

Pre-Sale Property Inspection Report

Portage County Land Bank
449 S. Meridian St., Room 169/170
Ravenna, OH 44266

Request for Bid

9841 Belden Dr.
Windham, OH 44288

Inspector: Frank J. Kishel
330-788-7944
330-720-6328

All units are estimates. Contractor shall be responsible for on-site measurements for complete accuracy.

Total Project Estimate \$ 57,692.00

Contractor Signature_____

Date _____ Phone_____

ABI Inspections, LLC
Boardman, OH 44512

ABI Home Inspection Service
26 Cathy Way
Boardman, Ohio 44512

ABI INSPECTIONS, LLC



9841 Belden Dr
Windham, OHIO 44288

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General Information

Property Information

Client Name Portage County Land Bank
Property Address 9841 Belden Dr
City Windham **State** OHIO **Zip** 44288
Phone 330-839-7199

Client Information

Inspection Company

Inspector Name Frank Kishel
Company Name ABI Home Inspection Service
Address 26 Cathy Way
City Boardman **State** Ohio **Zip** 44512
Phone 330-788-7944
E-Mail abiinspect@aol.com
File Number 1509PCLB

Conditions

Others Present None **Property Occupied** Vacant
Estimated Age 46 years **Entrance Faces** South
Inspection Date 08/27/2021
Electric On No
Gas/Oil On No
Water On No
Building Type Split level, Single family **Garage** None

General-Permits-Practises

General-Permits-Practises GENERAL & PERMITS

The following permits may be required for this project: General Building (for construction), electrical, plumbing and HVAC.

The contractor is required to do all work in accordance with all applicable Local Building Codes and Regulations, including OSHA, City, County & State Codes, and the Land Bank's Reference Guide for Housing Quality Standards (October 2020). Where these codes, regulations or inspection specifications differ, the more stringent code or regulation applies.

A copy of each permit, signed off inspection sheet and a Certificate of Occupancy, or equivalent, will be required to complete the paperwork for this project prior to recording of the deed. When applying for permits a complete copy of these specifications will be required to be submitted to the local jurisdiction for each permit.

PRACTICES

All work to be done in a quality and workmanlike manner. All work to include any components or items required for a complete and functional system. Incidental items not mentioned specifically in the specifications that can reasonably and legitimately be inferred to belong to the work described or be necessary, in good practice to provide a complete system shall be furnished and installed as though called out in every detail.

All items and debris generated and removed by the contractor on the project will be hauled away by the Contractor. The Contractor will also be responsible for repairing or replacing any item or surface damaged by himself or his workers during the rehab. Interior & exterior work areas will be kept clean and safe at the end of each work day. All work to be completed that requires a license, for example: Electrical, Plumbing, & HVAC must be permitted and completed by a licensed contractor in said trade.

Structural Changes: No changes to the basic building structure shall be made unless specified or approved by the

General-Permits-Practises (Continued)

General-Permits-Practises (continued)

Portage County Land Reutilization Corporation (PCLRC). This includes the removal of garages and other out-buildings, the removal or addition of porches, decks or out-buildings, and the removal or addition of interior partitions and supporting walls. Such changes are also subject to the requirements of the housing or building department of the jurisdiction in which the property is located and may require a permit from such jurisdiction. Final Clean: All debris removed from the site shall be disposed of in code legal dump. All construction materials, tools and debris shall be removed from the site prior to final inspection. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all floors and windows. Sanitize kitchen and all bathrooms.

Lots and Grounds

Driveway: Remove weeds and grasses from driveway
Contractor responsible for any damage.

Quantity: 1.0 \$ _____

Walks: Remove weeds and grasses from all walkways.
Contractor responsible for any damage.

Quantity: 1.0 \$ _____

Deck: Remove entire wood deck on rear of house, including hand rails. Remove all vegetation on and around area.

Install new deck of treated lumber. Hand railings are optional.

Option: Install paving brick or block, instead of wood.

Contractor is responsible fore any damage repair.

Quantity: 15'x15' deck (or patio) 225 sq ft removal
225 sq ft wood deck (or option) \$ _____

Vegetation: All overgrown vegetation to be removed from the property and around the structure.

There are tree stumps on the east side of the house that must be removed because too close to the structure and could cause damage to the structure.

Remove any shrubs and tree stumps in front of house in front of walk.

Cut and trim all grass areas around the house.

Improve landscaping in front of house. Edge the landscape bed and add shrubs (minimum of three boxwoods or similar).

Contractor shall be responsible for any damage repair.

Quantity: 1.0 \$ _____

Grading: Earth next to structure is sloped towards structure. Re-grade around entire house so that soil slopes away from house. There is a very low area in the rear of house that collects water. This is to be filled in also. Contractor is responsible fore any damage repair

Quantity: 7 yards of soil dirt. \$ _____

Lots and Grounds (Continued)

Fences: Chain link fencing on the east and north sides of property. Repair any damaged parts of fence. Paint fence.

Contractor shall be responsible for any damage repair.

Quantity: 1.0 \$ _____

Exterior**Whole building Exterior Surface** _____

Type: Aluminum siding on house is to be entirely removed including any insulation under siding. Remove all trim work, soffit, and fascia.

Entire house is to be sided in Vinyl siding.

Use Tyvek building envelop material or approved equivalent as a water shield.

Insulation 3/4" fanfold board to be installed.

"J" channel around all windows and door openings.

White aluminum capping around all window and door openings. Owner may change color of capping.

Install new shutters on front windows. Color and style by owner.

Use Certaineed or approved siding. Color and design to be approved by agency

Contractor shall be responsible for any damage.

Quantity: 19 sq siding

2 rolls Tyvek

55 sheets - 3/4" fanfold

2 rolls coil stock for trim

2 sets of shutters 60" length \$ _____

Fascia: All fascia to be capped in aluminum coil stock.

Any missing or damaged fascia boards to be replaced with 1x6 wood before capping.

Color to be determined by owner.

Contractor shall be responsible for any damage.

Quantity: 2 rolls of aluminum coil stock \$ _____

Soffits: All soffit area to be enclosed with vinyl soffit material.

Owner to determine color.

Contractor shall be responsible for any damage.

Quantity: 220 sq ft Vinyl soffit \$ _____

Entry Doors: Remove and replace door at front and rear entrances.

Include new hardware.

New main frame to be included as old main frame is damaged.

Style of door and color to be determined by owner.

New storm doors to be installed in front and rear.

Recommend Larson or approved equivalent screen away doors.

Color to be white or determined by owner.

Contractor shall be responsible for any damage repair.

Quantity; 1 ea 36x80 Prime door (front)

Exterior (Continued)**Entry Doors: (continued)**

1 ea 32x80 Prime door (rear)

1 ea 36x80 Storm door (front)

1 ea 32x80 Storm door (rear) \$ _____

Exterior Lighting: New light fixtures to be installed on front and rear porch areas.

Two (2) lights on front and one (1) light in rear.

Style to be determined by owner.

Contractor shall be responsible for any damage repair.

Quantity: 3 ea Exterior lights \$ _____

Exterior Electric Outlets: All exterior outlets to be GFCI outlets with weather proof box.

Contractor is responsible for any damage repair

Quantity: 1ea GFCI outlet \$ _____

Hose Bibs: Remove damaged hose bib on exterior of house.

Install new hose bib.

When water turned on check for any leaks.

Contractor is responsible for any damage repair

Quantity: 1 ea exterior hose bib \$ _____

Gas Meter: Meters to be activated by local gas supplier.

Pressure test gas piping system when complete to code requirements. Repair any defects. Perform second pressure test to confirm no leakage if necessary.

All work to prevailing local codes

Insure shut-off valves are located at furnace, hot water tank, laundry area and line to kitchen for use with gas stove.

Contractor shall be responsible for any damage repair.

Quantity: 1.0 \$ _____

Roof

Main Roof Surface

Material: Complete tear off of shingles and re-shingle. Tear all shingles off the roof down to the sheathing. Inspect sheathing and re-nail any loose and replace any that may be defective.

* In the northeast corner (rear) of the west roof there is damaged sheathing from water infiltration. This area the sheathing must be replaced. Replace all damaged sheathing as needed.

Cut openings on ridges for ventilation, one and one-half (1-1/2") inches the length of the peak on each side of the ridge. Openings to end six (6) to twelve (12) inches from the end of the ridge.

Install ice and water shield on lower edges.

Install 15lb felt paper with top lap of two (2) inches and end lap of four (4) inches.

Install drip edge around perimeter of roof. Install shingles according to manufacturer's instructions.

Prior to installing roof material remove sheathing in area over the bathroom where the electrical vent system is to be installed. Install vent pipe for the venting system.

Install new pipe boots over all protruding pipes.

Flash properly the around the existing chimney.

Provide copy of manufacturer's warranty to homeowner and agency. Owner has choice of available colors.

Clean up and dispose of all debris.

Contractor is responsible fore any damage repair

Product standard: Owens Corning Limited Lifetime Architectural or approved equal.

Quantity: 21 sq shingles

5 roll 15# felt paper

3 roll ice/water shield

170 ft drip edge

\$ _____

Gutters: All gutters are to be removed when installing new roof and siding.

Reinstall all gutters after roof and siding completed as gutters appear in good shape.

If gutters damaged replace with new.

Insure all securing nails are properly installed

Contractor shall be responsible for any damage.

Quantity: 1.0 \$ _____

Downspouts: Downspouts to be removed and reinstalled after siding and roofing are completed.

Downspouts are in good shape

Secure all downspouts properly.

There are sections of downspouts that where missing. Install new additional downspouts to existing.

If the laterals are located test the drains for water flow then connect downspouts to laterals.

If laterals can't be located or are clogged direct downspouts away from house for water to drain.

Contractor shall be responsible for any damage.

Quantity: 16 feet white 3x4 downspouts

4 ea "A" Elbows

\$ _____

Crawl Space

West Crawl Space

Access: The crawl space of the house is under the entire west section of the house. When upgrading the utility area leave an opening for the crawl space for access.

NOTE: The water meter is located in the crawl space at the front of the house.

Quantity: 1.0 \$ _____ -

Electrical

Service: Inspection to restore power, install meters.

Local jurisdiction inspector must approve system for meter installation, including but not limited to: Exterior service cable, Electric panel (100 amp electric panel), grounding and code compliant.

Meters will be installed by electric company.

Contractor shall be responsible for any damage repair.

Quantity: 1.0 \$ _____

Smoke Detectors: Photoelectric battery operated smoke detectors to be installed in each bedroom.

Install smoke detector in dining room area.

Install smoke/carbon dioxide combination detector in utility room section.

Install smoke detector in foyer.

Ionized detectors are not permitted.

Carbon monoxide alarms to be installed in hallway at bedrooms.

NOTE: A combination carbon monoxide/smoke detectors can be used.

Quantity: 5 ea Photoelectric smoke detectors

1 ea smoke/CO2 detector

1 ea Carbon Monoxide detectors \$ _____

Utility/laundry area Electric Panel

Manufacturer: Present panel is Federal Pacific stab lock style. This panel does not meet code requirements and must be replaced.

For years Federal Pacific panels were produced and UL labels were falsely applied to the panels but the panels did not meet code requirements of the NEC, state and local codes, or UL489.

Install new panel in basement area and properly install new panel that is code compliant.

Panel to be inspected by local electrical inspectors.

Contractor shall be responsible for any damage repair.

Quantity: 1 ea 100 amp (minimum) electric panel \$ _____

Heating System

Heating System

Heating System Operation: Furnace is 23 years old and appears to only require cleaning and maintenance from a professional furnace company.

There is an issue that a pest has been chewing on the wires in the burner area and the wires must be replaced.

Have professional furnace company examine unit.

If air conditioning is to be added, the cost of the addition is beyond the scope of this review and the additional cost is on the purchaser.

Contractor shall be responsible for any damage repair.

Quantity: 1.0 \$ _____

Manufacturer: Conquest

gas lines All lines are to be repaired if necessary and secured properly.

Replace gas lines with regulation black steel pipe to meet code if necessary.

Shut-off valves are to be located at furnace, hot water tank and line to kitchen for use with gas stove.

Pressure test gas piping system when complete to code requirements. Repair any defects. Perform second pressure test to confirm no leakage if necessary. All work to comply with prevailing local codes.

Meter to be activated by local gas supplier.

Contractor shall be responsible for any damage repair.

Quantity: 1.0 \$ _____

Plumbing

Service Line: Water meter and service must be restored.

House to have functioning water meter approved by water department.

After water turned on, check all pipes, supply and drains for leaks.

All work must comply with prevailing local codes.

NOTE: Meter is in the crawl space at the front of house.

Contractor shall be responsible for any collateral damage.

Quantity: 1.0 \$ _____

Drain Pipes: Drain pipe elbow by utility tub requires replacement and repair. Presently has duct tape around the pipes.

All drain lines to be tested to determine that all are functional.

Replace any damaged lines. Replacement can be ABS piping.

Contractor shall be responsible for any collateral damage.

Quantity: 1.0 \$ _____

Utility/laundry area Water Heater

Water Heater Operation: Install new water heater (40 gallon unit).

Attach new water supply lines to tank. Secure lines properly.

If PEX or PVC plumbing is used there be metal pipe (copper) 18" above tank before PEX/PVC can be attached.

Shut-off valves must be installed on each pipe (entry and exit)

Extension tube must be installed at pressure release valve. Bottom of extension tube must be 3" to 6" off floor.

Plumbing (Continued)

Water Heater Operation: (continued)

Tubing can be copper or PVC with same diameter as pressure release valve opening. Provide copy of warranty information.

Must follow Plumbing Code.

Dispose of replaced tank.

Contractor is responsible for any damage repair.

Quantity: 1ea gas water heater 40 gal \$ _____

Kitchen

1st Floor Kitchen

Disposal: There is presently no disposal unit under the sink.

If disposal unit is desired the cost is additional and not covered by this review.

Quantity: 1.0 \$ _____

Dishwasher: Dishwasher is in poor condition and requires replacement.

All water, electric and drain lines are to be properly installed.

Drain presently goes into the basement. The drain should be attached to one of the drain lines under the sink.

Replacement at owners expense.

The drain should be up towards the counter to provide an air gap as required by code.

Dispose of old dishwasher properly.

Contractor is responsible for any damage repair.

Quantity: 1 ea Dishwasher \$ _____

Sink: Sink to be removed and new sink installed.

Owners to determine style.

Faucet with sprayer to be installed. Owner to determine style.

All plumbing (water service and drain lines) are to be installed. PVC drain lines may be used.

To include shut-off valves to faucet.

When connecting water supply, drain and test for leaks

All work done to local plumbing codes.

Contractor shall be responsible for any damage repair.

Quantity: 1 ea bowl sink

1 each faucet with sprayer

Water lines with CVPC lines to faucet

PVC drain lines to sink \$ _____

Plumbing/Fixtures: When installing new sink all plumbing and drain lines to be attached.

Shut-off valves to be installed on supply water lines.

Contractor shall be responsible for any damage.

Quantity: 1.0 \$ _____

Electrical: All outlets over kitchen counter to be GFCI outlets. The outlet for the refrigerator is NOT to be GFCI.

All other outlets can be three prong non-GFCI.

Kitchen (Continued)**Electrical: (continued)**

Install new boxes if necessary.
Install covers on all outlets and switches
New overhead light fixture to be installed. Owner to determine style.
Recommend installing additional light fixture over sink area.
All according to National Electric Code.
Contractor responsible for any damage repair.

Quantity: 1 ea overhead light fixture
Switch/outlet covers
3 ea GFCI outlets \$ _____

Counter Tops: Remove entire counter tops and discard.

Replace with new prefabricated laminate counter tops.

Owner to determine style and color.

Install new sink assembly.

Remove old back splash tile over counter. Install new back splash on counter top. Should be ceramic tile or choice by owner.

NOTE: Cost is based on laminate counter top.

Contractor shall be responsible for any damage repair.

Quantity: 32 sq ft counter top
36 sq ft ceramic tile back splash \$ _____

Cabinets: Cabinets appear to be in good shape.

Clean all cabinets inside and outside.

Check all hardware on doors and drawers.

Ensure proper function of all drawers and doors

Contractor is responsible for any damage repair

Quantity: 1.0 \$ _____

Ceiling: Clean and paint ceiling with approved latex paint.

Repair water damaged corner above sink area (wall & ceiling). Clean mold in that area before painting.

Color to be decided by owner.

Repair any additional damage to plaster and sand and prime area before painting.

Contractor shall be responsible for any damage repair.

Quantity 110 sq ft \$ _____

Walls: Scrape and clean walls for painting.

Repair any damage or holes and sand and prime before painting.

Paint with approved latex paint including heat registers. Color to be decided by owner.

Contractor shall be responsible for any damage repair.

Quantity: 374 sq ft \$ _____

Floor: Remove tile from floor.

Repair floors where there is damage. Note water damage in center of room.

Install water resistant material for sub-flooring over entire areas.

Kitchen (Continued)

Floor: (continued)

Install Vinyl or ceramic tile on the floor areas.
Design and color to be determined by owner.
Contractor shall be responsible for any damage repair.

Quantity 90 sq ft \$ _____

Windows: Remove one (1) window from kitchen area.

Replace with white vinyl double pane windows with Low E Argon glass.
Windows to be double hung or slider style style. Owner to determine style.
Exterior to be capped in white aluminum.
Sill to be removed and replaced with new sill.
Contractor shall be responsible for any damage repair.

Quantity: 1 ea window 35x36
1 ea sill 37" length \$ _____

Living Space

Living Room Living Space _____

Ceiling: Wash and clean ceiling in room.
Patch any damage (crack in ceiling) and sand for painting.
Paint in latex paint, color to be decided by owner.
Contractor shall be responsible for any damage repair.

Quantity: 238 sq ft \$ _____

Walls: Scrap and clean for painting.

Remove all wood paneling and repair any damage to wall including large hole under serving window to dining area..
Repair any damage to walls, including nail holes.
Cover old telephone jack opening.
Paint walls in latex paint including heating registers.
Replace all baseboards.
Clean all trim as needed.
Color to be decided by owner
Remove shelving at service window to dining room and replace or clean the area. This is to be determined by the owner discretion.
Contractor shall be responsible for any damage repair.

Quantity: 55' - 4" baseboard
496 sq ft \$ _____

Floor: There is nothing on the floor except underlayment.

Replace with new carpet and padding. Color and style by homeowner.
Laminate flooring can be used.
Contractor shall be responsible for any damage repair.

Quantity: 27 sq yd Carpet & padding \$ _____

Living Space (Continued)

Floor: (continued)

Windows: Remove and replace interior window sill with new. Material and style by owner.
Remove and replace three (3) light slider with new three (3) slider in white vinyl.
Window to have low E argon double pane glass.
Trim exterior when doing siding and interior by owner.
Contractor shall be responsible for any damage repair.

Quantity: 85" interior sill
83x59 Three light white vinyl slider. \$ _____

Dining Room Living Space

Ceiling: Wash and clean ceiling in room.
Patch any damage (crack in ceiling) and sand for painting.
Paint in latex paint, color to be decided by owner.
Contractor shall be responsible for any damage repair.

Quantity: 105 sq ft \$ _____

Walls: Scrap and clean for painting.
Remove all wood paneling and repair any damage to wall.
Repair any damage to walls, including nail holes.
Paint walls in latex paint including heating registers.
Replace all baseboards.
Clean all trim as needed.
Color to be decided by owner.

Quantity: 40 ft 4" baseboard.
326 sq ft \$ _____

Floor: There is nothing on the floor except underlayment.
Replace with new carpet and padding.
Laminate flooring can be used.
Color and style by homeowner.
Contractor shall be responsible for any damage repair.

Quantity: 12 sq yd Carpet & padding
or 105 ft laminated flooring \$ _____

Windows: Remove and replace interior window sill with new. Material and style by owner.
Remove and replace two (2) light slider with new two (2) slider or double hung in white vinyl.
Window to have low E argon double pane glass.
Trim exterior when doing siding and interior by owner.
Contractor shall be responsible for any damage repair.

Quantity: 37" interior sill
Window to be 35x48 \$ _____

Electrical: Install new ceiling light fixture.
Style to be determined by owner

Living Space (Continued)**Electrical: (continued)**

Contractor shall be responsible for any damage repair.

Quantity: 1 ea Ceiling light fixture \$ _____

Foyer Living Space _____

Ceiling: Wash and clean ceiling in room including closet area and stairway.

Patch any damage and sand for painting.

Install new register cover over heating vent in ceiling.

Paint in latex paint, color to be decided by owner.

Contractor shall be responsible for any damage repair.

Quantity: 68 sq ft \$ _____

Walls: Scrap and clean for painting.

Remove all wallpaper and repair any damage to wall.

Repair any damage to walls, including nail holes.

Paint walls in latex paint including heating registers.

Install new casing around main door and closet door.

Clean all trim as needed.

Color to be decided by owner.

Quantity: 18 ft door casing
376 sq ft \$ _____

Floor: Remove vinyl tile from floor area including closet.

Install new flooring. Recommend laminated wood flooring.

Style and color to be determined by owner.

Contractor shall be responsible for any damage repair.

Quantity: 68 sq ft \$ _____

Stairs Repair loose wooden steps.

Repair or replace hand rails. (Note: there was a hand rail located in house for these stairs)

Carpet steps. Style and color by owner.

Contractor shall be responsible for any damage repair.

Quantity: 21 sq ft carpet \$ _____

Doors: Remove and replace sliding doors to closet.

Recommend composite material bi-fold doors but style and color to be determined by owner.

Contractor shall be responsible for any damage repair.

Quantity: 1 set four (4) ft doors. \$ _____

Electrical: Install new ceiling light fixture.

Style to be determined by owner

Contractor shall be responsible for any damage repair.

Quantity: 1 ea Ceiling light fixture \$ _____

Living Space (Continued)

Electrical: (continued)

1st floor family (office) room Living Space

Closet: Small closet located in room is paneled.
Repair drywall in closet and paint. Color to be determined by owner.
Owner can determine use of closet.

Quantity: 16 sq ft \$ _____

Ceiling: Wash and clean ceiling in room including closet area and stairway.
Patch any damage and sand for painting.
Paint in latex paint, color to be decided by owner.
Contractor shall be responsible for any damage repair.

Quantity: 187 sq ft \$ _____

Walls: Walls are paneled and the paneling in good shape.
Will need to secure paneling in some areas.
There is drywall on the rear wall and will require some repair and then painting.
Color to be determined by owner.
There is a built in desk attached to rear wall. The top of the desk requires new formica or cover to be determined by owner.
Install baseboard on walls.
(Owner may change walls to drywall if desired).
Contractor shall be responsible for any damage repair.

Quantity: 52 ft 4" baseboard
6x2 ft desk top \$ _____

Floor: There is no floor coverings. The floor is poured concrete.
Install new flooring. Recommend laminated wood flooring.
Style and color to be determined by owner.
Contractor shall be responsible for any damage repair.

Quantity: 195 sq ft \$ _____

Doors: There are two (2) pocket doors to foyer.
The doors are to be painted. Color by owner.
Will require floor guides for the doors.
Casings to be installed around door opening.
Contractor shall be responsible for any damage repair.

Quantity: 20 ft door casings
1 ea floor guide for doors. \$ _____

Windows: Remove one two (2) light slider in family room
Replace with white vinyl double pane windows with Low E Argon glass.
Windows to be double hung or slider style style. Owner to determine style.
Exterior to be capped in white aluminum.

Living Space (Continued)

Windows: (continued)

Sill to be removed and replaced with new sill.

Contractor shall be responsible for any damage repair.

Quantity: 1 ea window 36x48
1 ea sill 38" length \$ _____

Electrical: Remove light/fan fixture from ceiling

Install new ceiling light fixture.

Style to be determined by owner

There are two (2) outlets located under the built in desk. The electric to these outlets are supplied by an electric extension cord located in the utility room. The cord is plugged into an outlet by the washing machine. Remove the extension cord and hard wire the outlets according to code.

Contractor shall be responsible for any damage repair.

Quantity: 1 ea Ceiling light fixture
Install wiring and connect 2 outlets \$ _____

2nd floor hall Living Space**Ceiling:** Wash and clean ceiling in room including closet area and stairway.

Patch any damage and sand for painting.

Paint in latex paint, color to be decided by owner.

Contractor shall be responsible for any damage repair.

Quantity: 44 sq ft \$ _____

Walls: Scrap and clean for painting.

Repair any damage to walls including nail holes.

Paint walls in latex paint.

Clean all trim as needed and paint.

Color to be decided by owner.

Quantity: 217 sq ft \$ _____

Floor: Replace with new carpet and padding.

This includes the stairway to living room.

Color and style by homeowner.

Contractor shall be responsible for any damage repair.

Quantity: 6 sq yd Carpet & padding \$ _____

Doors: Remove and replace door to closet.

Door can be hollow composite.

Color to be determined by owner.

Contractor shall be responsible for any damage repair.

Quantity: 1 ea 16x80 door \$ _____

Electrical: Install new ceiling light fixture.

Style to be determined by owner

Living Space (Continued)

Electrical: (continued)

Contractor shall be responsible for any damage repair.

Quantity: 1 ea Ceiling light fixture \$ _____

Bathroom

2nd floor main Bathroom

Ceiling: Wash and clean ceiling in room including closet area and stairway.

Patch any damage and sand for painting.

Paint in latex paint, color to be decided by owner.

Contractor shall be responsible for any damage repair.

Quantity: 45 sq ft \$ _____

Walls: Scrap and clean for painting.

Remove all wallpaper and repair any damage to wall.

Repair any damage to walls, including nail holes.

Paint walls in latex paint including heating registers..

Clean all trim as needed.

Color to be decided by owner.

Quantity: 224 sq ft \$ _____

Floor: Floor is vinyl tile.

Remove tile or cover over with new tile.

Tile can be vinyl, laminate or ceramic tile

Color and design by owner.

Contractor shall be responsible for any collateral damage.

Quantity: 35 sq ft \$ _____

Electrical: Repair electric for new wall light fixture. Style by owner.

GFI outlet to be installed in same area..

Contractor shall be responsible for any damage.

Quantity: 1 ea wall light fixture

1 ea GFI outlet \$ _____

Counter/Cabinet: Remove and replace sink cabinet.

New medicine wall cabinet is to be installed in present opening. Size by wall opening.

Style to be determined by owner.

Contractor shall be responsible for any damage repair.

Quantity: 1 ea 23x23 sink cabinet

1 ea wall medicine cabinet \$ _____

Sink/Basin: Remove single mold sink.

Replace with new single molded sink.

New faucets to be installed.

Bathroom (Continued)**Sink/Basin: (continued)**

Attach all water and drain lines properly.

Test for any leaks

Contractor shall be responsible for any damage repair

Quantity: 1 ea set of water faucets.

1 ea sink basin \$ _____

Tub/Surround: Install new bathtub liner of fiberglass over old bath tub.

Connect all faucets, handles, drains, etc.

Remove old fiberglass surround and install new surround.

Seal top of tub at wall.

Contractor shall be responsible for any damage repair.

Quantity: 1 ea bathtub liner

1 ea fiberglass surround \$ _____

Toilets: Toilet to be removed and replaced with new toilet.

All water supply lines to be installed with shut off valve.

Wax ring to be installed with toilet.

New seat to be installed on toilet.

Contractor shall be responsible for any damage repair.

Quantity: 1 ea toilet \$ _____

Ventilation: Electric power not on at time of review.

Test electric ceiling vent or replace as necessary..

Run flex tubing in attic to provided vent stack in roof (see attic and roof section).

Contractor shall be responsible for any damage repair.

Quantity: 1.0 \$ _____

Bedroom**#1 Southwest Bedroom** _____

Closet: Install cover door to attic area opening.

Install clothes railings.

Contractor shall be responsible for any damage repair.

Quantity: Attic opening cover

3 ft clothes railing \$ _____

Ceiling: Wash and clean ceiling in room.

Patch any damage and sand for painting.

Paint in latex paint, color to be decided by owner.

Contractor shall be responsible for any damage repair.

Quantity: 90 sq ft \$ _____

Bedroom (Continued)

Walls: Wash and clean walls, includes closet..
Patch any damage and sand for painting.
Paint in latex paint, color to be decided by owner.
Clean all woodwork, doors. and trim
Contractor shall be responsible for any damage repair.

Quantity: 328 sq ft \$ _____

Floor: Replace with new carpet and padding. Color and style by homeowner.
Laminate flooring can be used.
Contractor shall be responsible for any damage repair.

Quantity: 9 sq yd Carpet & padding \$ _____

Doors: Remove and replace main door to room with hollow composite.
Install new hollow composite bi-fold doors with hardware on closet.
Contractor shall be responsible for any damage repair.

Quantity: 1 ea 30x80 hollow composite door
1 set 36x80 bi-fold doors w/ hardware \$ _____

Windows: Remove one (1) window from bedroom area.
Replace with white vinyl double pane windows with Low E Argon glass.
Windows to be double hung or slider style style. Owner to determine style.
Exterior to be capped in white aluminum.
Sill to be removed and replaced with new sill.
Contractor shall be responsible for any damage repair.

Quantity: 1 ea window 35x48
1 ea sill 37" length \$ _____

Electrical: Install three (3) electric outlet covers.

Quantity: 3 ea outlet covers. \$ _____

HVAC Source: Install one (1) each cold air return register cover.
Contractor shall be responsible for any damage repair.

Quantity: 1 ea Register cover cold air return \$ _____

#2 Southeast Bedroom

Closet: Install clothes rod in closet area.
Contractor shall be responsible for any damage repair.

Quantity: 1 ea 3 ft clothes rod \$ _____

Ceiling: Wash and clean ceiling in room includes closet area.
Patch any damage and sand for painting.
Paint in latex paint, color to be decided by owner.
Contractor shall be responsible for any damage repair.

Bedroom (Continued)**Ceiling: (continued)**

Quantity: 118 sq ft \$ _____

Walls: Remove wallpaper.

Option to keep wood paneling or remove and repair any damage to walls.

Clean and paint walls including closet.

Color to be determined by owner.

Contractor shall be responsible for any damage repair.

Quantity: 349 sq ft \$ _____

Floor: Replace with new carpet and padding. Color and style by homeowner.

Laminate flooring can be used.

Contractor shall be responsible for any damage repair.

Quantity: 14 sq yd Carpet & padding \$ _____

Doors: Clean and paint main door

Install new bi-fold closet doors with hollow composite material.

Contractor shall be responsible for any damage repair.

Quantity: 36x80 bi-fold hollow composite door \$ _____

Windows: Remove one (1) window from bedroom area.

Replace with white vinyl double pane windows with Low E Argon glass.

Windows to be double hung or slider style. Owner to determine style.

Exterior to be capped in white aluminum.

Sill to be removed and replaced with new sill.

Contractor shall be responsible for any damage repair.

Quantity: 1 ea window 35x48
1 ea sill 37" length \$ _____

Electrical: Install new ceiling light fixture.

Style and color to be determined by owner.

Contractor shall be responsible for any damage repair.

Quantity: 1 ea ceiling light fixture \$ _____

#3 Northeast Bedroom

Closet: Install clothes rod in closet area.

Contractor shall be responsible for any damage repair.

Quantity: 1 ea 5 ft clothes rod \$ _____

Ceiling: Wash and clean ceiling in room includes closet area.

Patch any damage and sand for painting.

Paint in latex paint, color to be decided by owner.

Contractor shall be responsible for any damage repair.

Bedroom (Continued)**Ceiling: (continued)**

Quantity: 133 sq ft \$ _____

Walls: Wash and clean walls, includes closet..
Patch any damage and sand for painting.
Paint in latex paint, color to be decided by owner.
Install new baseboards around entire room
Clean all woodwork, doors. and trim
Contractor shall be responsible for any damage repair.

Quantity: 432 sq ft
54 ft - 4" baseboard \$ _____

Floor: Replace with new carpet and padding. Color and style by homeowner.
Laminate flooring can be used.
Contractor shall be responsible for any damage repair.

Quantity: 15 sq yd Carpet & padding \$ _____

Doors: Remove and replace main door to room with hollow composite.
Install new hollow composite bi-fold doors with hardware on closet.
Contractor shall be responsible for any damage repair.

Quantity: 1 ea 30x80 hollow composite door
1 set 60x 80 bi-fold doors w/ hardware \$ _____

Windows: Remove one (1) window from bedroom area.
Replace with white vinyl slider window with Low E Argon glass.
Windows to be double hung or slider style style. (If double hung windows there is to be 2 ea) Owner to determine style.
Exterior to be capped in white aluminum.
Sill to be removed and replaced with new sill.
Contractor shall be responsible for any damage repair.

Quantity: 1 ea window 71x36
1 ea sill 75" length \$ _____

Electrical: Install three (3) electric outlet covers.

Quantity: 3 ea outlet covers. \$ _____

Laundry Room/Area

Utility room Northeast Laundry Room/Area

Ceiling: The ceiling is exposed framing with no cover.

Owner to determine to leave ceiling as is or install accoustic tile.

NOTE: If owner to install accoustic tile there is approximately 184 sq ft.

This is not included in this review.

Contractor shall be responsible for any damage repair.

Quantity: 1.0 \$ _____

Walls: Remove damaged drywall and install new drywall on all walls.

The exception is behind the furnace area and possibly the west wall where the opening to the crawl space is located.

If installing drywall on the west wall the access to the crawl space must be left open or a door must be installed.

The water meter and water entrance are located in this area up against the south wall (front) of house.

Prepare and paint all drywall.

Contractor shall be responsible for any damage repair.

Quantity: 335 sq ft \$ _____

Floor: Floor is vinyl tile.

Remove tile or cover over with new tile.

Tile can be vinyl, laminate or ceramic tile.

Tile by furnace and hot water tank can be eliminated by owner.

Color and design by owner.

Contractor shall be responsible for any collateral damage.

Quantity: 180 sq ft \$ _____

Doors: Repair pocket door to family room area.

Door to be painted. owner to determine color.

Hardware to be installed for ease of operation.

Contractor shall be responsible for any damage repair.

Quantity: 1.0 \$ _____

Windows: Remove one (1) window from utility room area.

Replace with white vinyl double pane windows with Low E Argon glass.

Windows to be double hung or slider style style. Owner to determine style.

Exterior to be capped in white aluminum.

Sill to be removed and replaced with new sill.

Contractor shall be responsible for any damage repair.

Quantity: 1 ea window 35x48
1 ea sill 37" length \$ _____

Electrical: Install new electric junction boxes and install all open electrical wire junctions inside the boxes so that no junction is in open. Install according to code.

Secure all electric wires properly.

Remove old telephone wires for around gas lines to furnace.

Install switch and outlet covers were needed.

Laundry Room/Area (Continued)**Electrical: (continued)**

Contractor shall be responsible for any damage repair.

Quantity: 1.0 \$ _____

Laundry Tub: Remove and replace or clean existing laundry tub.. Can be metal or PVC.

Install new faucets for laundry tub and connect properly.

Remove and install new inline shut off valves for laundry tub faucets

Install new PVC drain outlet to floor drain.

Contractor shall be responsible for any damage repair.

Quantity: 1 ea laundry tub
1 ea set of faucets
1 ea set of shut off valves
1 ea PVC drain outlet \$ _____

Washer Hose Bib: Remove corroded washer hose bibs and install hose bibs.

Remove and install new shut off valves for hose bibs.

Contractor shall be responsible for any damage repair.

Quantity: 1 set hose bibs
1 set inline shut off valves \$ _____