

## 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"
- 3.3 Two 18" in and 24" in dishwasher
- 3.4 Four 30" Ranger
- 3.5. Four 30" microwave

#### 4. Kitchen Cabinets

- 4.1. Purchase and Install new kitchen cabinets
- 4.2. Install new cabinet hardware
- 4.3. spacers 30pcs

## 2222 E Garfield St

### List of Capital Improvements

#### 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

## 2222 E Garfield St List of Capital Improvements

### 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 replace 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. Until -4 re-design and reframe bedroom walls, closets, and ceiling Joist also

## 2222 E Garfield St

### List of Capital Improvements

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)

## 2222 E Garfield St List of Capital Improvements

### 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. Mailbox

- 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. Masonry

- 26.1. Add #4 more pillars With fencing and staying

### 27. Fire Sprinkler System

- 27.1 Install complete wet- 13R or 13D fire sprinkler system.
- 27.2 Hydrostatic test
- 27.3 Design Drawings
- 27.4 Permits
- 27.5 Installation of sprinkler heads are to be brass upright type throughout any attic areas, white concealed type pendants and sidewall heads with flat white cover plates.

## 2222 E Garfield St List of Capital Improvements

27.6 All work to be performed per NFPA-13R, NFPA 72 and authorities having jurisdiction including the fire department.

28. Warranty

28.1. A two year warranty on the workmanship and manufacture warranty on the material.

28.2. Owner must provide a copy of the ORIGINAL estimate and invoice to utilize warranty.

	<small>DocuSigned by:</small> <i>Joy S Pollard</i> <small>47516A393A3D402...</small>		
Seller 1:	_____	Date Signed: <u>4/4/2024</u>	2222 E Garfield St, LLC
	<small>DocuSigned by:</small> <i>Joseph Baker</i> <small>C193249F26D149B...</small>		
Seller 2:	_____	Date Signed: <u>4/4/2024</u>	2222 E Garfield St, LLC
Buyer 1:	_____	Date Signed: _____	
Buyer 2:	_____	Date Signed: _____	