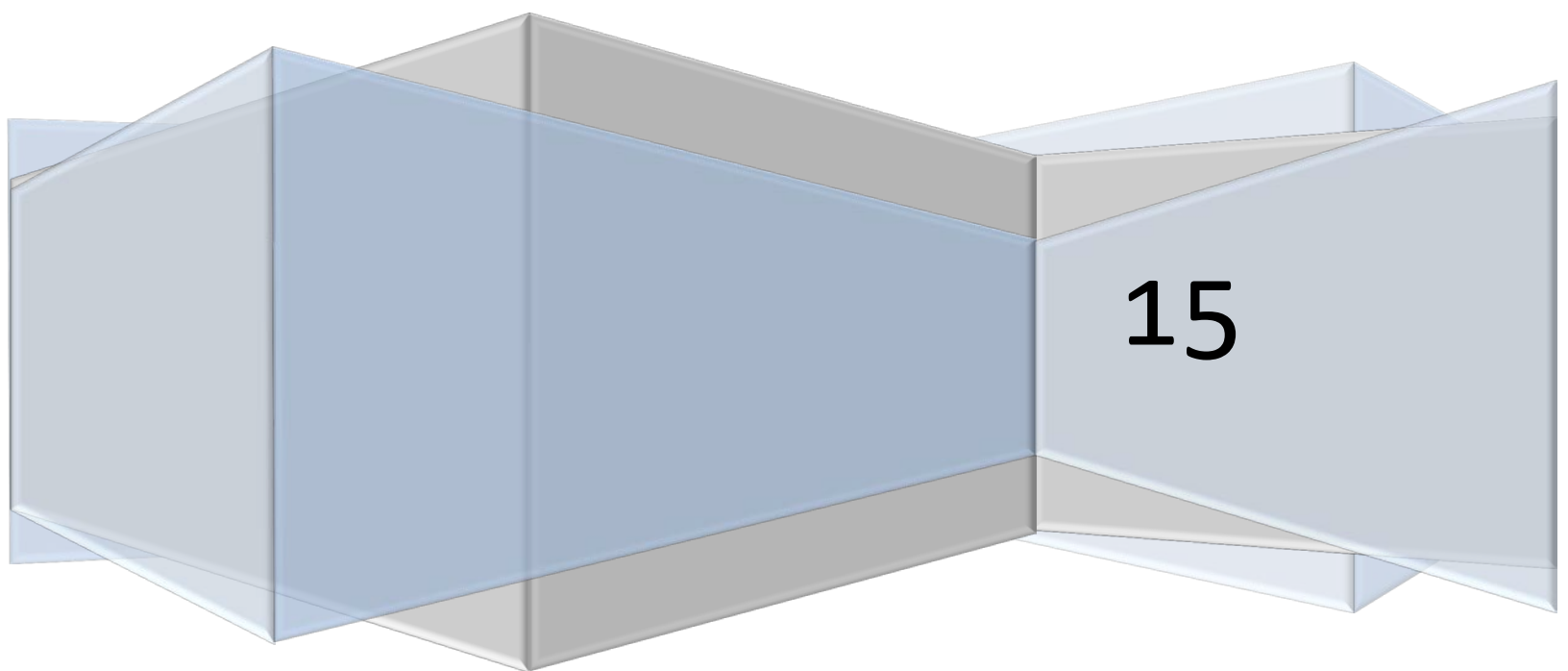


Rehab Inspection Notes
100 W Graham

Luther & Dorothy Washington



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Single Story Brick 1281 Sq. Ft.

Constructed in 1991

Plumbing

Master Bath tub is fiberglass and been repaired and failed again. Replace with walk-in shower as Mr. Washington requires assistance in take shower/bath

Water heater replaced within last 3 year

Electric

Plugs in Kitchen and Breakfast area not working

HVAC

Unit original with the construction of the 1991 home are no longer functional.

Replace

Possible add attic insulation

Roof

Roof was replaced in 2011-12 (4yrs). Roof appears in good shape.

Foundation

There is very little evidence of movement in the foundation. Engineer's report recommends to remove soil to high on foundation on the east side and redirect water to travel south and west across front lawn.

Recommendations:

Convert master bathroom tub/shower into low entry shower with tile walls.

Install handicap commode in master bath

Install handicap commode in hall bath/needs repair now

Replace 1991 Builder Grade Windows with more energy efficiency windows.

Replace 1991 HVAC unit that cools/heats. Seer 16

Replace dishwasher

Slope soil per engineer's report

Add insulation to attic

Install vinyl siding over 1991 wood/Masonite siding for insulation and stop deterioration.

Remove moldy drywall in master bedroom, master bedroom closet, treat for mold replace drywall and retexture and paint to match.

Remove moldy drywall in east bedroom, east bedroom closet, treat for mold, replace drywall and retexture and paint to match.

Remove moldy drywall in garage, treat for mold and replace drywall and retexture and paint to match.

Remove laminate flooring in master bedroom and replace with vinyl.

Remove laminate flooring in east bedroom and replace with vinyl.

Repair electrical faulty outlets in kitchen breakfast area.

Clean gas fireplace burner.

Replace front door unit.

Replace kitchen door unit.

Add Smoke detectors 4

Add carbon detector

Add splash guards to gutters

Cover exterior siding and fascia

Replace gutters

Repair cloth dryer vent and extend to exterior

Replace vent fans in bathroom and extend to exterior