

Capital Improvements 1421 S Rita Lane

Concrete Driveway and Grading Package

- Excavation of and Grading for concrete driveway
- Construction of driveway footings and foundations
- Pouring concrete driveway

1,195 SF

Roofing Replacement package

- Remove all old Architectural shingle roofing material & dispose of all debris.
- Installation of New architectural shingle roof to replace the original shingle roof
- Remove both carports original roofing material and dispose of all debris
- Installation of new peel and stick roof to replace both carports original roof
- Installation of new plywood sheets underneath felt for both carports roofing
- Repairs and replacements of carport/cover parking rafters and beams as necessary
- Dumpsters/trailers will be ordered as needed
- Install 15 pound felt underlayment on architectural shingle section and peel and stick section.
- Install 2 x 2 Drip edge along with starter strip on perimeter of shingle roof and carport peel and stick roof.

Fascia Replacement

- Remove original Fascia
- Installation of New Fascia to replace original around perimeter of architectural shingle roof and peel and stick carport roof

210 LF

Windows Replacement Package

- Remove original window
- Purchase and Install of new energy efficient window (caulked and waterproofed sealed)

8 EA

HVAC rough-in and AC Unit

Install new Whip and Disconnect, Elbow, Base, Drainpipe, Thermostat, Roof jacks, Plenum Box, Flex, Can's, Collars, original duct work will be reused.

Installation of a new Roof Top 2 ton American HP 14 SEER

2 EA

Electrical Rough-in

- Run new 12/2, 14/2, and 14/3 solid electrical wire; for outlets, switches, light fixtures, and appliances (replace gas stove with electrical) throughout the home (fasten down with Plastic Insulated Cable Staple)
- 2) Run new 10/2 for Water heaters and washing machines
- 3) Run new 8/2 wire for HVAC
- 4) Install new electrical 1 and 2 electrical gang boxes throughout the building
- 5) Remove and Dispose of all old electrical wire and Electrical boxes

2 EA

Electrical Trim/Fixtures Package

- New electrical outlets x7
- New electrical GFCI outlets x3
- New electrical switches x7
- New outlet covers x10
- New switch covers
- New electrical fan fixture with a light fixture x1

- New kitchen light fixture x1
  - New exterior light fixture x2
  - New exhaust vent x2
- 2 EA

HVAC Register, Vents, and Grilles Package

Purchase and Installation of :

- 4 registers
- 1 return

2 EA

Interior Paint

- Paint interior walls
- Paint ceiling

1,092 SF

Interior Doors

Purchase, delivery and Installation of:

- 30"x80" white interior doors
- Door handles and related hardware

4 EA

Interior Closet Door

Purchase, delivery and Installation of:

- Prehung white closet doors
- Door handles and related hardware

2 EA

Blinds

- Installation 3 faux wood 2'" blinds on windows throughout the Unit(except bathroom)

2 EA

Baseboard and Door Casings

Purchase and install of the following items to the interior of the Building:

- New 4" baseboards
- New 4" door casings

600 LF

Kitchen Cabinets

Purchase and Install of:

- Shaker style upper kitchen cabinets
- Shaker style lowerkitchen cabinets

22 EA

Kitchen and Bathroom Countertops

Purchase and install of the following items:

- Quartz bathroom countertop
- Quartz kitchen countertop

2 Units

Bathroom Vanity

Purchase and Install of a new Bathroom vanity

2 EA

Bathroom Finish Package

Purchase and Install of:

- New Toilet x1
  - New bathroom Faucet x1
  - New Shower valve x1
  - New water Line x2
  - New toilet water Line x1
  - New Bathroom Hardware (toilet paper holder, towel holder, and hand towel holder) x 1
  - New bathtub x1
  - New P-trap and drain pipes x1
  - New mirror x1
- 2 EA

Interior texture

Re-apply and refurbish texture to a smooth finish (to give it a modern look)  
1,092 SF

Smoke alarms

Installation of a battery powered smoke alarm in the following areas:

- Kitchen
- Bedroom
- Livingroom

2 EA

LVP Flooring

Purchase and installation of waterproof laminate flooring  
1,092 SF

7000 - Exterior Finishes

Items Description	Qty/Unit	Unit Price	Price
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Stuucco Replacement Package

- Remove building's original stucco
- Application of new stucco on exterior walls of the building

1 EA

Front Exterior Door

Purchase, delivery and Installation of:

- 36"x80" smooth white left hand inswing narrow 1-lite frosted fiberglass prehung front door
- Door handles and related hardware

2 EA

Rear Exterior Doors

Purchase, delivery and Installation of:

- 36"x80" premium flush right-hand inswing Primed steel prehung front exterior door
- Door handles and related hardware

2 EA

Exterior Paint

- Paint exterior walls
- Paint fascia boards
- Paint Soffit boards

1,092 SF

Backyard/Patio Gates

- Manufacture and Install a gate with a keypad to provide access to and from backyard

2 EA

Front Pony wall

Purchase of all materials, manufacture, and installation of the following items:

- 4 pillars
- 42 LF of stained wooden inserts

1 EA

8000 - Site Improvements

Items Description Qty/Unit

Landscaping/Hardscaping Package

Includes the following services

- Artificial Grass with a paver border(front of property only)
- Trimming and skinning palm trees
- Remove bushes(front of property only)
- Mail Box installation

1 EA

Plumbing Rough--In

5001 - Mechanicals Package flat fee

Description

This package includes the following services for both units:

- Installation of all new underground and above plumbing which consists of ABS 2, and 4 inch pipe.
- Installation of new shower valves , hot/cold 1/2in Pex pipe, 1/4 Quarter Turn Angle Shut Off Valve (1/2 in), NOM Comp Inlet x 3/8 in, and OD Compression Outlet, new tub
- Relocate laundry drain in unit 1 and 2 and install two new Laundry drains in unit #1 and #2 with new vent pipes
- Saw cut, concrete removal, and excavation
- Installation of new underground plumbing, new clean-out, and concrete pour-back
- Installation of a new dryer airduct
- Redirecting water heater line to new location

Replace all duct work

Replace water heaters

DocuSigned by:

*Joseph Haraszko*

11/4/2022

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Joseph Haraszko

Good Properties LLC

Buyer's  
Signature