

## Rehab and Full Systems Summary

### 819 E Sheridan Ave

Rehab item/area	Summary of items completed and ages of systems
Built	1911
Roof	New roof in 2022 (sheathing & shingles)
Siding	a. House is aluminum. Wrapped windows and doors. Replaced soffit and fascia in some areas. B. New gutters
Windows	Modern wood windows in good condition
Electrical	Modern electrical. Added GFI outlets and wiring for kitchen appliances
Plumbing	Modern Plumbing. Replaced shower valves in basement shower.
Driveway	Good condition with a few cracks
Hot water heater	New hot water heater in 2022
Furnace	Furnace installed in 2020
AC	New AC in 2022
Flooring	Original hardwood floors-refinished in some areas, new polyurthane in others. New LVT in kitchen and bathrooms
Kitchen	New cabinets, countertops, sink, appliances and flooring
Bathroom	In both bathrooms: New vainities, sinks, toilets, hardware, mirrors
Appliances	New stainless range, fridge, microwave and dishwasher. New washer and dryer
Paint and Trim	a. Whole Interior painted, original wood trim b. Basement walls and floor painted and moisture resistant sealer added
Other	a. Replaced Stop Box b. Misc smaller rehab items: New lighting, mini blinds, GFIs, paint/trim touchups, window screens
Taxes	\$2,912 currently, and should remain similar after receiving expected 10 year tax abatement. This is approximately a \$2,300 tax savings PER YEAR for 10 years due to the forcasted taxes with a significant renovation and home value increase.
Layout	Two story home with one bedroom on the first floor, and three bedrooms on the second floor. First floors has a half bath. Second second floor has a full bath. Basement is unfinished, with newly painted walls and floors. There is a functional shower in the basement.