



PROJECT FEASIBILITY REPORT

Full Remodel · Sunroom / Pool House Addition · 18' × 20' In-Ground Pool

Property: [Sample Street], West Ashley, Charleston, SC 29414

Prepared for: [Client name redacted]

Report No.: SAMPLE-0928 · **Date:** September 28, 2026

Prepared by: Ryley Monaghan, Oak Angel Builders LLC · SC Residential Builder #RBB.51086

Jurisdiction: City of Charleston · Zoning SR-1 · FEMA Zone X

This sample is built from a real September 2026 report with identifying details removed and a hypothetical scope added for illustration. Every figure is verified against the governing code when a real report is prepared.



PROJECT FEASIBILITY REPORT

SAMPLE-0928 · [Sample Street], West Ashley · September 28, 2026

1. EXECUTIVE SUMMARY — CAN THIS BE BUILT, AND WHAT DOES IT TAKE?

Short answer: yes, all three pieces fit on the lot — but not the way they are sketched. The pool and the pool house compete for the same 1,255 sf of remaining building coverage and the same rear yard, and two protected grand trees fix where the pool can and cannot go. The remodel is straightforward. The addition and pool are a real project with engineering, an HOA review, a stormwater plan, and a site-access problem that adds cost before a shovel goes in.

3,025 sf max building coverage (35%)	≈1,255 sf coverage headroom today	2 grand trees governing layout	\$375k – \$620k planning range, all scope	9–13 mo design to swim
Full interior remodel	Feasible. No zoning trigger. Structural engineer for any bearing-wall removal. Asbestos testing before demo (1984 build).			
Sunroom / pool house (≈14' × 20', 280 sf)	Feasible within coverage and setbacks. Roof tie-in to the existing 5:12 gable is the design problem. HOA architectural approval required.			
18' × 20' in-ground pool (360 sf water)	Feasible with conditions. The rear live oak's root zone removes the easiest location. Equipment pad must clear the 5' side setback and the neighbor's bedroom wall. Excavator access is through a 5' side yard.			
Biggest cost surprises for most owners	Stormwater plan for new impervious (Church Creek basin) · electrical service upgrade · HVAC cannot be extended — new system sized by Manual J/S/D · tree protection and arborist · access prep and spoils haul-off · \$19k–33k of design, engineering and fees before construction.			

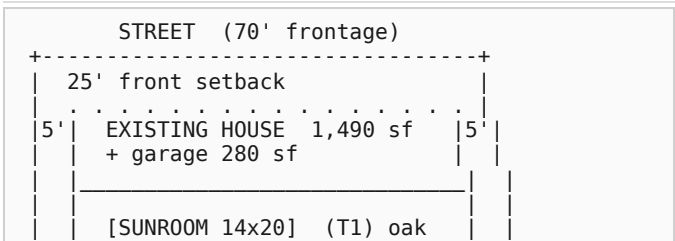
2. PROPERTY & CLIENT

Address	[Sample Street], West Ashley, Charleston, SC 29414	Client	[Redacted]
Parcel (TMS)	[Redacted]	Owner of record	[Redacted] — deed recorded Sept 2026 (Charleston County ROD, verified 9/28/2026)
Jurisdiction	City of Charleston (tax district 6-3)	Scope requested	Full remodel (roof, all flooring, layout, kitchen, both baths) + sunroom doubling as pool house + 18' × 20' pool with patio. Has sketches. Wants creative input.
Lot	0.198 ac ≈ 8,645 sf · assumed 70' × 123.5' (survey to confirm)	Use	Primary residence, long-term hold
Existing home	1984 one-story ranch · 3/2 · ~1,490 sf conditioned · 1-car garage (≈280 sf) · 5:12 gable, architectural shingles ~2009 · vaulted great room · blown ceiling texture · wood fireplace · slab-on-grade	Ownership flag. The person who contacted us is not on title. The owner of record signs every proposal, contract and permit application. Confirm the relationship before design time is spent.	
Recent sale	Closed September 2026 at \$420,000 (MLS)		
Assessor	Improvements \$262,300 + land \$89,000 = \$351,300		

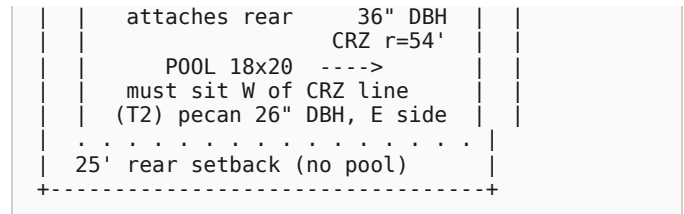
3. ZONING & BUILDABLE ENVELOPE — SR-1

Minimum lot	9,000 sf — lot is 8,645 sf: non-conforming, grandfathered . New work must meet current setbacks.
Setbacks (principal)	Front 25' · Side 5' each · Rear 25'
Accessory / pool house	Rear yard, 5' from side and rear lines, max 15' height, ≤30% of rear yard (illustrative — zoning letter confirms)

Buildable area, plan view (not to scale)



Pool	Water's edge $\geq 5'$ from any line and $\geq 10'$ from a dwelling wall; deck is impervious, not coverage; equipment $\geq 5'$ from lines
Lot occupancy	35% = 3,025 sf . Existing 1,490 + 280 garage = 1,770. Headroom $\approx 1,255$ sf . Sunroom at 280 sf leaves ~ 975 sf for any future addition.
Impervious	Existing $\approx 2,450$ sf (28%). Proposed +280 addition +360 pool +600 deck $\approx 3,690$ sf (43%). Triggers a stormwater plan in this basin.



Usable rear yard $\approx 70' \times 43'$. After the live oak's critical root zone, the pool fits only in the west half, shifted toward the side line — which is why the 5' setback and the excavator route both matter.

4. GRAND TREES — THE FIRST THING THAT DECIDES THE LAYOUT

The City of Charleston protects grand trees (24" DBH and larger; lower thresholds for some species) and regulates the **critical root zone** (CRZ). Work inside a CRZ needs a tree-protection plan and, beyond minor root pruning, an arborist's report and City approval. Removal of a healthy grand tree is routinely denied and carries mitigation fees.

T1 — Live oak $\approx 36"$ DBH (hypothetical)	Rear yard, east of center, $\sim 30'$ off the rear wall. CRZ $\approx 1.5'$ /inch DBH $\approx 54'$ radius — most of the east half of the yard. Pool excavation inside the CRZ is a non-starter . Pool house footings inside it: hand-dug piers or a bridged grade beam, arborist on site.
T2 — Pecan $\approx 26"$ DBH (hypothetical)	East side yard, rear corner. CRZ $\approx 39'$. Blocks the east side as an equipment route; limits patio on that side. Pecans are brittle — the limb over the roof needs assessment.
Required	Tree survey with the boundary/topo · protection fencing at the CRZ before equipment arrives · arborist report for any footing, trench or grade change inside a CRZ · City tree-protection plan with the permit set
Cost effect	Arborist \$600–1,500 · fencing/matting \$1,500–3,000 · pier footings in CRZ +\$4,000–9,000 · redesign time if the sketch assumed the east side

5. FLOOD, DRAINAGE & STORMWATER

FEMA zone	Zone X · panel 45019C0477K, eff. 1/29/2021. No elevation certificate, no freeboard rule, no flood vents.
Flood insurance	Not required. A preferred-risk policy is cheap; worth pricing with a pool investment.
Stormwater	Church Creek Drainage Basin — stricter review of new impervious. 28% $\rightarrow$ 43% impervious requires a civil-engineered drainage plan : dry well or infiltration trench sized for the deck and addition roof, gutters routed to it, grading that keeps runoff off both neighbors.
Pool water	Backwash and drain-down cannot go to the street or a neighbor: dedicated dry well or sanitary connection per City rules.
Groundwater	West Ashley lots commonly hit water at 4–6' in wet months. A 6' pool dig may need dewatering during the shell pour; the soils report tells us.
Cost effect	Civil \$2,500–5,000 · infiltration system \$4,000–9,000 · dewatering if needed \$2,500–6,000

6. SITE ACCESS — HOW DOES A MACHINE GET TO THE BACK YARD?

Both side yards are 5' from house wall to property line. The west side carries the HVAC condenser, the gas meter and a 6' privacy fence; the east side is inside the pecan's root zone. **A standard pool excavator cannot get through either side.**

A — mini-excavator, west side	A 3–4 ton mini-ex needs $\approx 6'$ clear. Relocate the condenser temporarily (refrigerant recovery), remove two fence panels, protect the gas meter, ground mats on the neighbor's-side grade. Slow dig (3–4 days vs 1); spoils out by mini-dump or conveyor. Most likely path.
B — through the garage	8' door fits a mini-ex; slab damage near-certain; rear garage wall opened and reframed. Only if the garage is already in scope.
C — crane over the house	Fast; \$3,500–6,000/day plus street-closure permit; the oak canopy limits the swing.
Spoils	360 sf $\times$ $\sim 5.5'$ ≈ 75 cy in place, ≈ 95 –110 cy loose — 8–10 dump-trailer loads through a 6' gap. Neighbors need notice.

Cost effect	Access prep, HVAC relocation, fence, mats, restoration \$4,000–9,000 · haul-off \$3,000–5,500 · crane alternative \$8,000–14,000
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Why this matters. Access is the line item nobody sketches. On this lot it is the difference between a pool bid that holds and one that grows \$10,000 after the first site visit.

7. PRE-CONSTRUCTION — WHAT HAPPENS BEFORE ANYONE SWINGS A HAMMER

Every step below is required for this scope, in roughly this order; several run in parallel. **Realistic time from signed design agreement to permit in hand: 14–20 weeks.**

#	Step	What it is and why	Who / typical cost	Time
1	Design agreement & deposit	Fixes scope, design fee and drawing ownership before professionals are paid.	Builder	Wk 0
2	Boundary, topo & tree survey	Property lines, structures, elevations, utilities, easements, every tree with DBH and canopy. Every later drawing sits on it. Fence lines are not property lines.	Surveyor · \$1,800–3,200	2–3 wk
3	Zoning verification letter	Written confirmation of district, setbacks, coverage, accessory and pool rules for this parcel, including non-conforming status.	City · \$0–150	1–2 wk
4	HOA architectural review	Additions, pools, fences, colors and roofing usually need approval before the City accepts an application. Some HOAs dictate equipment location and fence style.	HOA ARC · \$0–250	3–6 wk
5	Soils / geotechnical	Two borings to 10': bearing capacity, water table, hydrostatic relief for the pool. Skipping it is how pools crack.	Geotech · \$1,200–2,200	2 wk
6	Architectural drawings	Plans, elevations, sections, roof plan, window/door and finish schedules for remodel and addition; the HOA set; pool coordinated here.	Architect/designer · \$6,000–12,000	4–6 wk
7	Structural engineering	Beam sizing for bearing-wall removal, addition foundation and roof tie-in, wind-load design, pool shell (pool builder's engineer). Stamped sheets required.	PE · \$2,500–5,000	2–3 wk
8	Civil — drainage plan	Required by the impervious increase in this basin. Sizes the infiltration system, sets grades.	Civil PE · \$2,500–5,000	2–3 wk
9	Arborist report & tree plan	Documents both grand trees, CRZ impacts, protection measures the City holds us to.	ISA arborist · \$600–1,500	1–2 wk
10	HVAC design — Manual J/S/D	Room-by-room load, equipment selection, duct design for house + addition. Required with the mechanical permit; the only way to size the system right (Section 9.8).	Builder/HVAC · \$195–600	1 wk
11	Asbestos survey	1984: ceiling texture, sheet-floor mastic and joint compound of that era can contain asbestos. Lab test before demo.	Inspector \$400–800 · abatement \$2,500–8,000 if positive	1 wk
12	Permit applications	Building (remodel + addition), pool, electrical, plumbing, mechanical, tree-protection and stormwater sheets. One round of comments is normal.	City · \$1,500–3,500 fees	4–8 wk
13	Utility locates & service checks	SC811 before digging. Electrical service size, gas meter capacity, sewer lateral vs. pool footprint.	Builder · \$0–300	1 wk

14	Contract, schedule, builder's risk	Fixed scope from permitted drawings, draw schedule, allowances, change-order terms, insurance for addition and pool.	Builder	1 wk
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The number owners rarely budget: design, surveys, engineering, arborist, geotech and permit fees for this scope run **\$19,000–\$33,000** before construction, most of it spent whether or not the project proceeds. That is why the feasibility report comes first.

8. CODE BASIS & TIMING

Permits before 1/1/2027	Current SC codes (2021 IRC-based). Energy: 2009 IECC.
Permits 1/1/2027 or later	2024 SC Residential Code + 2023 NEC; energy stays 2009 IECC. Expect changes in electrical (GFCI/AFCI, EV-ready), fastening tables, pool barrier language. Re-check SC LLR before submittal.
Wind	West Ashley is a high-wind design region (ultimate design wind speed roughly 140–150 mph; confirm on the City wind map). Drives roof fastening, sheathing nailing, straps, window/door DP ratings and the addition's connection to the house.
What it means	A 14–20 week pre-con starting in October lands permit issuance at the code change. Decide early: push for a 2026 permit or design to 2024 SC from the start.

9. SCOPE OF WORK BY TRADE — WHAT IS ACTUALLY INVOLVED

9.1 Demolition & protection

- Asbestos results first; texture and old flooring out under containment if positive.
- Kitchen, both baths, all flooring, non-bearing partitions per plan; dumpster on the drive (HOA may limit days).
- Tree protection fencing at the CRZ and neighbor-fence protection before the first machine arrives.

9.2 Foundation — addition

- Match the existing slab-on-grade: turned-down monolithic slab or continuous footing with stem wall, per engineer and geotech.
- Typical: continuous footing 16" × 8", bottom ≥12" below grade, two #4 bars continuous; 4" slab on 6-mil vapor barrier over compacted fill, #3 at 24" or 6×6 W1.4 mesh; 3,000 psi concrete; termite pre-treat; slab dowelled to the existing slab.
- Inside the live oak CRZ: hand-dug piers or helical piers with a grade beam so no trench cuts roots; arborist on site.

9.3 Framing — addition and layout changes

- Bearing wall between kitchen and great room: flush or dropped LVL sized by the engineer (a 20' clear span here is typically a 3-ply 1¾" × 14" LVL), new posts to new footings through the slab; temporary shoring both sides.
- Addition walls 2×6 at 16" o.c. (R-19/R-21 and a plumbing wall for the pool bath), double top plate, ½" sheathing nailed to the high-wind schedule, continuous load path anchor bolts → straps → studs → rafter ties; hurricane clips every rafter.
- Roof: existing 5:12 gable runs front-to-back. Cleanest tie-in is a matching 5:12 shed or gable off the rear wall with a flashed valley or cricket. A 2:12 low-slope roof is cheaper, needs a membrane not shingles, and reads as an afterthought — the HOA will care.
- Headers sized for the wind zone; wide sunroom openings need engineered headers and portal-frame bracing at the corners.

9.4 Roofing — whole house

- Tear-off to the deck; replace rotten decking (budget 10%); re-nail to the current schedule (an insurance-discount item on its own).
- Synthetic underlayment, ice-and-water at eaves, valleys and penetrations; new drip edge, boots, ridge and soffit vent balance.
- Architectural shingles (30-yr, high-wind rated) or standing-seam metal — metal ≈2× cost, 2–3× life, suits the pool-house look.
- Gutters resized and routed to the new drainage system, not the neighbor's yard.

9.5 Windows & doors

- Every new unit needs a design-pressure rating for the wind zone; impact glazing is not mandatory here but is the sensible choice on the pool side.
- Bedrooms keep or gain code egress. Low-E, argon, vinyl or fiberglass; aluminum-clad wood if the HOA requires it.

- Sunroom: a 12'–16' multi-slide or bifold door is what makes the room work with the pool and is the most expensive single item in the addition (\$8,000–18,000 installed).
- Doors onto the pool deck must meet the barrier rule (alarms or self-closing) — 9.9.

9.6 Electrical

- A 1984 service is likely 150 A. Pool (pump 1–2 HP, heat-pump heater up to 50 A, lighting, automation) + second HVAC system + modern kitchen (induction range 40–50 A, ovens, dishwasher, disposal, countertop circuits) + any EV-ready circuit exceeds it. **Plan on a 200 A service upgrade with a sub-panel at the pool house.** Utility coordination adds 2–4 weeks.
- Pool: NEC Article 680 — equipotential bonding grid under deck and shell steel, GFCI protection, a disconnect within sight of the equipment, clearances from the water for outlets and lights, listed pool lighting. Inspector-heavy; never a handyman item.
- Kitchen and bath circuits to current code, AFCI/GFCI in remodeled areas, interconnected smoke/CO in every bedroom and hall.

9.7 Plumbing & gas

- Kitchen relocation and pool-house bath need drains cut into the slab — sawcut, trench, tie to the lateral. Locate the sewer lateral before the pool dig; if it crosses the footprint it gets rerouted.
- Water heater: a 40-gal tank will not serve two added fixtures plus an outdoor shower — tankless gas or 50–80 gal heat-pump unit.
- Gas: confirm meter capacity for a 200–400k BTU pool heater and a gas range; the utility may upsize meter and line.
- Hose bibs and fill line at the pool; backflow preventer.

9.8 HVAC — why the addition needs its own design (Manual J / S / D)

- The existing system was sized for a 1,490 sf 1984 envelope. A sunroom with 12'–16' of glass facing the pool carries far more cooling load per square foot than the rest of the house; "adding a duct run" starves the existing rooms and leaves the sunroom humid.
- Correct path: a **room-by-room Manual J** on the whole house as remodeled (new windows, insulation, roof), **Manual S** to select equipment that matches the load instead of the old tonnage, **Manual D** to design the ducts — or a dedicated ductless mini-split for the sunroom sized from its own load.
- Expect the whole-house unit to come out smaller than the 1984 unit once the envelope is improved, and the sunroom to need its own 9k–12k BTU head. That combination costs less to run and controls humidity in a room that opens to a pool.
- The Manual J/S/D package is required with the mechanical permit in the City. It is included in this scope and is the same package we sell separately.

9.9 The pool — 18' × 20', 360 sf

Construction	Gunite/shotcrete is the standard here: rebar cage (#3 or #4 at 12" each way, doubled at the bond beam), 4,000 psi shotcrete 6"–8" thick, hydrostatic relief valve at the main drain. Vinyl-liner is \$20–30k cheaper but the liner is a 10–15 year item; a fiberglass shell needs a crane and the access rules it out.
Depth & layout	3'6" to 6' (no diving depth in 20'). Steps and bench on the house side, sun shelf optional. West half of the rear yard, ≥10' off the house, ≥5' off the side line, outside the live oak CRZ.
Excavation	Mini-ex via the west side (Section 6). Dewatering if the water table is high. Over-dig 12" for the shell; spoils off site.
Interior finish	Standard plaster 7–10 yr · quartz aggregate 12–15 yr · pebble 15–20 yr. Tile waterline; coping in travertine, paver or poured-in-place.
Decking	≈600 sf paver or broom-finish concrete, 4'–6' walk on three sides; all impervious, all in the drainage plan.
Equipment	Variable-speed pump, cartridge or DE filter, salt or chlorine, gas or heat-pump heater, automation. Location: clear the 5' setback, screen it for the HOA, keep it away from the neighbor's bedroom window. The one spot that satisfies all three is the west rear corner beside the pool house — 60' from the panel, so conduit and a sub-panel.
Barrier & safety	48" barrier all around, self-closing self-latching gates opening away from the pool, alarms or self-closing devices on every house door to the pool area, compliant main-drain cover. All inspected before the water goes in.
Timeline	Dig to swim 10–14 weeks once permitted; plaster cure and start-up chemistry are the last two.

9.10 Sunroom / pool house — ≈14' × 20', 280 sf

- Conditioned room off the rear wall: multi-slide door to the deck, half bath with outdoor shower on the pool side, storage for covers and furniture.
- Finishes that survive wet feet: porcelain tile on slab, moisture-resistant drywall or shiplap, damp-rated ceiling fan, dedicated mini-split.
- If the HOA counts it as an accessory structure rather than an addition, the height cap and rear-yard percentage change — the zoning letter settles this.

9.11 Interior remodel

- **Kitchen:** new layout with the bearing wall opened; cabinets, counters, backsplash, appliances, lighting; a hood over 400 CFM requires make-up air.
- **Baths (2):** full gut, tile showers on a proper waterproofing membrane, fans vented outside, comfort-height toilets.
- **Flooring:** LVP throughout is the durable choice with a pool in the house's life; hardwood is premium and needs humidity control.
- **Ceilings:** texture removed or skim-coated; can lights; vaulted room re-insulated while open.
- **Insulation & air sealing:** attic to R-38 blown, addition walls R-19+, seal top plates and penetrations — this is what lets the HVAC come out smaller.
- **Finish:** doors, trim, paint, hardware, lighting.

10. PLANNING BUDGET — not a bid

Ranges reflect Oak Angel Builders' recent Charleston-area job costs. A fixed quote follows survey, engineering and a site visit. Low end: mid-grade finishes, no surprises. High end: premium finishes, abatement, dewatering, service upgrade.

Pre-construction (Section 7)	\$19,000 – \$33,000
Demolition, asbestos testing, dumpsters	\$6,000 – \$14,000
Site access prep, tree protection, spoils haul-off	\$8,000 – \$16,000
Roof replacement (shingle · metal)	\$12,000 – \$18,000 · \$24,000 – \$36,000
Structural changes (beam, posts, footings, shoring)	\$9,000 – \$18,000
Sunroom / pool house 280 sf complete, incl. half bath & mini-split	\$78,000 – \$135,000
Pool 18'×20' gunite complete, incl. equipment, deck, barrier, bonding	\$82,000 – \$128,000
Drainage system (from civil plan)	\$4,000 – \$9,000
Electrical service upgrade + sub-panel + pool electrical	\$9,000 – \$16,000
HVAC: new whole-house system + sunroom mini-split (after Manual J/S/D)	\$14,000 – \$24,000
Plumbing: kitchen relocation, pool bath, water heater, gas	\$9,000 – \$17,000
Windows & exterior doors incl. multi-slide	\$16,000 – \$34,000
Kitchen	\$35,000 – \$70,000
Bathrooms (2)	\$18,000 – \$40,000
Flooring, whole house	\$10,000 – \$30,000
Insulation, drywall, ceilings, paint, trim, doors, lighting	\$22,000 – \$40,000
Contingency (8–10% on a 1984 house)	\$25,000 – \$45,000
TOTAL, ALL SCOPE	\$375,000 – \$620,000
Remodel only (no addition, no pool)	\$110,000 – \$200,000
Remodel + sunroom, no pool	\$215,000 – \$370,000

11. MARKET CHECK

Same-street comps	~1,500 sf sold \$425,000 (Aug 2025) · ~1,500 sf listed \$425,000 (Jun 2026) · ~3,370 sf sold \$665,000
ZIP average, summer 2026	≈ \$490,000 – \$500,000
Purchase + full scope	\$420,000 + \$375,000–620,000 ≈ \$795,000 – \$1,040,000 all-in for ~1,770 sf with a pool on 0.2 acre.

Value flag — read before the design phase. The full scope puts all-in cost above anything that has sold on this street and above the largest home in the neighborhood. For a long-term owner who wants this house and this pool, that is a lifestyle decision and a legitimate one. As an investment it does not pencil. If resale within ten years matters, remodel-plus-sunroom (all-in ≈ \$635k–790k) is defensible; the pool is not. We would rather say that now than after the drawings are paid for.

12. IMPORTANT FACTS TO CONSIDER

- **Whoever is on the deed signs.** Contracts and permits go in the owner of record's name.
- **The trees decide the layout, not the sketch.** The live oak's root zone removes the east half of the yard for a pool.
- **Pre-construction is \$19k–33k and 4–5 months**, mostly spent before the final price is known. That is normal for this scope.
- **The code changes 1/1/2027.** Permit timing decides which code the project is built to.
- **Access adds real money.** A 5' side yard means a mini-excavator, a moved condenser, a removed fence and a slow dig. A pool bid that doesn't mention access is incomplete.
- **Impervious area triggers engineering.** Pool + deck + addition in this basin means a civil drainage plan, not a downspout extension.
- **Electrical service will need upgrading.** Pool, new HVAC and a modern kitchen do not fit on a 1984 panel.
- **HVAC cannot be extended.** The addition needs its own load calc; the house likely gets a smaller, better system than it has now.
- **A 1984 house may contain asbestos.** Test before demo; abatement is a fixed cost, not a negotiation.
- **The HOA can say no** to the roof, the color, the pool fence and the equipment location. Their review is on the critical path.
- **Pool safety items are not optional:** barrier, gates, door alarms, bonding grid, drain covers. Inspected.
- **Neighbors will be affected** for months. A conversation before the permit prevents a complaint during it.
- **Allowances are where remodels go over.** Cabinets, fixtures, tile, lighting and appliances get selected and priced before contract, not during framing.
- **Contingency is not padding.** On a 42-year-old house, 8–10% is the historical average of what gets found behind walls.

13. RISKS & UNKNOWN — WHAT COULD CHANGE THE ANSWER

Survey shows lot narrower than 70'	Pool shifts or shrinks; side setback conflict on the west. Resolved by the survey in week 2.
Live oak closer than estimated	Pool moves west; pool house east corner on pier footings. Resolved by the tree survey.
Water table at 3'–4'	Dewatering during the shell pour; hydrostatic relief mandatory; depth may reduce to 5'6". Resolved by geotech.
HOA denies roof form or equipment location	3–6 week redesign cycle. Mitigated by a compliant package the first time.
Asbestos positive	Abatement \$2,500–8,000, one added week before demo.
Sewer lateral under the pool footprint	Reroute \$3,000–6,000. Resolved by locate and camera before design freeze.
Utility service lead time	4–8 weeks; ordered at permit, not at rough-in.
Code change 1/1/2027	If the permit slips, drawings re-checked against 2024 SC and 2023 NEC. Budget one revision.

14. TIMELINE — REALISTIC

Phase	Duration	Notes
Design, surveys, engineering, HOA	10–14 wk	Section 7 steps in parallel where possible

Permit review	4–8 wk	One round of comments assumed
Interior demo & structural	3–4 wk	Asbestos results gate the start
Addition shell: foundation, framing, roof, dry-in	5–7 wk	Roof replacement in the same window
Pool: dig to plaster	10–14 wk	Overlaps addition; access route shared
Rough-ins, inspections, insulation, drywall	4–6 wk	Service upgrade must land here
Finishes: kitchen, baths, flooring, paint	6–9 wk	Selections final before this starts
Pool deck, barrier, start-up, finals	2–3 wk	Barrier inspection before fill
Design agreement to swim	9–13 months · construction 6–8 months · house not comfortably livable for ~3 of them	

15. RECOMMENDED NEXT STEPS

- Confirm who signs: owner of record vs. the person who inquired.
- Decide the scope question this report raises: full scope, or remodel + sunroom without the pool. Everything downstream is cheaper once that is settled.
- Sign a design agreement; order the boundary/topo/tree survey the same week.
- 90-minute site visit with the sketches, the survey and any inspection report — walk the excavator route, mark the CRZ on the ground.
- Asbestos test; HOA pre-application conversation; zoning verification letter.
- Choose the permit-timing strategy (2026 vs. 2027 code) before drawings start.
- Oak Angel Builders fixed-price proposal after engineering. This report's fee is credited to the contract.

16. SOURCES & BASIS

Charleston County Register of Deeds · Charleston County Assessor · City of Charleston Zoning Ordinance (SR-1, accessory and pool provisions) · City of Charleston Tree Protection Ordinance · FEMA NFHL panel 45019C0477K · City of Charleston Stormwater Design Standards (Church Creek Basin) · SC LLR Building Codes Council · NEC Article 680 · ACCA Manuals J, S, D · MLS closed-sale data · Oak Angel Builders cost history 2025–2026.

Informational report prepared from public records, the client's stated scope and Oak Angel Builders' experience. Not a survey, engineering opinion, permit determination or legal advice; each comes from the licensed professional named in Section 7. Tree locations, lot dimensions and the hypothetical scope in this sample are illustrative. Prepared and reviewed by Ryley Monaghan, Oak Angel Builders LLC, SC Residential Builder #RBB.51086, 27 years in residential construction.