

Rehab and Full Systems Summary

3218 2nd Ave



- Built: 1915
- Taxes:
 - a. Initial taxes published to website \$2,700/yr
 - b. Current actual taxes \$1,500/yr
 - c. Updated amount on website to \$1,950/yr (based on conservative/high confidence from phone call with the assessor)
- Roof: Age not known. 10+ years remain
- Siding:
 - a. House is aluminum. The paint is faded, but not coming off and no issues.
 - b. Garage is wood-based and in good condition
- Windows: Vinyl
- Electrical: Approximately 12 years old panel and wiring. 100A panel.
- Plumbing: Modern plumbing
- Driveway: Good overall condition
- Hot water heater: 6-year-old
- Furnace & AC:
 - a. Furnace: Approx. 5-year-old HE furnace (exact age unknown)
 - b. AC: 2 years old
- Flooring: All new luxury vinyl plank
- Bathroom: Full bath remodel: Tub and shower surround, new faucets, subfloor, vanity, sink, lighting, mirror
- Kitchen: New stove and fridge, kitchen sink
- Paint and trim: new paint throughout
- Other:
 - a. Basement structural support jacks and concrete wall reinforcement
 - b. New wooden steps, railing, and screen door for front entrance