

General Rehab for Unit # 1 and # 3 & External Improvements

Roof

Keep / Make any necessary repairs

General

Replace Blinds

Interior Paint

Interior door open and close smoothly

Kitchen and hall smoke detector along with kitchen Fire Extinguisher installed

Check insulation around all exterior doors

Plumbing Spec

Check all valves, P-traps and DWV pipe for leaks (replace supply lines, valves and p-traps as necessary).

Check shower drains and area drains for proper installation and drainage

Check toilet for property installation. Repair and replace as necessary

Replacement toilet if needed (**HD # 340995**)

Check WMOB for property function and drain fall and venting

Check DWV system for plumbing back up (run all fixtures simultaneously for long period of time)

Hot Water Tank Ok

Electrical Spec

All outlets work and verified through tester

No open grounds/all new outlets and switches

Weather heads checked and replaced/repared as necessary

All interior and exterior outlets/switches have ivory cover plates

Open junction boxes closed

All interior/exterior lights working

Proper Breaker Amps in box for reciprocating item

HVAC Plans

1 Getting New Furnace and AC

4 AC is 2007, Furnace is 2008 and H2O Tank is 2009. Keep & Service all units

Insulate exterior lines as necessary & check condensate line

Exterior

Repair soffit and siding as necessary

Remove tree in back leaning against the building

All exterior lights working

Repair faucet bibs

Bring up canopy in front

New Exterior lighting

Landscaping (\$125)

Clean grounds / Trim Shrubs

Attic

Attic clean
Attic door & attic in general insulated well

Entry Into Units

Vinyl plank flooring install
Light repair / replace

Living Room

Vinyl plank flooring

Down Bath

Spec light
Toilet repair / replace as necessary
New faucet
Rolled Vinyl floor
New mirror & towel racks
Paint Vanity
Replace / Repair vanity top as necessary

Kitchen & Area off Kitchen

Vinyl plank flooring
52" 4 Light Brush Nickel Flush Mount Ceiling Fan (**HD #301469**)
Paint and repair cabinets
New countertop
Spec faucet (**HD # 709463**)
Spec light

Upstairs Flooring

Carpet

Bed 1 & 2

Spec Ceiling Fan (**HD #100021980**)

Up Bath

Spec light, Faucet and Shower Head
Paint Vanity
Rolled Vinyl floor
Spec shower head (**HD# 725532**)
Spec faucet (**HD # 247368**)

Before Pictures of Unit 1: <https://app.box.com/v/Unit1BeforePictures>

Unit # 2 Pictures: <https://app.box.com/v/Unit2Pictures>

*HD Model #'s and spec items are subject to change based on current inventory availability
Rehab subject to change*