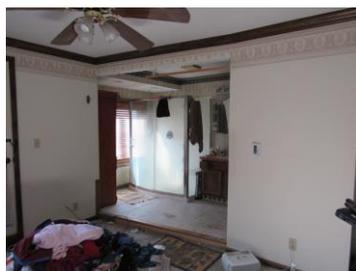


# Repair Summary

## Interior Repair Overview

The main living space design is open with lots of natural sunlight and leads into the dining area or overhead to the loft. The kitchen and first level bathroom are small and outdated while the master bedroom is a decent size with potential for a fantastic master bathroom. Heated floor in master bathroom.

- paint entire house interior
- install carpet throughout living spaces
- replace all hanging lights with LED models
- refurbish living room wall near firewall place
- replace fireplace and repair exhaust
- fix coat closet door and trim (or remove)
- replace seals on door at main entry
- refurbish wood floors in kitchen & entry
- upgrade entire kitchen
- upgrade main floor bathroom
- secure and refinish railings towards 2<sup>nd</sup> floor
- replace or repair interior doors where required
- repair or replace sliding entry doors
- replace storm doors at entry and master bed
- upgrade master bathroom
- repair and finish all vertical wooden windows
- identify windows that don't open – fire code
- repair or replace 6 double sliding windows
- repair or replace one three way bay window
- repair or replace wood window in kitchen
- seal vertical windows above the living room
  - install electric blinds
- install fire/CO detectors and extinguishers
- repair and refinish master bed doors
- install sliding barn type doors for master bath
- refurbish master bath floor tiles
- reengineer with luxury type bath and shower
- refurbish remaining space in master bath
- install insulation in utility room
- winter proof pipes – electric coils?
- install linoleum floors in utility room
- repair or replace door into utility room
- replace water boiler in utility room
- replace water heater under stairs
- check base board heating and repair as needed
- check heating and plumbing throughout



## Exterior Repair Overview

The house is positioned on a street surrounded mostly with nice landscaping and decent homes. This particular property has the following characteristics:

- damaged wood siding throughout
- siding: overestimated at 1800sqft
- replace with durable siding
- paint siding and trim where needed
- roofing: overestimated at 640sqft
- refurbish chimney to fire-code
- south side roof replaced in 2018
- repair gutters and drains if needed
- repair fascia, soffits where needed
- replace lights with LED models
- install functioning flood lights (3)
- refinish outside deck floors
- secure deck flooring frames
- reinforce shed if needed
- refurbish shed exterior
- pressure wash garage and check lights
- repair or replace deck railings
- minimal landscaping clean up
  - i.e. rocks and weeds
  - check lights in path
- install French drains where needed
- some miscellaneous exterior repairs
- check for freezing pipes to propane
- driveways, parking is limited
- install pergola over master bed entry



# Repair Quotes

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## Interior

The interior needs many repairs and improvements which are summarized in the previous sections of this document.

Quote only what is required accompanied by a written Statement of Work if possible. Provide recommendations for additional potential repairs or updates were applicable.

Lead contractor to provide separate detailed quotes

- a) materials
- b) labor

## Exterior

The exterior needs many repairs and improvements which are summarized in the previous sections of this document.

Quote only what is required accompanied by a written Statement of Work if possible. Provide recommendations for additional potential repairs or updates were applicable.

Lead contractor to provide separate detailed quotes

- c) materials
- d) labor

Repair quotes must include details with highlighting any repairs or updates needed outside of what is described in this document.

Repair quotes should include options for modernizing heating solution; consider solar for hot water and geothermal for HVAC for example. Also consider electric blinds for the three large sun windows at the entrance.