

Renovation Assessments
&
Improvement Projections
1508 Club Blvd
Durham, NC

Building Assessment

Exterior Repairs			
	✓ Good Condition	✓ Needs Repairs	✓ Replacement Needed
Roof Covering		Shingles towards rear need replacing	
Flashing	No concerns noted		
Guttering and Downspouts		Cleaning and minor repairs needed	
Doors	No concerns noted		
Locks and pulls	No concerns noted		
Windows	Recently replaced and operational		
Porch		Cement filling and adjustments needed	
Deck		Power washing and stain needed	
Landscaping		Total yard clean-up and debris removal needed	6x6x8 landscape timber needed for earth retention
Painting and sealing		Foundation walls , front porch, wood trim refurbishing needed	
Siding	No concerns noted	Power washing needed	
Drive entrance		Replenish gravel surface area	

Interior Repairs			
	✓ Good Condition	✓ Needs Repairs	✓ Replacement Needed
HVAC			Total system needed
Main water inlet		Repairs needed throughout structure	
Sewer	No concerns noted	Assessment in progress	
Electrical	No concerns noted	Assessment in progress	
Water heater		Assessment in progress	possible replacement
Attic Insulation		Blow insulation needed	
Painting		Entire house	
Sink and base		Mounting adjustments needed	

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Tub and shower			Shower walls and housing needed
Toilet	No concerns noted		
Medicine cabinet			Replacement needed
Towel bar and holders			Replacement needed
Doors			2 nd bedroom door needs replacing (water damage noted)
Kitchen Cabinets	Structurally in good condition	Some adjustments and handles needed	
Stove	No concerns noted		
Refrigerator			Replacement needed
Lighting	No concerns noted		
Sheetrock		Large hole noted in the kitchen ceiling (water damage noted)	
Flooring (carpet)		Cleaning needed	2 nd bedroom needs replacement
Flooring (tile)			Kitchen floor needs to be replaced (water damage noted)
Weatherization		Entire structure needs holes and cracks filled	

Repair Phases

<u>Phase 1</u>	<ul style="list-style-type: none"> • Roofing repairs where needed • Complete water intake assessment and make necessary repairs • Complete electrical assessment and make necessary up-grades if needed • Initiate total yard clean-up and debris removal • Install landscape retaining walls in front of the residence • Trim and remove shrubbery • Insert mulch where needed • Repair steps and deck area (reinforce structures and seal/paint) • Power wash entire structure • Prime/ paint/seal needed areas
<u>Phase 2</u>	<ul style="list-style-type: none"> • Install all new plumbing fixtures where needed • Install all new electrical fixtures where needed • Install new shower wall covering with cement backer board • Repair ceiling joist and water damaged sheetrock • Install new bathroom accessories

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	<ul style="list-style-type: none">• Install a new door at bedroom #2• Prime damaged surface areas where needed• Paint entire interior of structure• Install attic access panel in bedroom#2• Install new carpeting in bedroom #2• Repair closet doors in bedroom #2
<u>Phase 3</u>	<ul style="list-style-type: none">• Refurbish gravel driveway surface area• Install VCT tile in the kitchen, foyer, and bathroom areas• Perform detail residential cleaning• Clean carpeting throughout
<u>Phase 4</u>	<ul style="list-style-type: none">• Install HVAC systems• Install new water heater (if needed)• Install new refrigerator