

2222 E Garfield St
List of Capital Improvements

1. New Roof
 - 1.1. Removed roof due to not be structurally safe and replaced with New 1.75X11.88 TJI-110 were installed with a 5-1/2X18 X-BEAM for support. As well Re-sheeted roof with 4X8-1/2 (15/32) OSB BOARD
 - 1.2. Replace Facia 2 x 6 and 2 x 8 and 2 x 10 facia wood.)
 - 1.3. Remove and replace shingle area
 - 1.4. Install 15 pound felt underlayment on the shingle section.
 - 1.5. Install 2 x 2 Drip edge along with starter strip on perimeter of shingle roof.
 - 1.6. Install 3 x 3 drip edge
 - 1.7. Peel and stick 66sq Of 3 ft. x 34 ft. (100 sq. ft.) SBS Self-Adhering Base Sheet Roll for Low Slope Roofing
2. HVAC
 - 2.1. Replace 4 Ac - New goodman 2 ton with a package heat pump in unit 2,3,4 and one 3 ton Ac unit in unit 1
 - 2.2. New electrical whips & disconnect box and tie-in
 - 2.3. New elbows and sheet metal in all 4 unit
 - 2.4. New interior AC vent
 - 2.5. New AC ductwork rooftop on unit 2 & 3
3. Appliances
 - 3.1. New stainless steel appliances in all units
 - 3.2. Freezers one 36"and three 30" / four 30" Ranger /four 30" microwave / two 18" in and 24" in dishwasher
 - 3.3. One set of washer and dryer
 - 3.4. Three sets of (stackable) washer and dryer
 - 3.4.1. Owners are purchasing appliances.
4. Kitchen Cabinets
 - 4.1. Purchase and Install new kitchen cabinets
 - 4.2. Install new cabinet hardware
 - 4.3. spacers 30pcs
5. Kitchen countertops 1-4
 - 5.1. Install new quirks countertops with a 3 inch bass laid on top of 3/4 plywood.
 - 5.2. Quartz counter to be installed on all bathroom vanities
6. Tile floor
 - 6.1. Tear out old tile flooring two smooth surface and replace with a 12x24 tile
 - 6.2. All material including
7. Bathrooms/ kitchen plumbing
 - 7.1. New Vanity's three 24" in, and two 60" in
 - 7.2. New Toilet #5
 - 7.3. Bathroom Faucet #7
 - 7.4. Shower valve #5

- 7.5. New water lines #18
- 7.6. kitchen faucet #4
- 7.7. p-trap's and Drain kit #7
- 7.8. kitchen sinks #4
8. Electrical Panel upgrade
 - 8.1. 100 Amp 24-Space 48-Circuit Indoor Main Breaker Plug-On Neutral Load Center with Cover
 - 8.2. New Circuit Breaker
 - 8.3. New Address tags
 - 8.4. New labels
 - 8.5. Raise the pole risers on all panels
9. Electrical wiring roughing
 - 9.1. Run all new electrical wiring throughout all units
 - 9.2. wiring would consist of 110 and 220 for washing dryer's and range
 - 9.3. New electrical hardware would consist of one,two, and three gang box's
10. Electrical interior Trim
 - 10.1. New Outlets
 - 10.2. New Switches
 - 10.3. new covers
 - 10.4. New fan with light #12
 - 10.5. New kitchen light
 - 10.6. New bathroom light #5
 - 10.7. New can lighting #19
11. Stucco
 - 11.1. Apply a layer of waterproof paper, 2 inches styrofoam
 - 11.2. Stucco Entire building to smooth finish
12. Plumbing
 - 12.1. Re-plumb all units kitchen, bathrooms, laundry room
 - 12.2. Ran new 2,3 and 4 inch ABS pipe with 3/4 inch hot and cold Pex in all units
 - 12.3. Cut into concrete to accommodate new plumbing in all units and re-filled once done with new concrete
 - 12.4. ran camera and found roots at the rear of unit 4 which will be dugout and re-place 5ft. To 8ft. Long Of ABS pipe will be removed and replaced with like for like material
13. Demo / dumpster
 - 13.1. Remove all Exterior rock From Building
 - 13.2. Demo all units to the stud
 - 13.3. Debris from property
 - 13.4. Dumpster
14. Framing 1,2,3,4
 - 14.1. Reframe west side exterior walls, in unit-1 re-design and Reframe both bathroom, closets, hallway and kitchen walls
 - 14.2. Unit -2 re-design and reframe closets, interior walls, bathroom and Exterior back wall

- 14.3. Unit-3 reframe bathroom exterior wall and replaced sill bottom plate.
- 14.4. Unit-4 re-design and reframe bedroom walls, closets, and ceiling Joist also install a 9" in x 20ft. Glue beam
- 14.5. Reframe all windows
- 14.6. Frame a section for stackable washer and dryer's at the rear of unit #4
- 15. Insulation
 - 15.1. Insulate all unit 1,2,3 and 4
 - 15.2. Insulate ceiling and unit-4 attic
- 16. Exterior paint
 - 16.1. Paint- Colors unknown (?)
 - 16.2. Power wash and scrape if needed
 - 16.3. Tape, mask, and prep
- 17. Interior Paint
 - 17.1. Primer
 - 17.2. Colors - unknown
- 18. Baseboard/Door trim
 - 18.1. 4" Baseboard in all units
 - 18.2. Door trim
- 19. Windows
 - 19.1. windows 36 x 36 (2)
 - 19.2. windows 72 x 35-1/2 (6)
 - 19.3. windows 36 x 48 (4)
- 20. Concrete
 - 20.1. Removed front and back damage concrete
 - 20.2. Grade to slope away from building
 - 20.3. New concrete with a 4 inch foundation
 - 20.4. New concrete in unit #4 To be leveled out
- 21. Drywall, Tape, Mud & Texture
 - 21.1. Re-drywall all units approximately 250 plus sheets of drywall to be hang.
 - 21.2. tape and mud
 - 21.3. texture (knock down)
- 22. Landscaping
 - 22.1. Trimming Palm tree and trees, Removing all weeds in the front and backyard, Blowing all the leaves and dirt away from the front of the Street
 - 22.2. Install artificial grass with a paver border in two areas 15x10 & 15x15
 - 22.3. Built a 3ft.x9LF with Unfinished Pine Shiplap Board with address Numbers at the front
 - 22.4. Attach shiplap boards between pillars and stained
 - 22.5. Add 1" in mineral gray gravel spread above all open areas
 - 22.6. Mineral grey Quarter minus to be spread at the back of all units
 - 22.6.1. Note: Linda wanted to also add wood fencing long the back of all the units and try cover to up As much of the neighbors house and ugly fencing.
- 23. Mail box
 - 23.1. Install a Block mailbox enclosure with Address numbers for each unit

- 24. Kitchen Backsplash
 - 24.1. Install Subway tile in all kitchen backsplash with 3/8" Stainless trim
 - 24.2. Grout color (pewter gray) with a 3/16 grout joint
- 25. Bathrooms Shower Glass
 - 25.1. purchase and install #5 - 6mm Frameless Sliding Shower Door Glass Panels in Clear
 - 25.2. Purchase and install 60 in. Semi-Frameless Traditional Sliding Shower Door Track
 - 25.3. 20 in. Handles for Sliding Shower or Bathtub Door in Nickel (#4-Pair)
 - 25.4. Silicone Bathroom frame
- 26. Masonary
 - 26.1. Add #4 more pillars With fencing and staying
- 27. Appliances
 - 27.1. Re-purchase and reinstall unit #4 appliances to replace stolen ones
- 28. Warranty
 - 28.1. Contract needs to be signed by the owner in order to validate warrantee.
 - 28.2. All warranties become valid upon receipt of final payment.
 - 28.3. A two year warranty on the workmanship and manufacture warranty on the material.
 - 28.4. Owner must provide a copy of the ORIGINAL estimate and invoice to utilize warranty.

Seller 1: DocuSigned by: Joy S Pollard Date Signed: 5/31/2022
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Seller 2: DocuSigned by: Joseph Baker Date Signed: 5/31/2022
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Buyer 1: _____ Date Signed: _____

Buyer 2: _____ Date Signed: _____