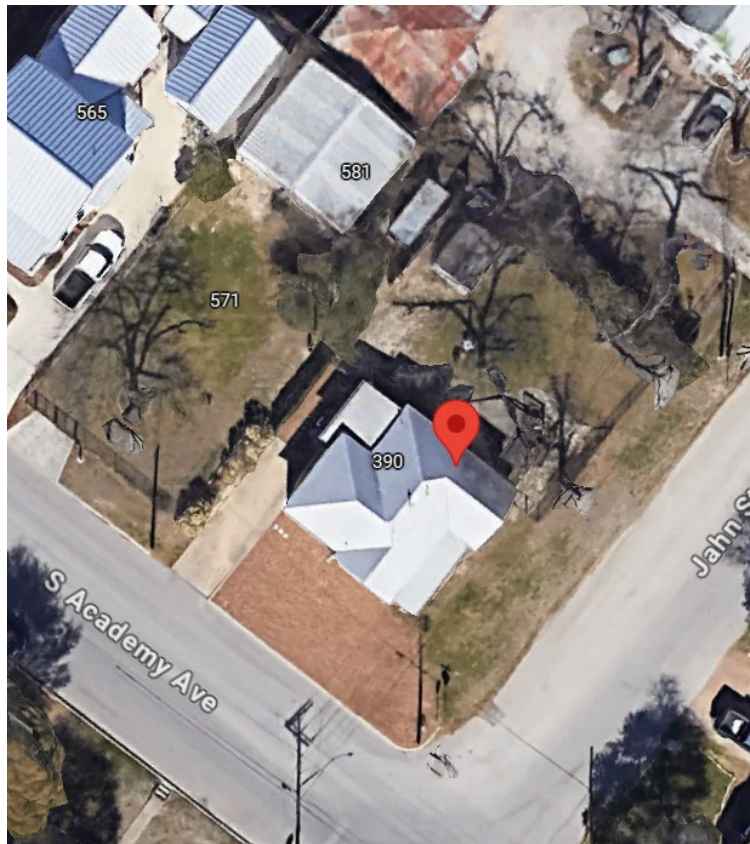


390 W. Jahn
Sophienburg Historic District, New Braunfels
Scope of Work



Work began on this property November 2025. The original structure was 1,216 square feet and 1,221 was then added on. Calculations are for the original structure only.

- Foundation repair, 4 new beams, 28 new piers. The porch still needs more leveling.
- New skirting to the structure, not yet done.
- Electrical was found to be original knob and tube, not grounded. Structure was completely rewired.
- New lighting fixtures not yet installed.
- Plumbing reworked for kitchen and bath.
- Roof was found to be more than 70 years old, and a new standing seam was added.
- Walls, attic, and floor had no insulation. Insulation added, more to come.
- Flooring was in remarkably good shape except for the kitchen and bath. The kitchen was refloored with matching reclaimed long leaf pine. The kitchen needed more foundation work for beams. Bath floor being reworked as well and will have tile. The remaining floor will be restored, yet to be completed.
- The porch/ deck on the side of original structure was removed and a concrete slab poured with covering
- 2 new windows installed. Bath and Kitchen.
- Structure will be repainted.

Calculations are for the original structure only.

Foundation		22,000
Engineering for foundation		6,100
Electrical		25,000
Plumbing		10,000
Roof		15,000
Insulation		4,000
Flooring	Kitchen Replacement	2,200
	Bath Replacement	1,000
	Restore other floors	2,000
Skirting		1,000
Porch		5,000
2 windows	Bath and Kitchen	1,000
Paint	34,000/2	17,000
Total		111,300