

Public Utilities Commission of Ohio  
Attn: Docketing  
180 E. Broad St.  
Columbus, OH 43215

NC

09-1902 - GA - CS5

**Formal Complain Form**

Linda Smith  
Customer Name

4143 Forest Ave  
Customer Address

Cincinnati OH 45212  
City State Zip

**Against**

8720-0605-22-3  
Account Number

Duke Energy  
Utility Company Name

Cincinnati OH  
City State Zip

Please describe your complaint. (Attach additional sheets if necessary)

See attached statement.

PUCO

2009 DEC -3 PM 1:30

RECEIVED-DOCKETING DIV

Linda Smith  
Signature

513-979-4594  
Customer Telephone Number

This is to certify that the images appearing are an accurate and complete reproduction of a case file document delivered in the regular course of business.  
Technician Sam Date Processed DEC 04 2009

**Linda Smith Formal Complaint against Duke Energy -- Case ID: DANT102909XX**

Linda Smith  
4143 Forest Ave  
Cincinnati OH 45212  
Phone: 513.979.4594

David Anthony  
4138 Forest Ave  
Cincinnati OH 45212  
Phone: 513.304.5941

**Account Number:** 8720 – 0605 – 22 – 3, Duke Energy Gas Charges

**Service Address:** 4143 Forest Ave, Cincinnati OH 45212

The customer of this account is Linda Smith. While David Anthony is not a party to the above account, Linda Smith authorizes him to speak and act on her behalf in regards to all matters of the complaint on the above account number. Please direct queries to David Anthony, contact information provided above.

**Name of Public Utility:** Duke Energy

**Brief Statement Summarizing Facts that are Basis of Complaint:**

Prior to October 2009, Linda Smith paid the full utilities bill provided to her by Duke Energy and believed these covered all Electric and Gas used within the home.

Without prior communication of any kind, Duke Energy turned off the gas on 9/22/2009 to the above account, where Linda Smith lives at 4143 Forest Ave, zip 45212.

After a few days of living with only cold water and the mistaken belief that her water heater was not working, Linda noticed the gas stove was also not working and called Duke Energy to report the outage.

At that time, Linda learned her gas had been shut off purposefully by Duke Energy. At that time, they stated that they suspected tampering. Linda was able to get her gas turned back on one week after disconnection (9/29/2009) after multiple calls by her, her daughter and son-in-law (David Anthony, who continues to act on her behalf for this matter).

Some time between Oct 21<sup>st</sup> and Oct 24<sup>th</sup> 2009 Linda received a utility bill in excess of \$2,400 for Duke Energy Gas. Duke Energy asserts that this billing is for usage that was measured from January 2008 through the October billing date, but, for some reason had not been previously billed by them.

Through Dave Anthony's conversation with Tom Finley (Duke Energy, 317.838.6579) on various dates including 10/24/09 and 11/24/09 he understands that Tom Finley's position is that while the gas was initially turned off due to suspected tampering, there is no evidence of tampering and, Duke Energy now asserts that they were measuring, but, not billing for gas used and that the sole issue of the disputed billing is gas meter #965465 at 4143 Forest Ave, which Duke asserts they have measurements from meter reader home visits of usage on for the following dates: Dec 2007, Jan 2008, Feb 2008, June 2008, Oct 2008, Nov 2008, Dec 2008, May 2009, Oct 2009.

When asked what might cause Duke Energy to physically visit the home and capture measurements on gas usage at least 9 times over nearly 2 years without billing (as Duke is reporting), Tom Finley (contact at Duke Energy) was unable to offer any perspective on potential causes. This combined with the large billings for Jan/Feb '08 when we believed the gas was off and no gas appliances were connected to question the veracity of the data Duke is now reporting on in-home measured gas usage.

**Linda Smith's issues with the October 2009 billing by Duke Energy:**

- 1) It is inaccurate and significantly over-states any gas used.
- 2) If Duke had billed Linda in a timely manner she would have been able to immediately dispute the billing and ensure corrective actions were taken.
- 3) Linda lives on a fixed income and even if the billing was accurate and reasonable (she believes it is neither) she would be unable to pay the amount Duke first billed for in Oct 2009 for their estimates on usage from Dec 2007 forward.

## **Discussion and Support for Linda's 3 Key Issues with the Oct 2009 billing by Duke**

### **1) It is inaccurate and significantly over-states any gas used.**

Duke's Tom Finley shared that the amount measured, but not billed (prior to Oct 2009) for Jan and Feb '08 was \$123.30 and \$465.52; however, no-one was living in the residence and while electric was in use for the remodeling, we had requested both gas and water be cut from the house as all gas and water pipes were in process of being replaced as part of the whole house remodel.

#### **\$ Duke billing in Oct**

Date	2009 statement	Duke reported information from Tom Finley on 11/24/2009
		12/26/2007 METER READER READ LEVEL AT 7840 CUBIC FEET
1/23/2008	\$123.30	1/23/2008 METER READER READ LEVEL AT 7934
2/24/2008	\$465.52	2/21/2008 METER READER READ LEVEL WAS 8301 CUBIC FEET

Given there was no operating furnace, water heater or stove in use at that time and no other appliances were fueled by gas, we continue to believe all gas was off to the house during this period. Further, the lead contractor on the remodel, Stephen Roach (see **attached statement**), used a diesel powered Torpedo space heater in the basement within a few feet of open gas lines on most days throughout the January and February billing period, had gas been going through those lines it would have likely caused quite an explosion.

While this portion of the billing is the most egregious and obvious sign of an error on Duke's part, the dispute is not limited to the Jan/Feb '08 portion. We believed that the gas had been shut off in December 2007 and was turned back on by Duke Energy not prior to March (possibly April) 2008. Further, no one had taken residency within the house until early October 2008 and none of the remodeling efforts from April through October would have made a draw on the gas lines.

#### **Attachments:**

- A. Statement from Stephen Roach in support of the above.
- B. Copy of work permit from Dec 2007 on the whole house remodel.
- C. Copy of completion "Pass" of the above work dated Oct 24, 2008
- D. Receipts for HVAC and water heater installations from the remodel.
- E. Our 4143 Forest Ave Investment tracking document developed for tax planning purposes, includes dates and months supporting the >\$100,000 in renovations ongoing to help support why no one was living there for so long and the dates for payment or installation on all gas appliances.

### **2) If Duke had billed Linda in a timely manner she would have been able to immediately dispute the billing and ensure corrective actions were taken.**

Duke's late billing of Linda in Oct 2009 for gas they claim to have measured in Jan 2008, resulted in 22 months where Linda was unable to take corrective action in either measurement, or usage due to Duke's error. Such a long time delay also limits information able to presented on actual usage as no one expected a need to save documentation for this purpose.

Had Duke Energy billed Linda at the time for the \$123.30 they are now reporting as January 2008 billable, she would have immediately called Duke Energy and sorted out how/why she was being billed for gas that had been requested to be turned off in December 2007.

Further supporting that with the assertion that no one was living there and no gas appliances were in use would have certainly resulted in corrective actions and ZERO gas usage for the remodel.

### **3) Linda lives on a fixed income and even if the billing was accurate and reasonable (she believes it is neither) she would be unable to pay the amount Duke first billed for in Oct 2009 for their estimates on usage from Dec 2007 forward.**

As the result of an injury from a car accident in 2004, Linda Smith has been unable to work and lives on a small fixed income from her social security/disability payment. Additionally, she supports her adult son who has Downs Syndrome and lives with her in 4143 Forest Ave.

**Brief Statement on what is requested of the Commission in regards to the complaint.**

- 1) Linda requests that the Commission reprimand Duke Energy for turning off her gas without prior notice or cause.

Further, it is requested that the Commission determine whether or not this action was taken in accordance with Duke Energy policies and procedures, or not. If it is found that the actions are consistent with Duke Energy's policies and procedures in this area, it is requested that the Commission demand a plan and timeline for change that would prevent Duke Energy from turning off someone's gas without prior communication when that individual has paid all submitted bills in a timely manner. The only backing ever offered by Duke for this issue were statements after the gas had been turned off by a few individuals, including Tom Finley, stating that the account was flagged for potential tampering. However, as of 11/24/09 Tom Finley states there is no support for an allegation of tampering and that all of the disputed bills come down to a single meter which Tom states was physically measured by a meter reader on no less than 9 dates between Dec 2007 and Oct 2009; however, was never billed until Oct 2009. Duke's policies and procedures allowing gas to be turned off without consumer communication in situations like this need corrected, or an individual who did not follow policies needs to be reprimanded.

- 2) Linda requests that the Commission determine that she should not be held responsible for any Duke reported measured usage of gas prior to that used and billed in Oct 2009, the first month Duke provided a bill.

Duke reports they physically measured usage in December '07 and January '08 and can use those measurements to support the Oct 2009 billed amount of \$123.30 for January '08 gas usage. If this had been billed in a timely manner corrective action could have been taken.

It is the belief of Linda Smith, Dave Anthony and Steve Roach that this corrective action would have dealt with mis-measurement as no gas lines were connected/in-use in this period due to the remodeling and a December 2007 request that all gas be shut off at the street to 4143 Forest Ave.

However, while compelling and true, we do not need the Commission to base their decision on this finding based solely on purported Duke mis-measurement when gas was off and lines were open. Even if we set aside this issue, it is a simple fact that if Duke had billed \$123.30 (January '08) and somehow this represented actual gas flow – we would have repeated our Dec 07 request for all gas to be shut off, and used that earlier request to get them to waive any unintentional delivery based on our request 1 month earlier.

Net, the basis of the request to waive all usage for months prior to Oct 2009, their first billing month, is first and foremost that had Duke billed in a timely manner, Linda would have been able to address at the time and adjust accordingly. Linda should not be held responsible for usage on many months where she would have taken corrective actions had she any indication of the expense.

We appreciate the engagement of the Ohio Public Utilities Commission in understanding this matter and ensuring a just outcome for the issue at hand.

Sincerely,

Linda Smith

*Linda Smith* 11/25/09

David Anthony

*David Anthony* 11/25/09



*Dawn M. McCarthy*

DAWN M. MCCARTHY  
Notary Public, State of Ohio  
My Commission Expires Nov. 13, 2010



*Dawn M. McCarthy*

DAWN M. MCCARTHY  
Notary Public, State of Ohio  
My Commission Expires Nov. 13, 2010

Stephen Roach  
10 Joseph Lane  
Coldspring KY 41076  
Cell: 859.380.8066

Re: Statement in support of Linda Smith Formal Complaint against Duke Energy  
■ Case ID: DANT102909XX

To Whom It May Concern:

I, Stephen Roach, have worked on remodeling 4143 Forest Ave since November 2007 and am continuing to do remodeling on that property.

To provide a gauge on scale of the renovations, I can attest that the owners have invested over \$100,000 in labor and materials on the renovation of 4143 Forest Ave. The majority of this work I have personally completed; additionally I have participated in the selection and management of other contractors for work that I have not completed.

To be clear, the depth of my participation in the renovation of 4143 Forest Ave is to the degree to which I can honestly say that not a single month has went by over the past 2 years where I have not been working in some capacity on the property for multiple days. Further, during the initial months in dispute, January and February 2008, I can attest to the facts that there was not an operating furnace, water heater or gas stove within the residence. In fact, there were no operating gas appliances at all. During this time, both water and gas were shut off to the house as I reworked piping for both and also began to install ductwork for the HVAC system that was put in place around April 2008. I remember the timing very well as winter is quite cold without heat, and I was using a diesel burning space heater in the basement each and every of the 40+ days that I worked within 4143 Forest Ave during those two months. I can assure you that I would not have used a diesel burning space heater within a few yards of the open gas lines that I was working with had the gas been on.

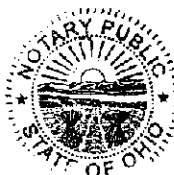
While a great deal of time passed, prior to Duke's October 2009 billing for gas they report to have been used between January 2008 and now, I have certain recollection of the above facts through both my memory and billings issued during this time. Additionally, while I cannot recall the exact dates being over a year ago, I can also attest that an employee of Duke Energy was responsible for turning the gas off in December '07 and also for turning it back on at some point in the spring of 2008.

I have previously shared this information directly with Tom Finley from Duke Energy (by phone on or about 10/24/2009) and want to ensure they are considered within any evaluation by the Ohio Public Utilities Commission on this issue as well.

I can be available for further discussion if that would be of help in resolving this issue.

Sincerely,  
Stephen Roach

Stephen Roach 11/25/09



DAWN M. MCCARTHY  
Notary Public, State of Ohio  
My Commission Expires Nov. 13, 2010

Dawn M. McCarthy

FBI100-501  
 Action Code: C (A,C,D,I)  
 Permit Information  
 Parcel ID 65100310395  
 Time 02:18:44 pm  
 Print Type/No: B  
 Address: 0413 FOREST  
 Application Date 12/21/2007  
 Description of work: Tear out plaster walls new bath/kitchen  
 Units added or subtracted (+/-)  
 Ownership: 1-Private 2-Public  
 Owner Name: Anthony David R And Amy  
 Address: 4138 Forest Ave  
 City/State/Zip: OH 45212  
 Cont. ID: 009899 Home Owner  
 Cont. Name: Home Owner  
 Address: Home Owner  
 City/State/Zip: OH 45212  
 Arc/Eng Name: Home Owner  
 Address: Home Owner  
 City/State/Zip: OH 45212  
 Applicant Type: C Contractor  
 City Est: 7,800  
 Res/Com/Other: 69.00  
 Permit: 87.00  
 Penalty: 0.00  
 Certificate: 0.00  
 State fee: 0.00  
 Total fees: 156.00  
 Paid W/App: 156.00  
 Balance Due: 0.00  
 Receipt No.: 010725  
 Date Paid: 12/21/2007  
 Deposit: \_\_\_\_\_

# REPAIR PERMIT APPLICATION FOR RESIDENTIAL & COMMERCIAL REPAIRS

CITY OF NORWOOD  
 BUILDING DEPARTMENT  
 443 NORWOODWAY K.M.D. NORWOOD OHIO 4312  
 (513) 458-4510 FAX (513) 458-4511  
 BOOK PAGE PARCEL HOME OCCUPANCY  
 651 31 245 R2 E 1.00

APPLICATION / PERMIT  
 07 #865  
 OFFICE NUMBER 101010101

ALL INFORMATION MUST BE TYPED OR PRINTED IN INK. ALL INFORMATION MUST BE COMPLETE.  
 ① Address #: 4143 Street Name: Forest Ave  
 Norwood, Ohio (circle one) 45212 45208 45209 45220  
 Suite / Floor / Apartment #: \_\_\_\_\_ Name of Business: \_\_\_\_\_

OWNER	NAME	ADDRESS	CITY	ST	ZIP	PHONE
Owner	David Anthony	4138 Forest Ave	Norwood	OH	45212	602-0322
Contractor	Steve Roach	7050 Oak St	Cold Spring	NY	11016	516-874-824
Placed by						800-380-380
Approved						Call 800-6

③ TYPE OF OCCUPANCY: ☒ 1, 2, & 3 Family Residential (CAUS) ☐ 4 & More Residential, Commercial, Industrial (OBBIC)  
 Use Group: \_\_\_\_\_

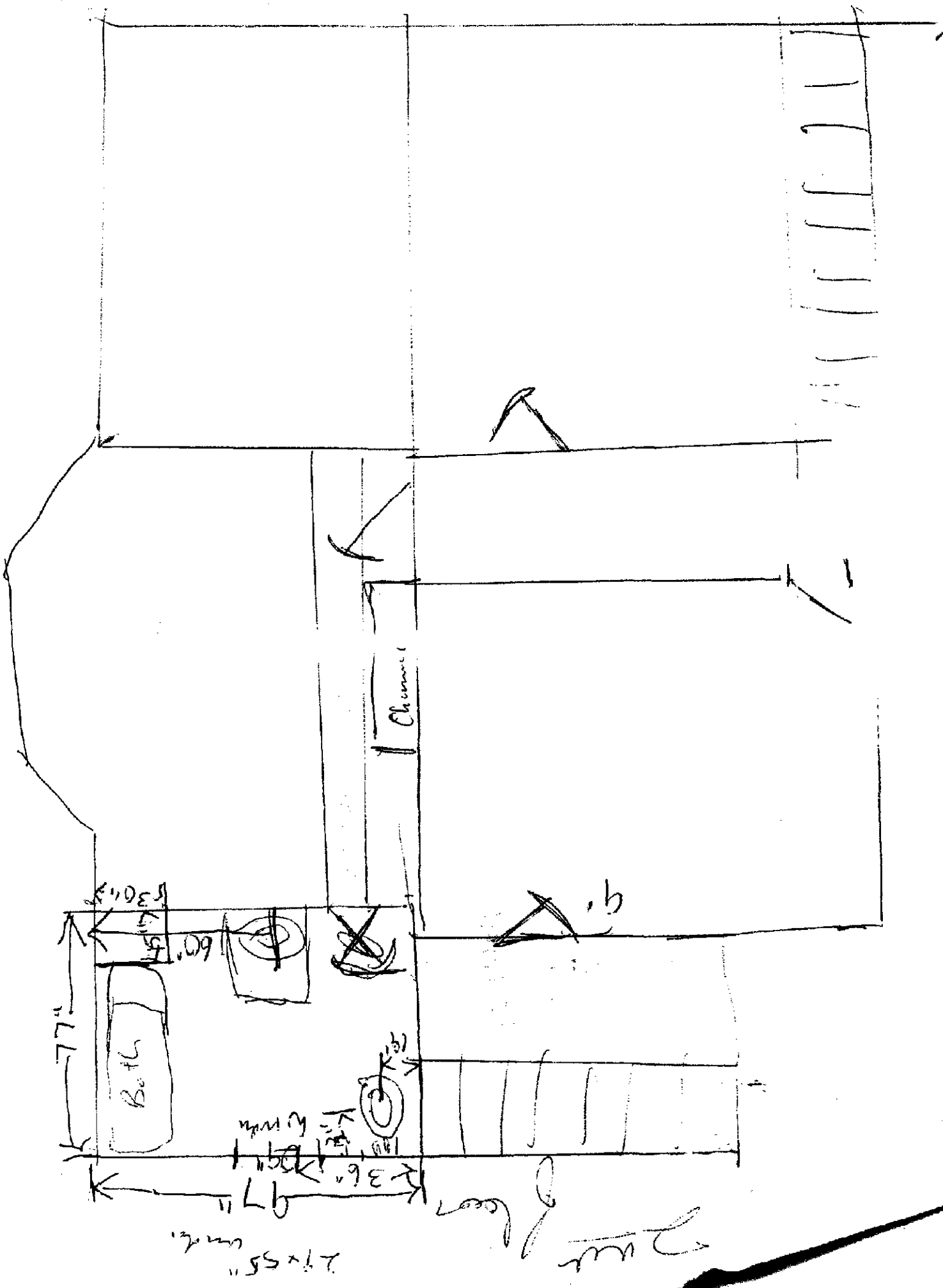
④ IN COMPLETE DETAIL: List Number and Describe Proposed Repair(s)  
 Replace Plaster + Built Fixtures on 1st + 2nd Floor, 2nd Floor new  
 Electrical tile on 2nd floor, 2nd floor new, replace tub  
 Floor in kitchen area, 1st floor new, replace tub  
 3 Doors, 1st floor + 2nd floor new, replace tub, 1st floor new, replace tub

⑤ Est. Cost/Value of Repair: \$ 7800.00  
 ⑥ Est. START Date: 12/21/07  
 ⑦ Est. COMPLETION Date: 1/17/08

No. 100, provided that the applicant may request a suspension of work or a suspension of the permit if the applicant is unable to complete the work within the time specified in the permit. The City of Norwood reserves the right to suspend the permit if the applicant fails to complete the work within the time specified in the permit. The City of Norwood reserves the right to suspend the permit if the applicant fails to complete the work within the time specified in the permit. The City of Norwood reserves the right to suspend the permit if the applicant fails to complete the work within the time specified in the permit.

⑧ Name (Print): Stephen Roach  
 ⑨ Signature: Stephen Roach  
 ⑩ Date: 12/21/07

Permit Issued By:	1/21/08
Permit Expiry Date:	1/17/08
Plan Review Fee:	\$ 14.00
Permit Fee:	\$ 21.00
Right of Way Fee:	\$ 150.00
Subtotal:	\$ 185.00
34% Fee (if appl.):	\$ 63.80
Total Permit Fee:	\$ 248.80
Pre-Payment:	\$ 248.80
Amount Due:	\$ 0.00
Receipt #:	10475
Date:	12/21/07
Amount Paid:	\$ 0.00
Receipt #:	10475
Date:	12/21/07
ZONING APPROVED:	Yes
APPLICATION APPROVED:	Yes
Plans Required:	Yes
Denial by:	_____
Date:	12/21/07
Classification:	When 77



Living Room

Rocky Pool

7098.70  
13601

Robert  
Dun

Parlor

Kitchen  
Dining Room  
-1071-

Allegor

close door

Doc  
20  
1-4105

12/2/2012

36

55

5

124

2-11-59

38.

4

76

1

2/6/21

133

100



DEPARTMENT OF THE BUILDING COMMISSIONER  
Norwood, Ohio 458-4510

Date of Inspection 10-24-07  
Inspection Type Final  
Result Pass  
Comments \_\_\_\_\_

To Applicant: This card is your record of inspection. DO NOT  
LOSE. This card MUST REMAIN on job site during construction.

Date \_\_\_\_\_ Inspector M. J. Jones  
Time \_\_\_\_\_ Type Insp. Final  
Date Requested 10-24-06 Time: 2:00  
By \_\_\_\_\_ Air 2:35  
Phone \_\_\_\_\_ Dep. \_\_\_\_\_  
Message \_\_\_\_\_

Permit # 07-0865  
Address 4141 Forest  
Apt./Suite # \_\_\_\_\_  
Taken by \_\_\_\_\_



337 Glen Oaks Drive  
Cincinnati, Ohio 45238

Phone: 513-922-3988

Fax: 513-385-2871

Email: larkinplbg@zoomtown.com

## Invoice

Invoice #: 2008-051

Invoice Date: 4/31/2008

### Bill To:

DAVID ANTHONY  
4138 FOREST AVE.  
CINCINNATI, OHIO 45212

### Job

FOREST AVE.  
NORWOOD OHIO

REWORK PLUMBING TO TWO BATHROOMS  
INSTALL OWNER'S WATER HEATER

TOTAL INVOICE

\$3,220.00

OK 1089

**TERMS: NET DUE ON RECEIPT OF INVOICE.**  
2% Service charge will be computed on all invoices.  
30 days or more past due, which is an annual  
percentage rate of 24%.



Attention: Steve Roach  
Fax Number:  
Account: 050450  
Customer: Steve Roach  
Address:

Date: 03/10/08  
Job Number: PMD60749  
Engineer: (No Contact)  
Project: Noorwood  
Project Location:

### Invoice # 1245;

Description	Extended Sell
Provide labor and material to install one new 5 ton Tempstar 13 SEER air conditioner with a new 92%,100,000btu gas furnace Connect to existing control wiring, power wiring and ductwork. Provide new 5ton cooling coil, line set and programable thermostat Owner to pay all permit fees.	\$7.875
<i>Payment as follows \$5,200 down remainder upon completion.</i>	
<i>Provide labor and material to install new 1 1/2ton split with 5kw electric heat, Contractor to install all necessary ductwork \$2,794.00 \$2,000.00 down remainder upon completion. All line voltage and breakers by owner.</i>	

CK # 1037  
OK # 1062  
Extra  
ck # 1035  
OK # 1036

### QUOTATION NOTES:

Make check Payable to:  
John Berns  
33238 Madison Pike  
Fort Wright, Kentucky 41017

Very truly yours,

**John Berns**

# Invoice

Stephen Roach  
10 Joseph Ln.  
Coldspring, KY 41076

DATE	INVOICE #
3/31/2008	7544

BILL TO	LOCATION
David & Amy Anthony 4138 Forest Ave Norwood, Oh 45212	

DUE DATE
4/30/2008

ITEM	DESCRIPTION	AMOUNT
Install	install and reroute new duct work to kitchen, 2nd floor (old kitchen), 1st floor bath, and 2nd floor bath	720.00
material	ductwork and tape, fire caulk, registers for above 4 runs	650.02
Total		1,370.02

CHK# 1256

## 4143 FOREST AVENUE HOME IMPROVEMENTS

DATE	AMOUNT	CHECK #	INVOICE#/ORDER #	BUSINESS/STORE	CONTACT	AREA OF HOUSE
2/6/2008	\$1,122	1015	NO INVOICE	ALLDER WINNELSON		BASEMENT WATER HEATER VIA STEVE ROACH
2/6/2008	\$260	1014	NO INVOICE	MIKE/JEFF LANG		PLASTER REMOVAL
2/12/2008	\$777	1012	#7514	STEVE ROACH		3 WINDOWS REPLACEMENT (2 1ST FL BATH, 1 2ND FL BATH)
2/12/2008	\$117	1111	NO INVOICE	STEVE ROACH		WATER PERMIT VIA STEVE ROACH
12/25/2008	\$2,665	390	#7511	STEVE ROACH		PAYMENT FOR SOME (?) ELECTRIC
1/12/2008	\$1,237	396		STEVE ROACH		MATERIALS FOR ELECTRIC/PLUMBING
3/12/2007	\$2,062	1003		STEVE ROACH		30% SIGNING PAYMENT FOR ELECTRIC/PLUMBING
11/10/2007	\$758	1002	#264	STEVE ROACH		TERMITE DAMAGE IN BASEMENT-SUPPORT REPAIR
12/1/2007	\$1,500	383		FREY ELECTRIC		UPGRADED ELECTRICAL SERVICE
2/28/2008	\$600	1028		MIKE SHARP		DEPOSIT ON ROOF WORK
3/3/2008	\$1,000	1029		MIKE SHARP		FIRST FLOOR ROOF WORK (SHINGLES AND TOUCH UP ON 2ND FLOOR TO COMPLETE)
3/18/2008	\$2,485	1033	#7517	STEVE ROACH		ELECTRIC/PLUMBING
2/25/2008	\$1,492	1027	#7516	STEVE ROACH		FINAL ELECTRIC BILL BASED ON PASSING INSPECTION
4/12/2008	\$1,512	1043	#7528	STEVE ROACH		TILE IN KITCHEN, SUBFLOOR + HARDY BOARD,
4/12/2008	\$1,439	1044	#7529	STEVE ROACH		JOISTS/SUBFLOOR TILE FIRST & 2ND FLOOR TILE
5/2/2008	\$4,500	1046		MIKE SHARP		DEPOSIT (1/3) FOR ROOF/CUTTERS OVERHAUL
4/6/2008	\$1,295	1045		SURE THING		TERMITE TREATMENT + 2 YEAR REVIEW
4/3/2008	\$85	1036		JOHN BERNIS		HVAC PERMIT
4/3/2008	\$65	1036		JOHN BERNIS		HVAC PERMIT
4/3/2008	\$5,200	1037		JOHN BERNIS		HVAC EQUIPMENT
5/6/2008	\$95	1056	#7548	STEVE ROACH		FIRE BLOCK
5/6/2008	\$1,370	1066	#7544	STEVE ROACH		REPAIR EXISTING DUCT WORK
4/24/2008	\$2,644	1062		JOHN BERNIS		HVAC FINAL PAYMENT FOR INSTALL
7/19/2008	\$669	1126	#7600	STEVE ROACH		BAE BOARD ORDER/DELIVERY
7/19/2008	\$1,412	1128	#7585	STEVE ROACH		FINAL FINAL ELECTRIC
7/4/2008	\$3,220	1069	#2008-051	LARKIN PLUMBING		MASTER PLUMBER WORK
8/26/2008	\$4,200	1071/421	#277	STEVE ROACH		DRY WALL KITCHEN, BATHS, HALL, FOYER, DINING ROOM
5/19/2008	\$487	1067	#7564	STEVE ROACH		2ND FLOOR WINDOW
5/5-7/7/08	\$17,000	1076, 1065, 1063, 1125		MIKE SHARP		ROOF AND FINAL GUTTER WORK
10/24/2008	\$330	1009 NA	#7613	STEVE ROACH		DINING ROOM DRY WALL/TRIM
10/24/2008	\$617	1007 NA	#7624	STEVE ROACH		POCKET DOOR TRIM
10/24/2008	\$1,348	1008 NA	#7614	STEVE ROACH		SPINDLES ON MAIN STAIRCASE
9/20/2008	\$2,158	427	#7615	STEVE ROACH		STAIR CASE AND SIGNING/CONVERSION OF 2 TO 1 FAMILY
	\$1,051	1141	#7587	STEVE ROACH		1ST FLOOR BATH TILE
	\$1,014	1149	#7593	STEVE ROACH		2ND FLOOR BATH TILE
	\$367	1139	#599	STEVE ROACH		2ND FLOOR BATH TRIM ON WINDOW/FLOOR
	\$11,532	BEST BUY		KITCHEN		
		LOWES	appliances for kitchen	KITCHEN		
		LOWES	CABINETS + INSTALL (\$632.28)	KITCHEN		
		LOWES	COUNTERTOP	KITCHEN		
			crack in foundation	apofax: 1000		
			refinish floors first floor	x		
			carpet 3rd floor	x		
			3rd floor	colfax: 1500		
	\$17,000					
	\$2,000					
	\$2,000					
	\$3,800					

**total investment in 4143 Forest Ave, 45212**

**\$241,495**