

Rehab and Full Systems Summary

2720 51st Street

Rehab item/area	Summary of items completed and ages of systems
Built	1973
Roof	Age not known ~10 years remain a. Garage roof was replaced as well as garage doors and windows
Siding	House is aluminum a. Garage siding is wood-based. Poorer condition areas were replaced
Windows	Modern wood windows in good condition
Electrical	Modern electrical. Separate 100A breaker and box for each side.
Plumbing	Modern Plumbing
Driveway	Some cracks
Hot water heater	3 years old
Furnace	New high efficiency furnace on both sides
AC	3 years old on both sides
Flooring	New luxury vinyl plank in most areas a. Carpet in upstairs bedrooms (1 on each side) b. Original hardwood floors in upstairs living area
Kitchen	Modern counter and sink. New flooring
Bathroom	Bathroom fixtures, vanity top, and tub surround appear to be newer and were not replaced. Flooring is new.
Appliances	New washer and dryer a. Kitchen appliances (range, fridge, dishwasher) were not replaced and are in good working order
Paint and Trim	Paint appears to have been done in the last 2-3 years a. New ceiling paint in some areas
Other	Misc smaller rehab items: lighting, mini blinds, GFIs, paint/trim touchups, window screens
Taxes	\$4,907 (minor potential for a reduction from tax abatements)
Layout	This was built as a duplex with completely separate utilities. The 2 sides have 'mirror' layouts. Each has a family/living room, kitchen, full bath, and 1 bedroom on the main level. Each side of the basement has 2 bedrooms with egress windows, a laundry room with washer and dryer hookups, and a common room with the furnace and hot water and extra space for storage, a small play area, or a TV/gaming nook. The hallway from the main level to the basement is shared by both units. It has locking doors at the top and bottom of each side.