures shall be specified by Builder.
3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
B. Install ground-fault circuit-interrupters (GFI or GFCI) meeting the requirements of all governing codes. All outdoor, bedroom (s), bath and garage wall receptacles shall be provided with ground-fault circuit protection.
C. Install locally certified smoke detectors meeting the requirements of all governing codes. Smoke detectors shall be 110 volt powered, equipped with a battery backup and sound an alarm audible in all sleeping areas.

# FRAMING NOTES
[VFRMLST]

**EXTERIOR HEADERS:** OPENINGS LESS THAN 6'-0" IN WIDTH - 2-2x10 WITH FLAT 2x4 ON BOTTOM OPENINGS 6'-0" OR GREATER IN WIDTH - 2-2x12 UNLESS OTHERWISE SPECIFIED ON PLANS. SEE DETAIL ON SHEET D1

**INTERIOR HEADERS:** IN NON BEARING PARTITION WALLS - 2x4

**CAP STOOP:** 3/4" OSB 2x6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES; OSB TO HANG EXTEND OVER FOUNDATION HALF WAY.

**NO BRIDGING:** SOLID BLOCKING AS REQUIRED BY CODES.

**BASEMENT STAIRS:** 3/4" AWAY FROM FRAMED OR FURRED WALLS.

**MAIN STAIRS:** 1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILED; TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SKIRT BOARD. (USE SCRAPS WHERE POSSIBLE.)

**UPPER FLOOR BALCONIES:** OSB FLUSH FOR 1x6 BALUSTER PLATE UNLESS SPECIFIED ON PLANS.

**TUB/SHOWERS:** 5', 4' AND 3' EXACT OPENINGS. AS NOTED ON PLAN

**EXTERIOR DOORS:** 3/4" OSB SPACER BETWEEN DOOR SILL AND FLOOR DECK, SLIDING GLASS DOORS INSTALL DIRECTLY TO FLOOR DECK.

**TRUSSES:** 24" o.c. WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER.

**RAFTERS:** 24" o.c. WITH BRACING AS SHOWN ON PLANS
VAULT 2x10 16" o.c. / 2x6 SUB FASCIA, LOOKOUTS AS REQUIRED.

**EXTERIOR WALLS:** OSB SHEATHING ON FRONT ELEVATION, ALL INSIDE CORNERS, OUTSIDE CORNERS, AND EXTERIOR FACE OF ALL GABLES. RIGID FOAM SHEATHING ON ALL OTHER AREAS. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ANY/ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES SUCH AS PORCH ROOFS OR ATTIC SPACES. UNLESS NOTED OTHERWISE ON PLANS.

**SIDING:** CAULK BEHIND WINDOWS AND AND DOORS.
HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES;
INSTALLED TO BE WATER TIGHT PER MFGR'S SPECIFICATIONS

**FLASHING:** 2x4 UNDER RIDGE ON ALL GABLES.
RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING.
CONTINUOUS FLASHING ALONG SHED ROOFS AND STOOPS.

**FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS.**
THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY.

# DESIGN DATA
[DESIGNTX]

**LIVE LOADS**
ROOF (SNOW) ______ 30 PSF

**WIND LOADS**
90 MPH EXPOSURE B
IMPORTANCE FACTOR = 1.0

**SOIL PRESSURE (ASSUMED)**
CONTINUOUS ______ 1500 PSF
ISOLATED ______ 2000 PSF

**BUILDING MATERIALS**
STRUCTURAL STEEL ______ $F_y$ = 36 KSI
REINFORCING STEEL ______ $F_y$ = 60 KSI
CONCRETE
FOOTINGS, PADS AND INTERIOR SLABS ______ $F_c$ = 3500 PSI
EXTERIOR ______ $F_c$ = 4000 PSI
FRAMING LUMBER
2x6 AND LARGER ______ $F_b$ = 1200 PSI, E = 1700 KSI, $F_c$ = 625 PSI
2x4 AND MISC. ______ $F_b$ = 1400 PSI, E = 1700 KSI, $F_c$ = 1000 PSI
2x6 STUDS ______ $F_b$ = 725 PSI, E = 1500 KSI, $F_c$ = 675 PSI
2x4 STUDS ______ $F_b$ = 800 PSI, E = 1500 KSI, $F_c$ = 600 PSI
MICRO-LAMS (12") ______ $F_c$ = 2800 PSI, E = 2000 KSI

RESIDENTIAL CONVENTIONAL FOOTING DIMENSIONS:
ASSUMING 2,000 P.S.F. IS REQUIRED FOR THE FOOTING, THE FOLLOWING ADJUSTED FOOTING DIMENSIONS MAY BE USED FOR THE SOIL CONDITIONS SPECIFIED IN THE TABLE BELOW, UNLESS SPECIFIC ENGINEERING PROBLEMS EXIST.

| SOIL BEARING PRESSURE | CONVENTIONAL FOOTING DIMENSION & REINFORCEMENT |
|---|---|
| 2,000 P.S.F. | 8"x 16" WITH TWO #4 REINFORCEMENT BARS |
| 1,850 P.S.F. | 9"x 20" WITH TWO #4 REINFORCEMENT BARS |
| 1,500 P.S.F. | 10"x 24" WITH TWO #5 REINFORCEMENT BARS |
| 1,250 P.S.F. | 11"x 28" WITH THREE #5 REINFORCEMENT BARS |
| 1,000 P.S.F. | 12"x 32" WITH THREE #5 REINFORCEMENT BARS |

THE DIMENSIONS SPECIFIED IN THIS TABLE ARE TYPICALLY ACCEPTED DIMENSIONS FOR CONVENTIONALLY DESIGNED SINGLE FAMILY DWELLING STRUCTURES OF ONE OR TWO STORIES IN HEIGHT INTENDED TO BE CONSTRUCTED ON UNDISTURBED, NON-EXPANSIVE SOILS.

## Sheet Index



## Area Schedule

Livable Main Floor: 1,362 Sq. Ft.
Livable Basement: 990 Sq Ft.

Unfinished Space: 495 Sq. Ft
Covered Entry: 70 Sq. Ft
Covered Patio: 95 Sq. Ft
Deck: 228 Sq. Ft
Garage: 837 Sq. Ft.

Total Livable: 2,352 Sq. Ft.

## TYPICAL NOTES:
VNTS-TCA

1. TYPICAL CONSTRUCTION ASSEMBLIES:
A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON
30# FELT ON
1/2" OSB ROOF SHEATHING ON
ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
CEILING:
FRAMED 16" O.C. = 1/2" GYPSUM BOARD.
FRAMED 24" O.C. = 5/8" GYPSUM BOARD
B. EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON
HOUSE WRAP ON
EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS, U.N.O.
INTERIOR: 1/2" GYPSUM WALL BOARD.
C. EXTERIOR MASONRY WALL CONSTRUCTION:
BRICK VENEER w/
MASONRY TIES 16"o.c. HORIZONTAL & VERTICAL OVER
HOUSE WRAP ON
1/2" OSB WALL SHEATHING.
INTERIOR: 1/2" GYPSUM BOARD.
D. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MINIMUM) ON
COMPACTED STRUCTURAL FILL.
E. FRAME FLOOR CONSTRUCTION:
FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON
3/4" FLOOR SHEATHING ON
I-JOISTS ENGINEERED FLOOR SYSTEM, U.N.O.
(SIZE AND SPACING AS NOTED ON FLOOR PLANS)
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
FRAMED 24" O.C : 5/8" GYPSUM BOARD.
FRAMED 16" O.C. : 1/2" GYPSUM BOARD.

2. WINDOWS
ROUGH OPENING OF WINDOW TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.N.O.
TYPICAL HEAD HEIGHT FOR WINDOWS TO BE 6'-11 1/2' UNLESS NOTED OTHERWISE ON DRAWINGS.
A. CASEMENT WINDOWS
WINDOW HINGE NOTED ON EXTERIOR ELEVATIONS.
NOTED ON PLANS AS CSMT
B. SLIDING WINDOWS
NOTED ON PLANS AS SL
C. SINGLE HUNG WINDOWS
NOTED ON PLANS AS SH
D. DOUBLE HUNG WINDOWS
NOTED ON PLANS AS DH

3. DOORS
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11"
A. WOOD JAMBS AND CASING
ROUGH OPENING FOR HINGED DOORS TO BE 2" WIDER THAN DOOR SIZE NOTED ON PLAN,
BI-FOLDS DOORS TO BE 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-PASS DOORS TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
B GYPSUM BOARD OPENING
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS

HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM


ALLEGIANT HOMES RELEASES DRAFTER AND/OR DRAFTING SERVICE FROM ANY LITIGATION OR LAWSUITS THAT MAY ARISE DURING CONSTRUCTION OF THIS PLAN. ADDITIONALLY DRAFTER AND/OR DRAFTING SERVICE DOES NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE ALLEGIANT HOMES AND CONTRACTOR MUST CAREFULLY INSPECT AND REVIEW ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION. ALLEGIANT HOMES ASSUMES ALL RESPONSIBILITY FOR THESE DOCUMENTS.



Allegiant Homes
10095 Hickman Court, Suite 3
Clive, IA 50325


# Ray Residence
1,362 Sq. Ft.

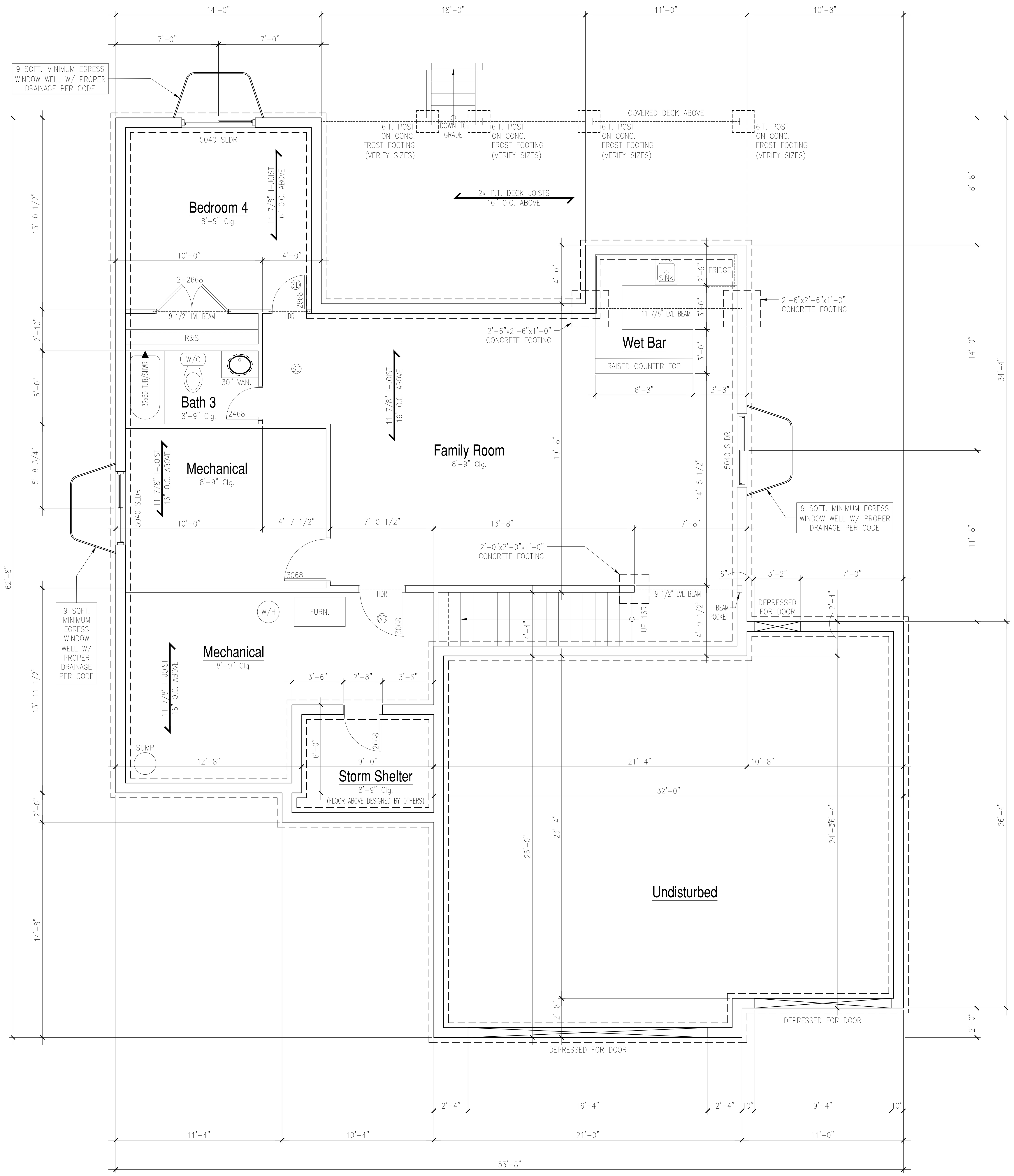
05.02.16 - Issued For Permit
05.25.16 - Owner Changes

Project
16004

Issue Date
05.02.2016

Sheet Title
Cover Sheet

Sheet No.
CS




# Basement Floor Plan

*1/4" = 1'-0" @ 22"x34"*
*1/8" = 1'-0" @ 11"x17"*

## TYPICAL NOTES:

VNTS-TCA

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON
     30# FELT ON
     1/2" OSB ROOF SHEATHING ON
     ROOF FRAMING MEMBERS
     AS NOTED ON FLOOR PLANS.
     CEILING:
     FRAMED 16" O.C. = 1/2" GYPSUM BOARD.
     FRAMED 24" O.C. = 5/8" GYPSUM BOARD
   - B. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON
     HOUSE WRAP ON
     EXTERIOR WALL SHEATHING AS NOTED BELOW:
     1/2" OSB SHEATHING ON ALL ELEVATIONS, U.N.O.
     INTERIOR: 1/2" GYPSUM WALL BOARD.
   - C. EXTERIOR MASONRY WALL CONSTRUCTION:
     BRICK VENEER w/
     MASONRY TIES 16"o.c. HORIZONTAL & VERTICAL OVER
     HOUSE WRAP ON
     1/2" OSB WALL SHEATHING.
     INTERIOR: 1/2" GYPSUM BOARD.
   - D. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MINIMUM) ON
     COMPACTED STRUCTURAL FILL.
   - E. FRAME FLOOR CONSTRUCTION:
     FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON
     3/4" FLOOR SHEATHING ON
     I-JOISTS ENGINEERED FLOOR SYSTEM, U.N.O.
     (SIZE AND SPACING AS NOTED ON FLOOR PLANS)
     MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
     FRAMED 24" O.C : 5/8" GYPSUM BOARD.
     FRAMED 16" O.C. : 1/2" GYPSUM BOARD.
2. WINDOWS
   ROUGH OPENING OF WINDOW TO BE NOTED IN FT./IN.
   ON FLOOR PLANS, U.N.O.
   TYPICAL HEAD HEIGHT FOR WINDOWS TO BE 6'-11 1/2"
   UNLESS NOTED OTHERWISE ON DRAWINGS.
   - A. CASEMENT WINDOWS
     WINDOW HINGE NOTED ON EXTERIOR ELEVATIONS.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS
     NOTED ON PLANS AS DH
3. DOORS
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11"
   - A. WOOD JAMBS AND CASING
     ROUGH OPENING FOR HINGED DOORS TO BE 2" WIDER THAN DOOR SIZE NOTED ON PLAN,
     BI-FOLDS DOORS TO BE 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
   - B GYPSUM BOARD OPENING
     ROUGH OPENING FOR BI-PASS DOORS
     TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE
     1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS

HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM


ALLEGIANT HOMES RELEASES DRAFTER AND/OR DRAFTING SERVICE FROM ANY LITIGATION OR LAWSUITS THAT MAY ARISE DURING CONSTRUCTION OF THIS PLAN. ADDITIONALLY DRAFTER AND/OR DRAFTING SERVICE DOES NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE ALLEGIANT HOMES AND CONTRACTOR MUST CAREFULLY INSPECT AND REVIEW ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION. ALLEGIANT HOMES ASSUMES ALL RESPONSIBILITY FOR THESE DOCUMENTS.



*Allegiant Homes*
*10095 Hickman Court, Suite 3*
*Clive, IA 50325*


# *Ray Residence*

*1,362 Sq. Ft.*

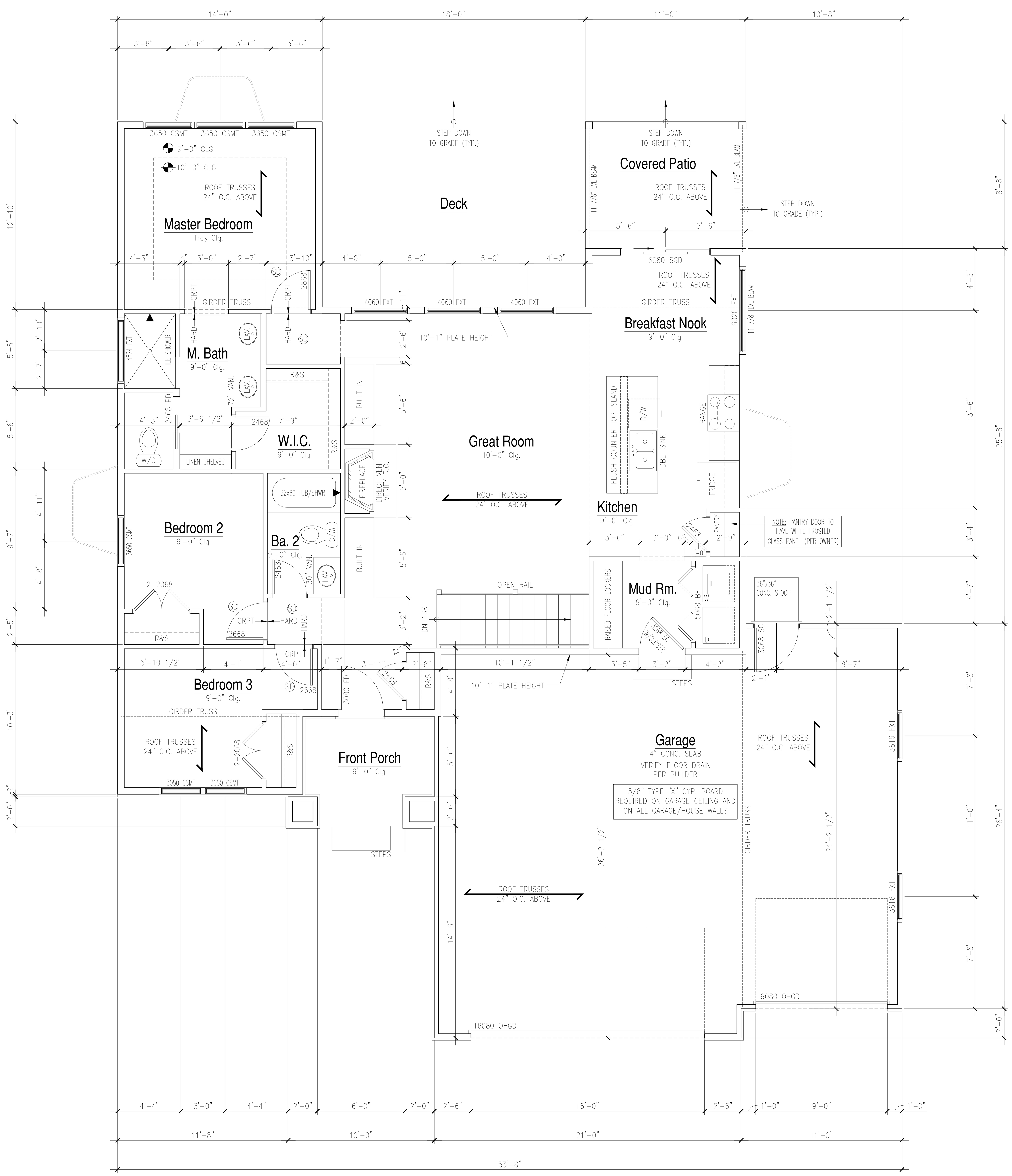
*05.02.16 - Issued For Permit*
*05.25.16 - Owner Changes*

*Project*
16004

*Issue Date*
05.02.2016

*Sheet Title*
Basement Floor Plan

*Sheet No.*
A1.0




# Main Floor Plan

*1/4" = 1'-0" @ 22"x34"*
*1/8" = 1'-0" @ 11"x17"*

## TYPICAL NOTES:

VNTS-TCA

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   A. ROOF CONSTRUCTION:
   COMPOSITION ROOF SHINGLES ON
   30# FELT ON
   1/2" OSB ROOF SHEATHING ON
   ROOF FRAMING MEMBERS
   AS NOTED ON FLOOR PLANS.
   CEILING:
   FRAMED 16" O.C. = 1/2" GYPSUM BOARD.
   FRAMED 24" O.C. = 5/8" GYPSUM BOARD
   B. EXTERIOR SIDING WALL CONSTRUCTION:
   SIDING (AS NOTED ON ELEVATIONS) ON
   HOUSE WRAP ON
   EXTERIOR WALL SHEATHING AS NOTED BELOW:
   1/2" OSB SHEATHING ON ALL ELEVATIONS, U.N.O.
   INTERIOR: 1/2" GYPSUM WALL BOARD.
   C. EXTERIOR MASONRY WALL CONSTRUCTION:
   BRICK VENEER w/
   MASONRY TIES 16"o.c. HORIZONTAL & VERTICAL OVER
   HOUSE WRAP ON
   1/2" OSB WALL SHEATHING.
   INTERIOR: 1/2" GYPSUM BOARD.
   D. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
   4" CONCRETE SLAB (MINIMUM) ON
   COMPACTED STRUCTURAL FILL.
   E. FRAME FLOOR CONSTRUCTION:
   FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON
   3/4" FLOOR SHEATHING ON
   I-JOISTS ENGINEERED FLOOR SYSTEM, U.N.O.
   (SIZE AND SPACING AS NOTED ON FLOOR PLANS)
   MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
   FRAMED 24" O.C : 5/8" GYPSUM BOARD.
   FRAMED 16" O.C. : 1/2" GYPSUM BOARD.
2. WINDOWS
   ROUGH OPENING OF WINDOW TO BE NOTED IN FT./IN.
   ON FLOOR PLANS, U.N.O.
   TYPICAL HEAD HEIGHT FOR WINDOWS TO BE 6'-11 1/2"
   UNLESS NOTED OTHERWISE ON DRAWINGS.
   A. CASEMENT WINDOWS
   WINDOW HINGE NOTED ON EXTERIOR ELEVATIONS.
   NOTED ON PLANS AS CSMT
   B. SLIDING WINDOWS
   NOTED ON PLANS AS SL
   C. SINGLE HUNG WINDOWS
   NOTED ON PLANS AS SH
   D. DOUBLE HUNG WINDOWS
   NOTED ON PLANS AS DH
3. DOORS
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11"
   A. WOOD JAMBS AND CASING
   ROUGH OPENING FOR HINGED DOORS TO BE 2"
   WIDER THAN DOOR SIZE NOTED ON PLAN,
   BI-FOLDS DOORS TO BE 2 1/4" WIDER THAN
   DOOR SIZE NOTED ON PLANS.
   ROUGH OPENING FOR BI-PASS DOORS TO BE 1"
   WIDER THAN DOOR SIZE NOTED ON PLANS.
   B GYPSUM BOARD OPENING
   ROUGH OPENING FOR BI-PASS DOORS
   TO BE SAME AS DOOR SIZE NOTED ON PLANS.
   ROUGH OPENING FOR BI-FOLD DOORS TO BE
   1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS

HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM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# *Ray Residence*

*1,362 Sq. Ft.*

*05.02.16 - Issued For Permit*
*05.25.16 - Owner Changes*

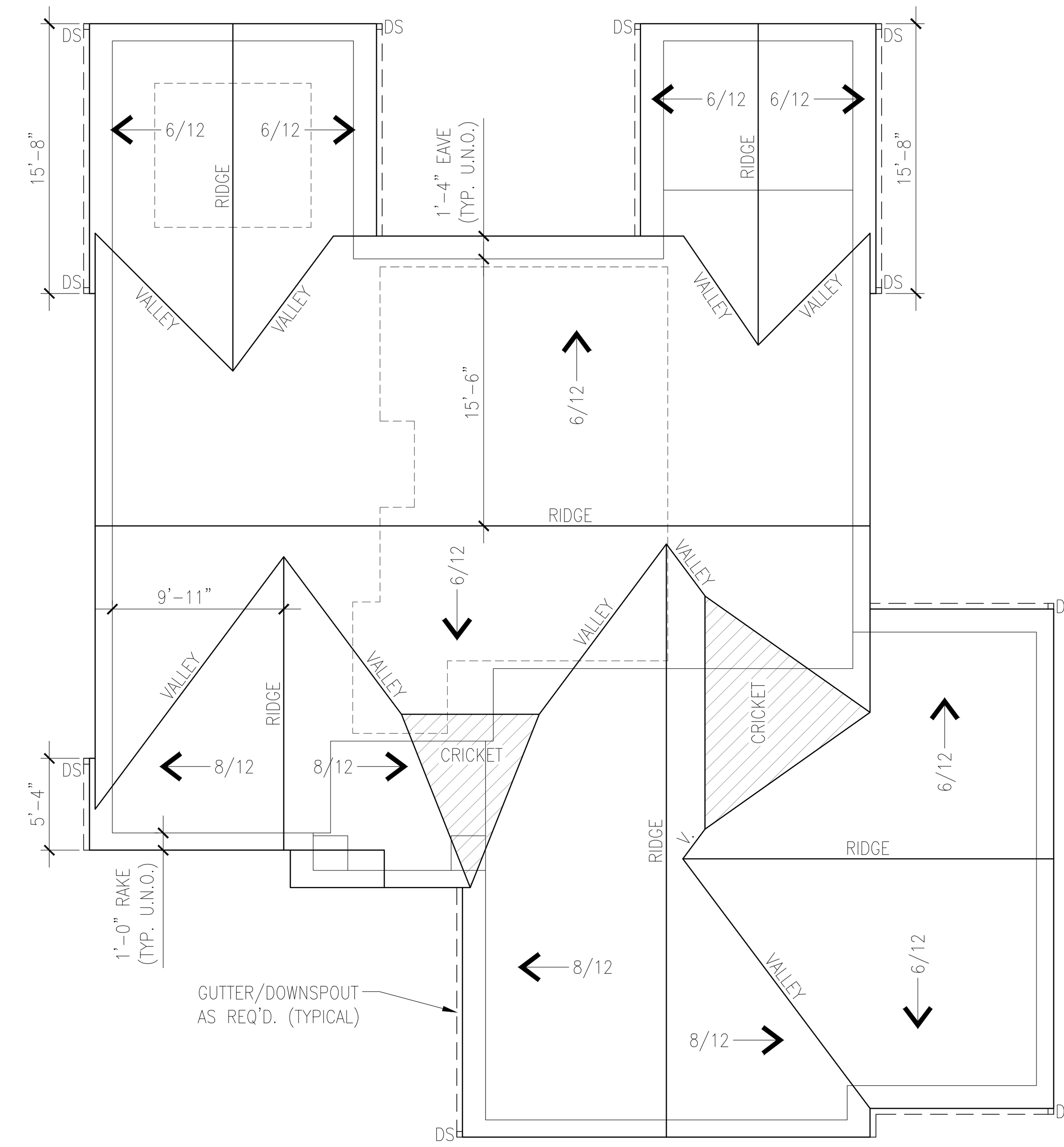
*Project*
16004

*Issue Date*
05.02.2016

*Sheet Title*
Main Floor Plan

*Sheet No.*
A2.0


## Front Elevation
*1/4" = 1'-0" @ 22"x34"*
*1/8" = 1'-0" @ 11"x17"*




## Roof Plan
*1/8" = 1'-0" @ 22"x34"*
*1/16" = 1'-0" @ 11"x17"*

ROOF GUTTERS AND DOWNSPOUTS ARE CONCEPTUAL ONLY – VERIFY PER BLDR. LOCATIONS

EAVE AND RAKE OVERHANG NOTED ARE FINISHED DIMENSIONS

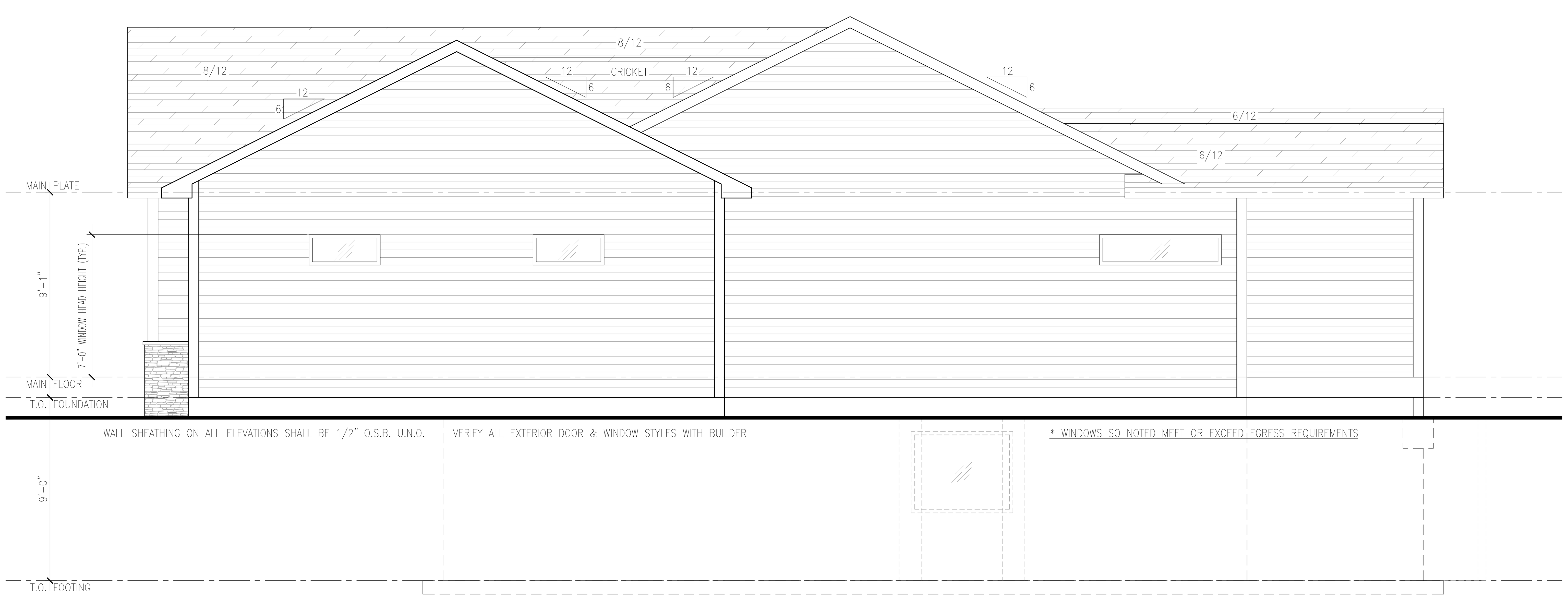
VERIFY ROOF VENT TYPES BY BUILDER. ROOFING CONTR. RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE

FINAL ROOF DESIGN BY TRUSS MFGR. GIRDER TRUSS, SUPPORTS AND POINT LOADS PROVIDED BY TRUSS MFGR.

PROVIDE SELF-ADHERING POLYMER MODIFIED BITUMEN ICE MAT FROM EDGE OF EAVES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE.

### TYPICAL NOTES:
VNTS-TCA

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   A. ROOF CONSTRUCTION:
   COMPOSITION ROOF SHINGLES ON
   30# FELT ON
   1/2" OSB ROOF SHEATHING ON
   ROOF FRAMING MEMBERS
   AS NOTED ON FLOOR PLANS.
   CEILING:
   FRAMED 16" O.C. = 1/2" GYPSUM BOARD.
   FRAMED 24" O.C. = 5/8" GYPSUM BOARD
   B. EXTERIOR SIDING WALL CONSTRUCTION:
   SIDING (AS NOTED ON ELEVATIONS) ON
   HOUSE WRAP ON
   EXTERIOR WALL SHEATHING AS NOTED BELOW:
   1/2" OSB SHEATHING ON ALL ELEVATIONS, U.N.O.
   INTERIOR: 1/2" GYPSUM WALL BOARD.
   C. EXTERIOR MASONRY WALL CONSTRUCTION:
   BRICK VENEER w/
   MASONRY TIES 16"o.c. HORIZONTAL & VERTICAL OVER
   HOUSE WRAP ON
   1/2" OSB WALL SHEATHING.
   INTERIOR: 1/2" GYPSUM BOARD.
   D. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
   4" CONCRETE SLAB (MINIMUM) ON
   COMPACTED STRUCTURAL FILL.
   E. FRAME FLOOR CONSTRUCTION:
   FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON
   3/4" FLOOR SHEATHING ON
   I-JOISTS ENGINEERED FLOOR SYSTEM, U.N.O.
   (SIZE AND SPACING AS NOTED ON FLOOR PLANS)
   MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
   FRAMED 24" O.C : 5/8" GYPSUM BOARD.
   FRAMED 16" O.C. : 1/2" GYPSUM BOARD.
2. WINDOWS
   ROUGH OPENING OF WINDOW TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.N.O.
   TYPICAL HEAD HEIGHT FOR WINDOWS TO BE 6'-11 1/2" UNLESS NOTED OTHERWISE ON DRAWINGS.
   A. CASEMENT WINDOWS
   WINDOW HINGE NOTED ON EXTERIOR ELEVATIONS.
   NOTED ON PLANS AS CSMT
   B. SLIDING WINDOWS
   NOTED ON PLANS AS SL
   C. SINGLE HUNG WINDOWS
   NOTED ON PLANS AS SH
   D. DOUBLE HUNG WINDOWS
   NOTED ON PLANS AS DH
3. DOORS
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11"
   A. WOOD JAMBS AND CASING
   ROUGH OPENING FOR HINGED DOORS TO BE 2" WIDER THAN DOOR SIZE NOTED ON PLAN, BI-FOLDS DOORS TO BE 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
   ROUGH OPENING FOR BI-PASS DOORS TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
   B GYPSUM BOARD OPENING
   ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
   ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.




## Right Elevation
*1/4" = 1'-0" @ 22"x34"*
*1/8" = 1'-0" @ 11"x17"*

ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS

HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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# *Ray Residence*
*1,362 Sq. Ft.*

*05.02.16 - Issued For Permit*
*05.25.16 - Owner Changes*

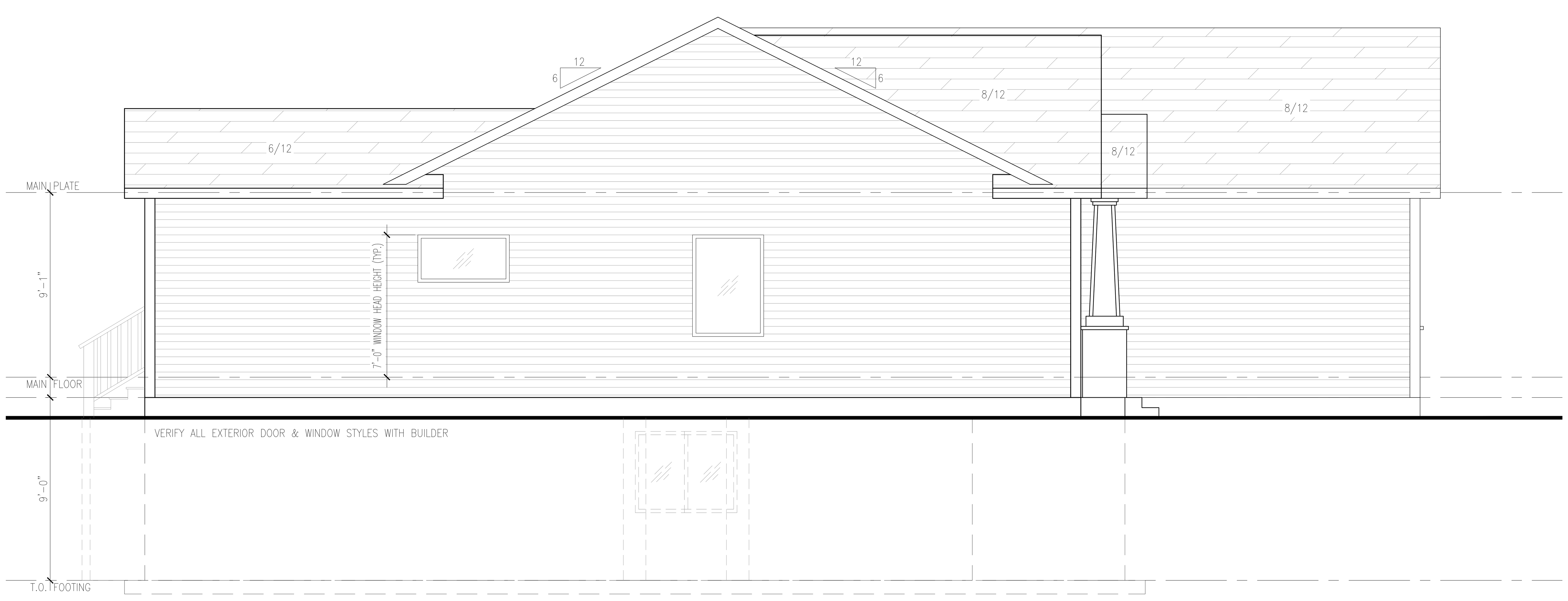
*Project*
16004

*Issue Date*
05.02.2016

*Sheet Title*
Front & Right Elevs. Roof Plan

*Sheet No.*
A3.0


## Rear Elevation
*1/4" = 1'-0" @ 22"x34"*
*1/8" = 1'-0" @ 11"x17"*




## Left Elevation
*1/4" = 1'-0" @ 22"x34"*
*1/8" = 1'-0" @ 11"x17"*

### TYPICAL NOTES:
VNTS-TCA

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   A. ROOF CONSTRUCTION:
   COMPOSITION ROOF SHINGLES ON
   30# FELT ON
   1/2" OSB ROOF SHEATHING ON
   ROOF FRAMING MEMBERS
   AS NOTED ON FLOOR PLANS.
   CEILING:
   FRAMED 16" O.C. = 1/2" GYPSUM BOARD.
   FRAMED 24" O.C. = 5/8" GYPSUM BOARD
   B. EXTERIOR SIDING WALL CONSTRUCTION:
   SIDING (AS NOTED ON ELEVATIONS) ON
   HOUSE WRAP ON
   EXTERIOR WALL SHEATHING AS NOTED BELOW:
   1/2" OSB SHEATHING ON ALL ELEVATIONS, U.N.O.
   INTERIOR: 1/2" GYPSUM WALL BOARD.
   C. EXTERIOR MASONRY WALL CONSTRUCTION:
   BRICK VENEER w/
   MASONRY TIES 16"o.c. HORIZONTAL & VERTICAL OVER
   HOUSE WRAP ON
   1/2" OSB WALL SHEATHING.
   INTERIOR: 1/2" GYPSUM BOARD.
   D. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
   4" CONCRETE SLAB (MINIMUM) ON
   COMPACTED STRUCTURAL FILL.
   E. FRAME FLOOR CONSTRUCTION:
   FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON
   3/4" FLOOR SHEATHING ON
   I-JOISTS ENGINEERED FLOOR SYSTEM, U.N.O.
   (SIZE AND SPACING AS NOTED ON FLOOR PLANS)
   MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
   FRAMED 24" O.C : 5/8" GYPSUM BOARD.
   FRAMED 16" O.C. : 1/2" GYPSUM BOARD.
2. WINDOWS
   ROUGH OPENING OF WINDOW TO BE NOTED IN FT./IN.
   ON FLOOR PLANS, U.N.O.
   TYPICAL HEAD HEIGHT FOR WINDOWS TO BE 6'-11 1/2"
   UNLESS NOTED OTHERWISE ON DRAWINGS.
   A. CASEMENT WINDOWS
   WINDOW HINGE NOTED ON EXTERIOR ELEVATIONS.
   NOTED ON PLANS AS CSMT
   B. SLIDING WINDOWS
   NOTED ON PLANS AS SL
   C. SINGLE HUNG WINDOWS
   NOTED ON PLANS AS SH
   D. DOUBLE HUNG WINDOWS
   NOTED ON PLANS AS DH
3. DOORS
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11"
   A. WOOD JAMBS AND CASING
   ROUGH OPENING FOR HINGED DOORS TO BE 2"
   WIDER THAN DOOR SIZE NOTED ON PLAN,
   BI-FOLDS DOORS TO BE 2 1/4" WIDER THAN
   DOOR SIZE NOTED ON PLANS.
   ROUGH OPENING FOR BI-PASS DOORS TO BE 1"
   WIDER THAN DOOR SIZE NOTED ON PLANS.
   B GYPSUM BOARD OPENING
   ROUGH OPENING FOR BI-PASS DOORS
   TO BE SAME AS DOOR SIZE NOTED ON PLANS.
   ROUGH OPENING FOR BI-FOLD DOORS TO BE
   1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS

HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM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*1,362 Sq. Ft.*

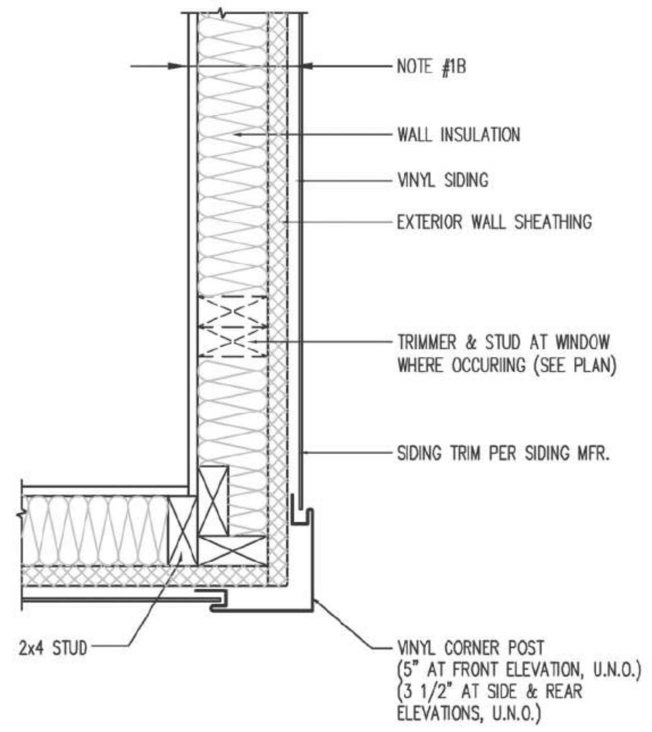
*05.02.16 - Issued For Permit*
*05.25.16 - Owner Changes*

*Project*
*16004*

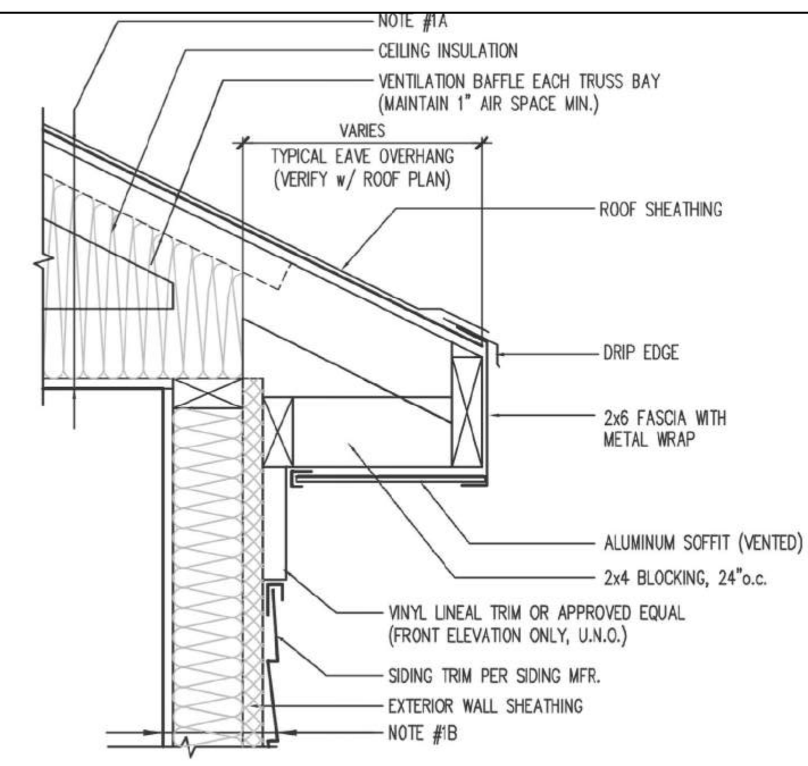
*Issue Date*
*05.02.2016*

*Sheet Title*
*Rear & Left Elevations*

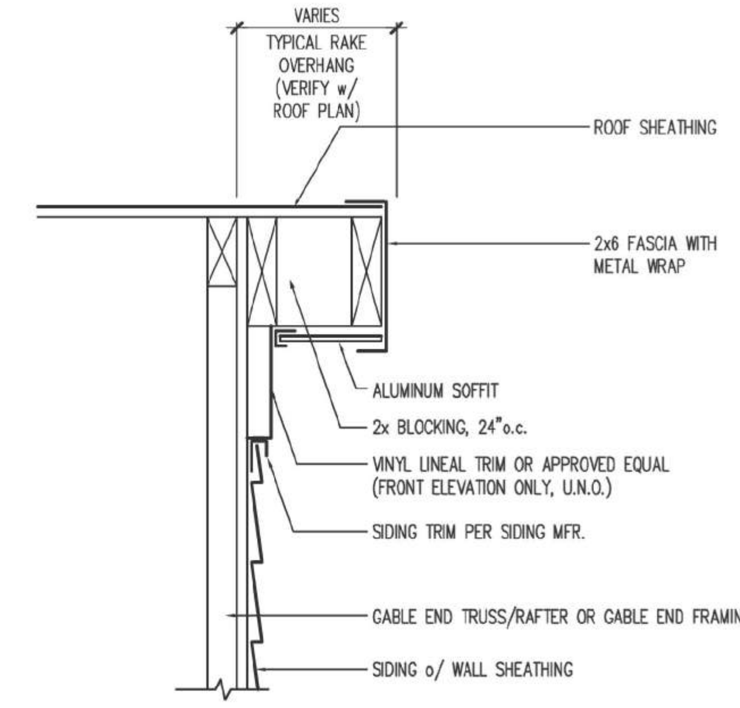
*Sheet No.*
*A3.1*



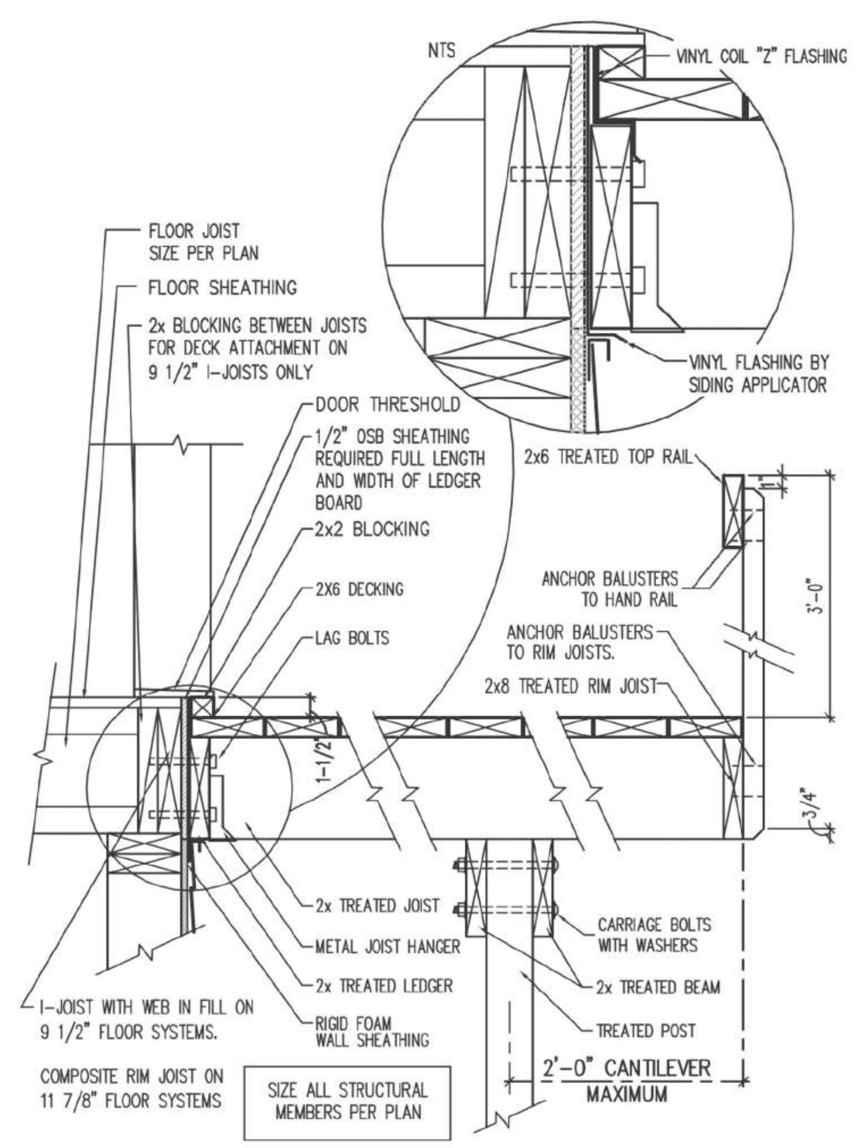

5 *Typical Ext. Corner*
*1 1/2" = 1'-0" @ 22"x34"*
*3" = 1'-0" @ 11"x17"*



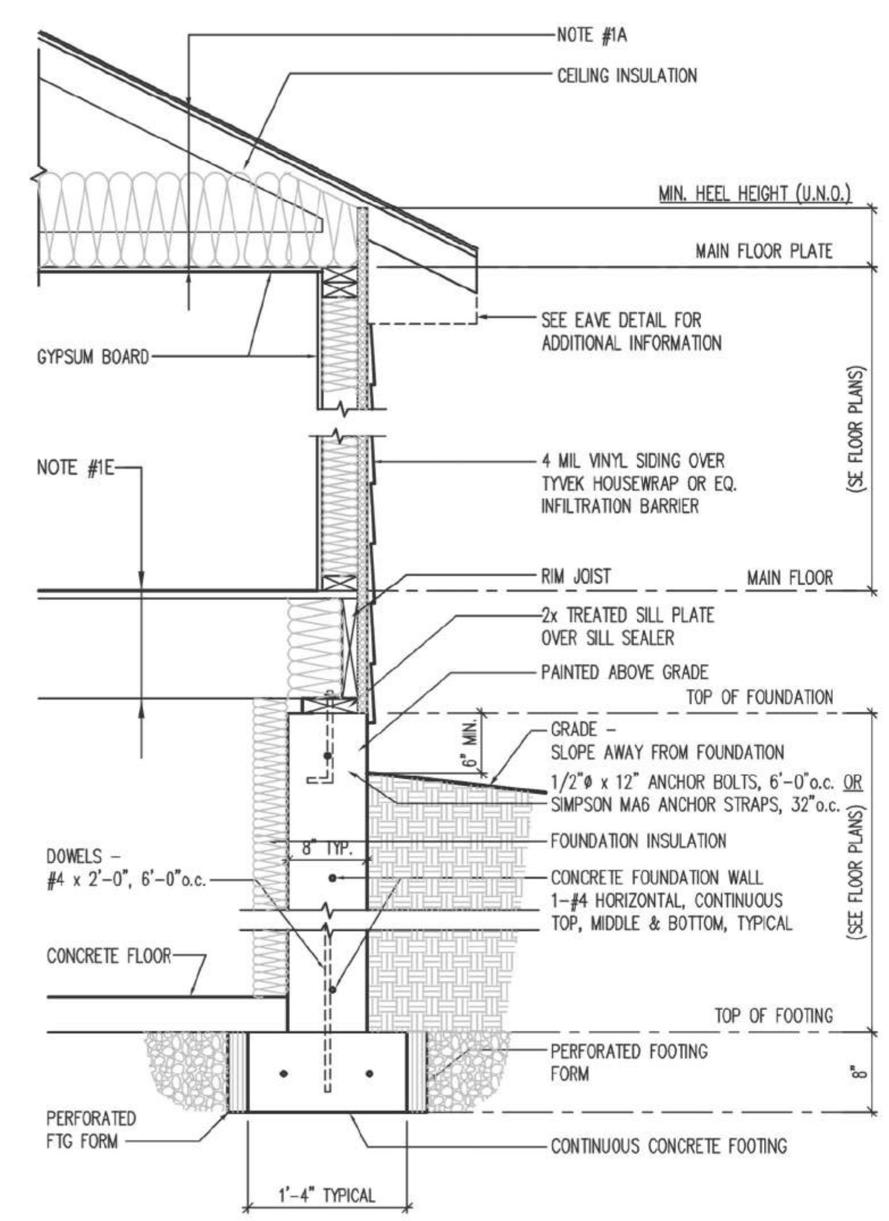

4 *Typical Eave Detail*
*1 1/2" = 1'-0" @ 22"x34"*
*3" = 1'-0" @ 11"x17"*




3 *Typical Rake Detail*
*1 1/2" = 1'-0" @ 22"x34"*
*3" = 1'-0" @ 11"x17"*




2 *Standard Deck*
*1" = 1'-0" @ 22"x34"*
*1/2" = 1'-0" @ 11"x17"*




1 *Typical Wall Section*
*3/4" = 1'-0" @ 22"x34"*
*3/8" = 1'-0" @ 11"x17"*

## TYPICAL NOTES:

VNTS-TCA

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   A. ROOF CONSTRUCTION:
   COMPOSITION ROOF SHINGLES ON
   30# FELT ON
   1/2" OSB ROOF SHEATHING ON
   ROOF FRAMING MEMBERS
   AS NOTED ON FLOOR PLANS.
   CEILING:
   FRAMED 16" O.C. = 1/2" GYPSUM BOARD.
   FRAMED 24" O.C. = 5/8" GYPSUM BOARD
   B. EXTERIOR SIDING WALL CONSTRUCTION:
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   EXTERIOR WALL SHEATHING AS NOTED BELOW:
   1/2" OSB SHEATHING ON ALL ELEVATIONS, U.N.O.
   INTERIOR: 1/2" GYPSUM WALL BOARD.
   C. EXTERIOR MASONRY WALL CONSTRUCTION:
   BRICK VENEER w/
   MASONRY TIES 16"o.c. HORIZONTAL & VERTICAL OVER
   HOUSE WRAP ON
   1/2" OSB WALL SHEATHING.
   INTERIOR: 1/2" GYPSUM BOARD.
   D. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
   4" CONCRETE SLAB (MINIMUM) ON
   COMPACTED STRUCTURAL FILL.
   E. FRAME FLOOR CONSTRUCTION:
   FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON
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   (SIZE AND SPACING AS NOTED ON FLOOR PLANS)
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2. WINDOWS
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   ON FLOOR PLANS, U.N.O.
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   UNLESS NOTED OTHERWISE ON DRAWINGS.
   A. CASEMENT WINDOWS
   WINDOW HINGE NOTED ON EXTERIOR ELEVATIONS.
   NOTED ON PLANS AS CSMT
   B. SLIDING WINDOWS
   NOTED ON PLANS AS SL
   C. SINGLE HUNG WINDOWS
   NOTED ON PLANS AS SH
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   NOTED ON PLANS AS DH
3. DOORS
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11"
   A. WOOD JAMBS AND CASING
   ROUGH OPENING FOR HINGED DOORS TO BE 2" WIDER THAN DOOR SIZE NOTED ON PLAN,
   BI-FOLDS DOORS TO BE 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
   ROUGH OPENING FOR BI-PASS DOORS TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
   B GYPSUM BOARD OPENING
   ROUGH OPENING FOR BI-PASS DOORS
   TO BE SAME AS DOOR SIZE NOTED ON PLANS.
   ROUGH OPENING FOR BI-FOLD DOORS TO BE
   1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS

HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM


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*Allegiant Homes*
*10095 Hickman Court, Suite 3*
*Clive, IA 50325*


# *Ray Residence*

*1,362 Sq. Ft.*

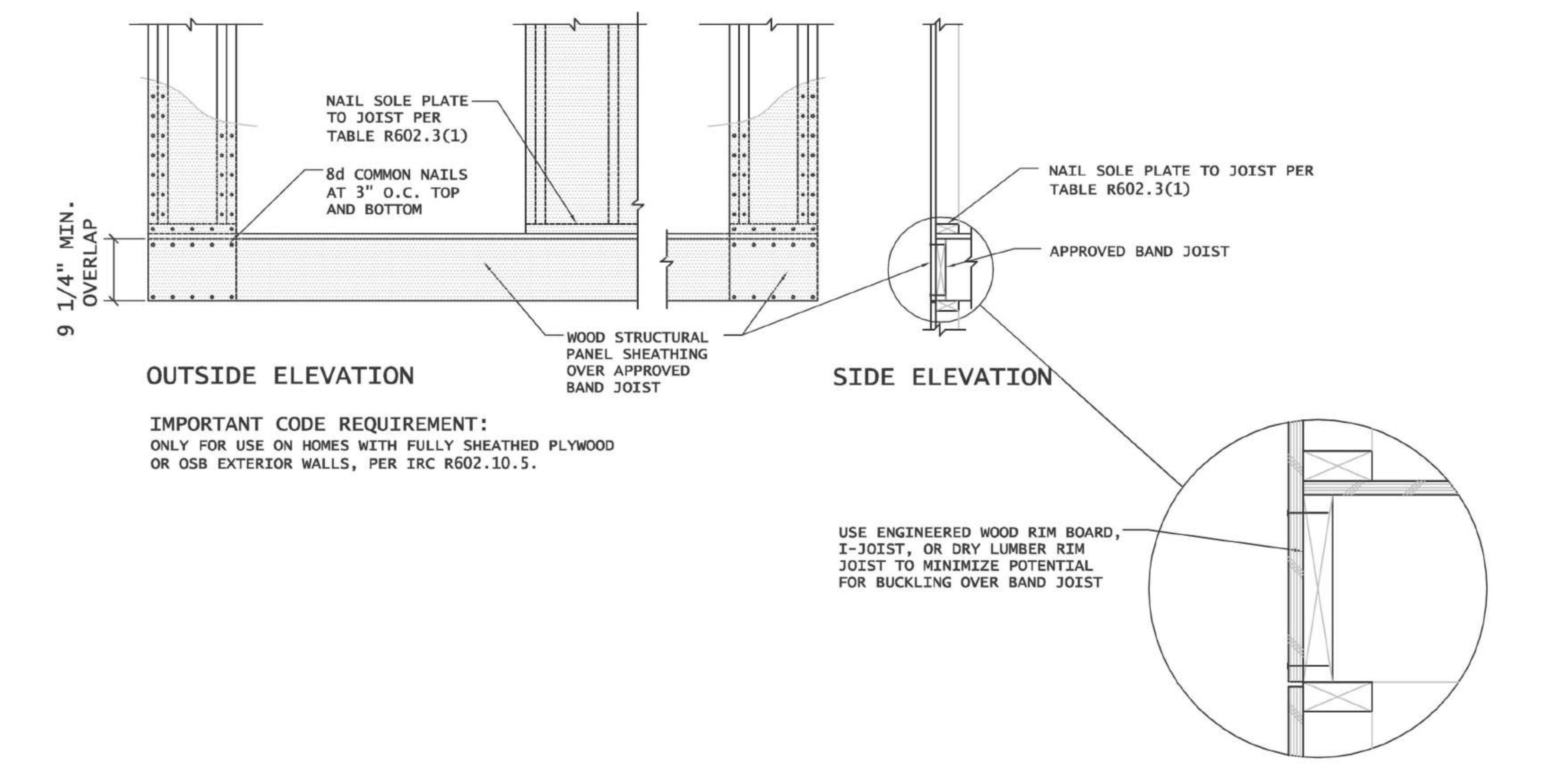
*05.02.16 - Issued For Permit*
*05.25.16 - Owner Changes*

*Project*
*16004*

*Issue Date*
*05.02.2016*

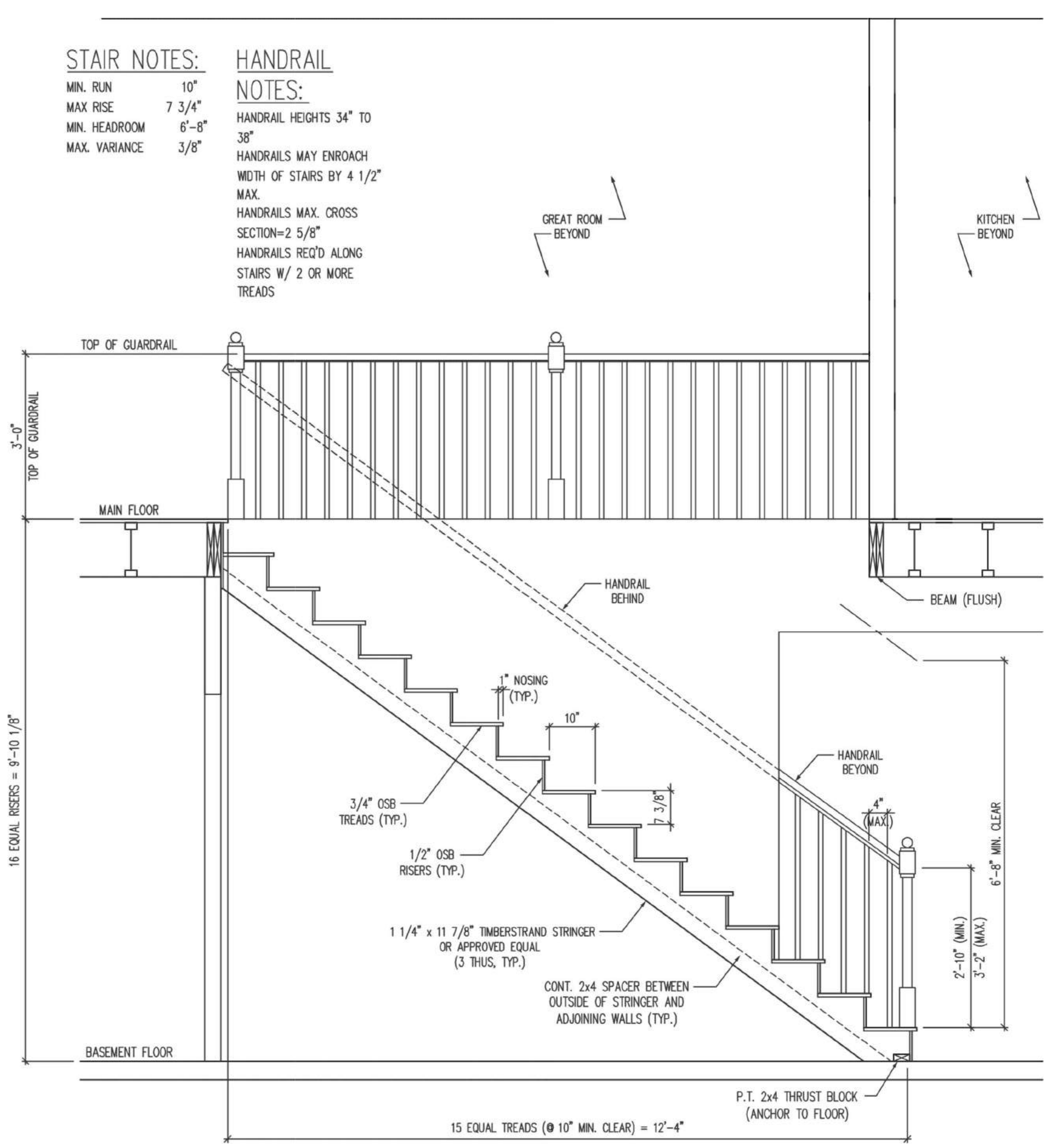
*Sheet Title*
*Details*

*Sheet No.*
*D1.0*



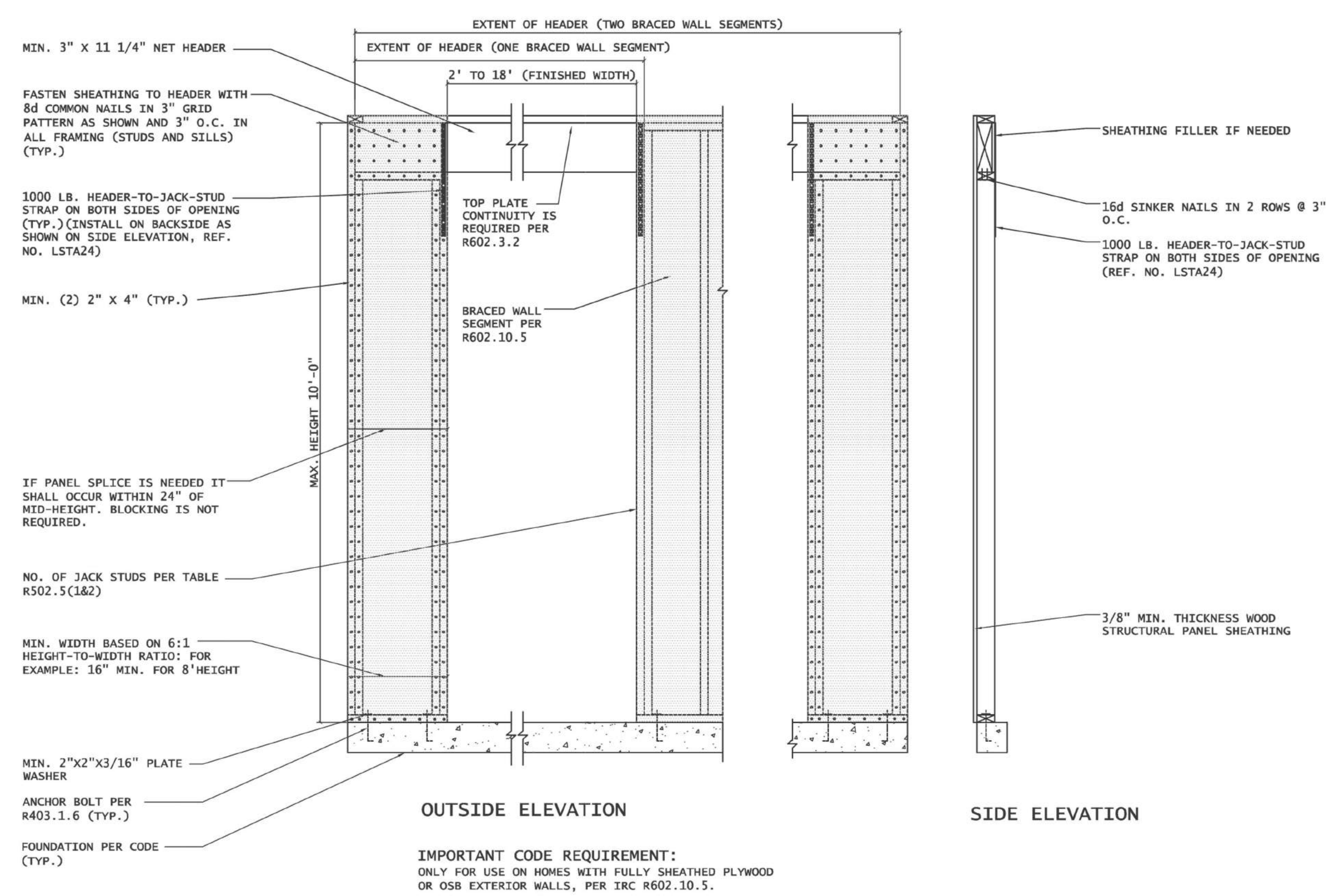

## 2 APA Detail Of Narrow Wall Bracing Without Hold-Downs (Struct. Panel Overlap Option)

*Not to Scale*




## 3 Stair Section

*1/2" = 1'-0" @ 22"x34"*
*1/4" = 1'-0" @ 11"x17"*




## 1 APA Detail Of Narrow Wall Bracing Without Hold-Downs

*Not to Scale*

**TYPICAL NOTES:**
VNTS-TCA

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON
     30# FELT ON
     1/2" OSB ROOF SHEATHING ON
     ROOF FRAMING MEMBERS
     AS NOTED ON FLOOR PLANS.
     CEILING:
     FRAMED 16" O.C. = 1/2" GYPSUM BOARD.
     FRAMED 24" O.C. = 5/8" GYPSUM BOARD
   - B. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON
     HOUSE WRAP ON
     EXTERIOR WALL SHEATHING AS NOTED BELOW:
     1/2" OSB SHEATHING ON ALL ELEVATIONS, U.N.O.
     INTERIOR: 1/2" GYPSUM WALL BOARD.
   - C. EXTERIOR MASONRY WALL CONSTRUCTION:
     BRICK VENEER w/
     MASONRY TIES 16"o.c. HORIZONTAL & VERTICAL OVER
     HOUSE WRAP ON
     1/2" OSB WALL SHEATHING.
     INTERIOR: 1/2" GYPSUM BOARD.
   - D. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MINIMUM) ON
     COMPACTED STRUCTURAL FILL.
   - E. FRAME FLOOR CONSTRUCTION:
     FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON
     3/4" FLOOR SHEATHING ON
     I-JOISTS ENGINEERED FLOOR SYSTEM, U.N.O.
     (SIZE AND SPACING AS NOTED ON FLOOR PLANS)
     MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
     FRAMED 24" O.C : 5/8" GYPSUM BOARD.
     FRAMED 16" O.C. : 1/2" GYPSUM BOARD.
2. WINDOWS
   ROUGH OPENING OF WINDOW TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.N.O.
   TYPICAL HEAD HEIGHT FOR WINDOWS TO BE 6'-11 1/2" UNLESS NOTED OTHERWISE ON DRAWINGS.
   - A. CASEMENT WINDOWS
     WINDOW HINGE NOTED ON EXTERIOR ELEVATIONS.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS
     NOTED ON PLANS AS DH
3. DOORS
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11"
   - A. WOOD JAMBS AND CASING
     ROUGH OPENING FOR HINGED DOORS TO BE 2" WIDER THAN DOOR SIZE NOTED ON PLAN,
     BI-FOLDS DOORS TO BE 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
   - B GYPSUM BOARD OPENING
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING

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*Project* 16004

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*Sheet Title* Details

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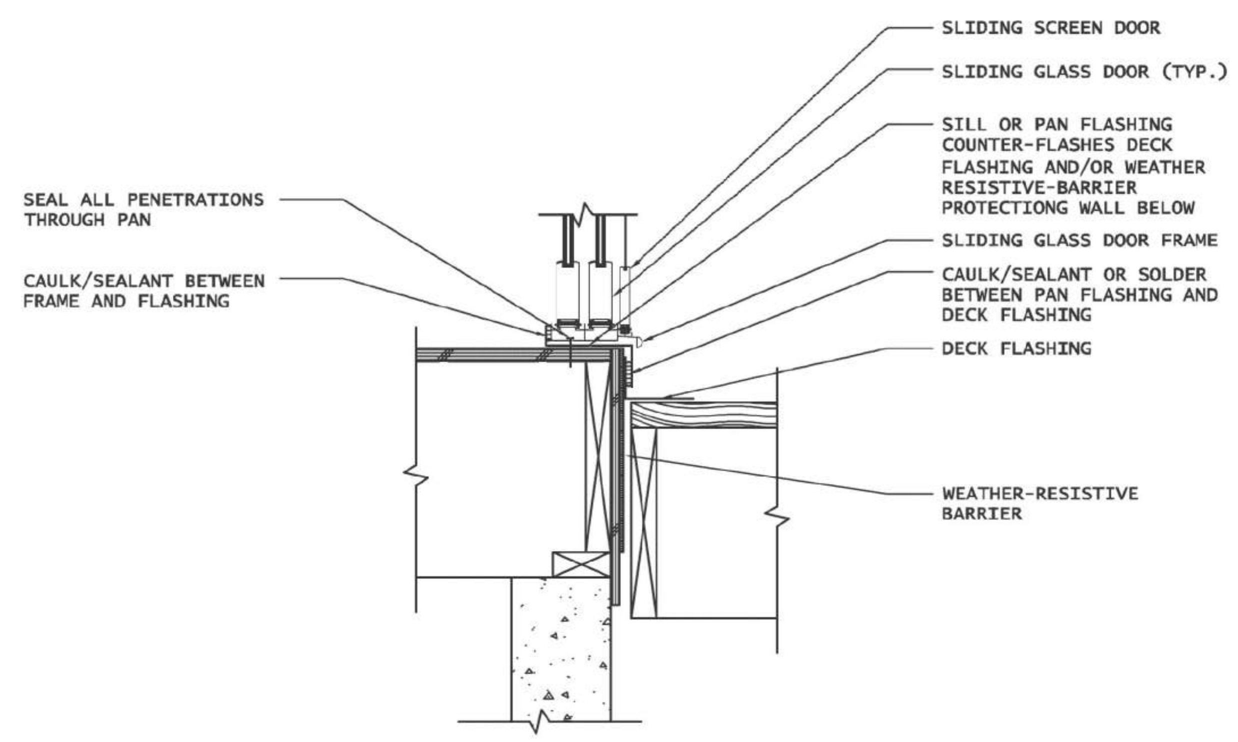
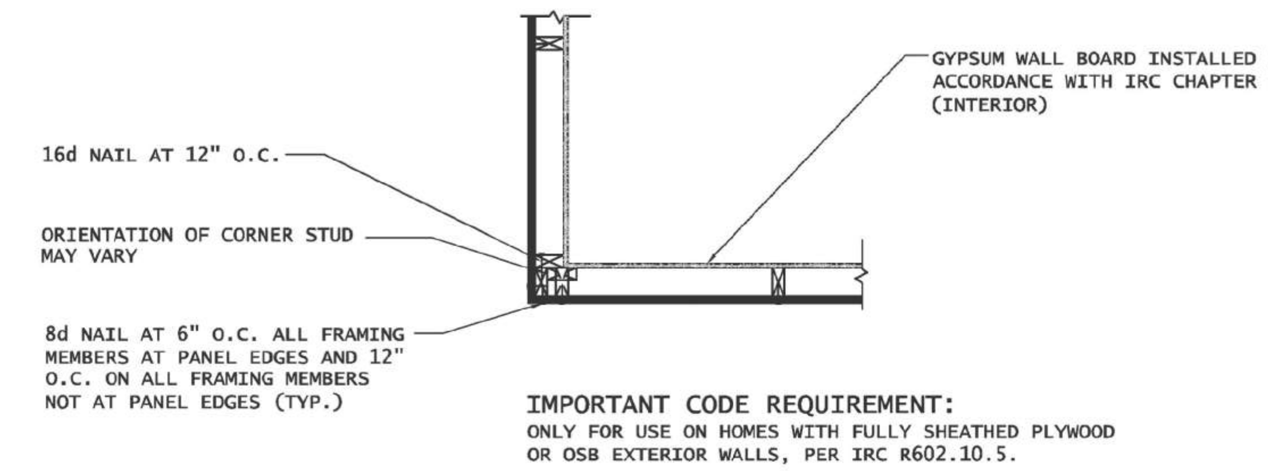
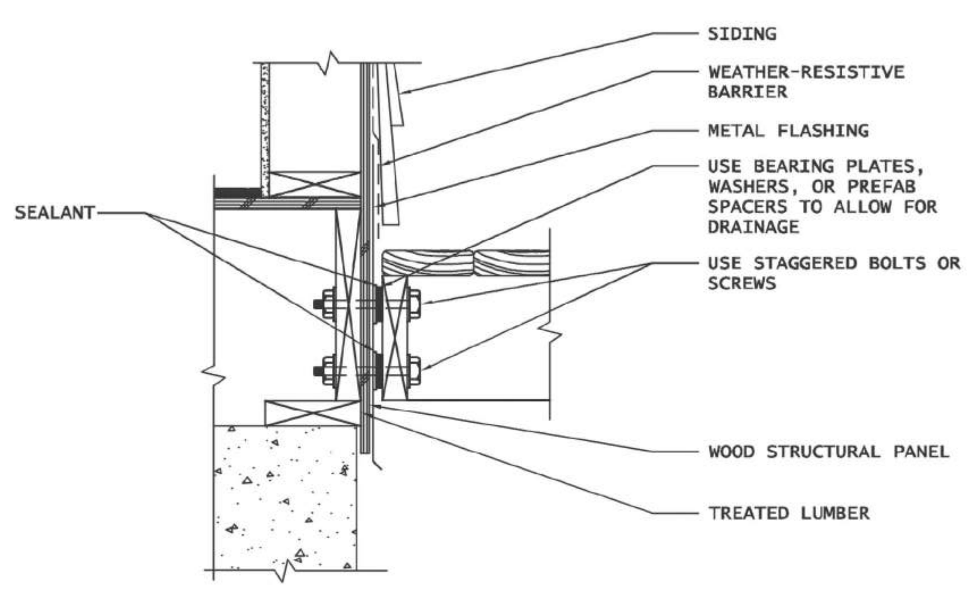


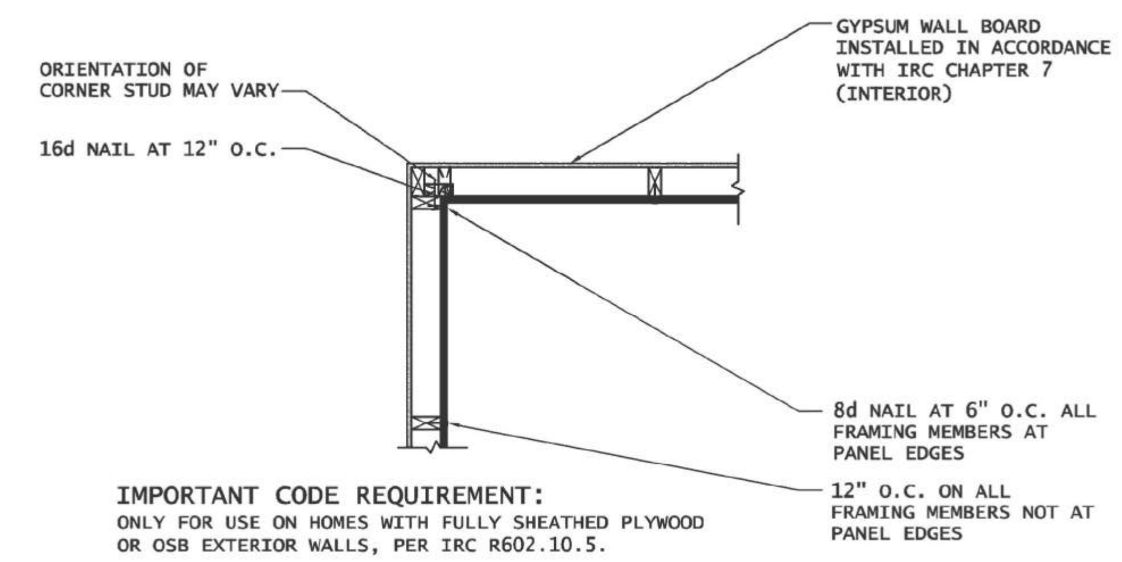

4 *Sill Flashing at Sliding Glass Door*
*Not to Scale*



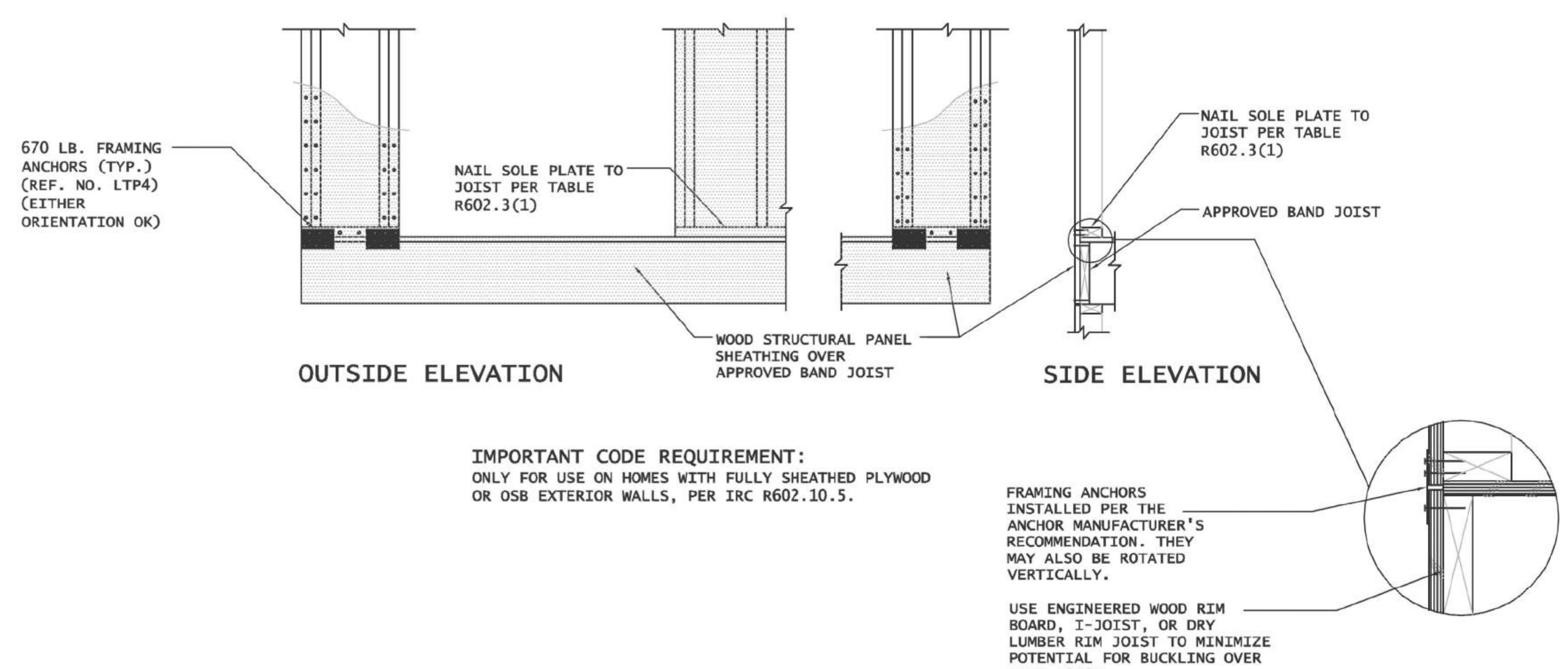

3 *Example of Outside Corner Detail Per IRC R602.10.5*
*Not to Scale*




5 *Weather-Resistive Sysem at Ext. Deck*
*Not to Scale*




2 *Example of Inside Corner Detail Per IRC R602.10.5*
*Not to Scale*




1 *APA Detail Of Narrow Wall Bracing Without Hold-Downs Per IRC R602.10.5*
*Not to Scale*

## TYPICAL NOTES:

VNTS-TCA

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      ROOF FRAMING MEMBERS
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      INTERIOR: 1/2" GYPSUM BOARD.
   D. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
      4" CONCRETE SLAB (MINIMUM) ON
      COMPACTED STRUCTURAL FILL.
   E. FRAME FLOOR CONSTRUCTION:
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      ROUGH OPENING FOR BI-PASS DOORS TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
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*Project* 16004

*Issue Date* 05.02.2016

*Sheet Title* Details

*Sheet No.* D1.2

## Exhibit E: Contractor Insurance Requirements

# Contractor Insurance Requirements

A. The Contractor shall purchase and maintain such insurance as will protect the Contractor from claims set forth below which may arise out of, or result from the Contractor's operations under the contract, whether such operation be by the Contractor or by any subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. The insurance to be maintained by the Contractor shall be written as follows:

1. **Workers' Compensation and Employers Liability Insurance** as prescribed by Iowa law, or the minimum limits shown below;

   a. Iowa Benefits- Statutory

   b. Employers Liability

| | |
|---|---|
| Bodily Injury by Accident | $500,000 Each Accident |
| Bodily Injury by Disease | $500,000 Each Accident |
| Bodily Injury by Disease | $500,000 Each Employee |

   The Workers Compensation policy shall include a *waiver of subrogation clause* in favor of the owner.

2. **Commercial General Liability Insurance** combined single limits shown below covering Bodily Injury, Property Damage and Personal Injury:

| | |
|---|---|
| General Aggregate Limit | $4,000,000 |
| Products-Completed Operations Aggregate Limit | $4,000,000 |
| Personal & Advertising Injury Limit | $2,000,000 |
| Each Occurrence Limit | $2,000,000 |
| Fire Damage Limit (for any one fire) | $ 300,000 |
| Medical Damage Limit (any one person) | $ 5,000 |

   This insurance must include the following features:

   a. Coverage for all premises and operations (ongoing & completed). The policy shall be endorsed to provide the aggregate Per Project Endorsement.
   b. Personal and Advertising Injury
   c. Operations by independent contractors.
   d. Contractual Liability coverage
   e. Coverage for property damage underground or damage by explosion or collapse (XCU).

3. **Automobile Liability Insurance** covering all owned, non-owned, hired, and leased vehicles with a minimum combined single limit for Bodily Injury and Property Damage of $2,000,000 per accident. Insurance must include Contractual Liability.

4. **Umbrella/Excess Liability Insurance** at your option, the limits specified may be satisfied with a combination of Primary and Umbrella/Excess Insurance.

5. **Additional Insured** the Contractor will include the City or Utility as additional Insured on all policies except Workers' Compensation as respects all work performed. The additional insured coverage shall be primary and non-contributory to any of the Owner's policies and shall apply to both ongoing and completed operations.

6. **Insurance Certificates** Each policy noted above shall be issued by an insurance company authorized to write such insurance in the State of Iowa and shall be reasonably acceptable to the City or Utility. These insurance policies shall not be cancelled without at least 30 days prior written notice to the City or Utility. A properly executed Certificate of Insurance showing evidence of these insurance requirements shall be delivered to the City or Utility prior to the commencement of this lease.

7. **Government Immunity** The following clauses will be added to all liability coverages:

    a. The company and the insured expressly agree and state that the purchase of this policy of insurance by the insured does not waive any of the defenses of governmental immunity available to the insured under Iowa Code Section 670.4 as it now exists and as it may be amended from time to time.
    b. The company and the insured further agree that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under Iowa Code Section 670.4 as it now exists and as it may be amended from time to time.

8. **Subrogation,** To the extent that such insurance is in force and collectible and to the extent permitted by law, the Contractor or anyone claiming through or under them by way of subrogation or otherwise, hereby releases and waives all right of recovery against the owner. The forgoing release and waiver shall apply to damage to contractor's equipment, tools, and other personal property as well as automobiles.