

Rehab and Full Systems Summary

2815 E Grand



1. Built: 1913
2. Taxes: \$1500 (estimate based on renovation, assessed value, tax abatement projection)
3. Roof: Approximately 10 years left. No evidence of water leaking
4. Siding: House is aluminum. The paint is faded, but not coming off and no issues.
 - a. Garage siding is wood-based and in good condition
5. Windows: Wood and in good condition
6. Electrical: Approximately 40 years old panel and wiring. No known issues. 100A panel.
7. Plumbing: Modern plumbing, We made a few improvements
8. Driveway: Replaced broken/sunken concrete, approximately 10-20% of whole driveway
9. Hot water heater: New
10. Furnace & AC: New furnace. AC was manufactured in 2000
11. Flooring: All new luxury vinyl plank
12. Bathroom: New tub, shower, surround, vanity with sink, mirror, toilet
13. Kitchen: New cabinets, counters, sink
14. Appliances: New stainless fridge/range/dishwasher/microwave, high efficiency washer/dryer
15. Paint and trim throughout
16. Removed drop ceiling
17. Other:
 - a. New light fixtures, outlets, switches, vents
 - b. Created 3rd bedroom
 - c. Converted front porch into office/bonus room, thereby adding an additional 140 "countable" square footage to the home