

Rehab and Full Systems Summary 1326 De Wolf St

Rehab item/area	Summary of items completed and ages of systems
Built	1913
Roof	New Roof in 2022
Siding	New siding 2022
Windows	New alluminum windows
Electrical	Electrical supply replaced and entire system brought up to code.
Plumbing	New plumbing throughout. And added bathroom and laundry in the basement.
Driveway	Deteriorated sections were replaced on driveway and sidewalk
Hot water heater	New in 2022
Furnace	New in 2022
AC	New in 2022
Flooring	<ul style="list-style-type: none"> a. New luxury vinyl plank in most areas b. New luxury vinyl tile in kitchen and bathrooms c. Basement floor is tile
Kitchen	New countertops, cabinets, sink/hardware and floor
Bathroom	New bathrooms (main level and basement)
Appliances	<ul style="list-style-type: none"> a. New washer and dryer in the basement b. Kitchen appliances (range, fridge, dishwasher, microwave) are 6 years old, stainless GE
Paint and Trim	<ul style="list-style-type: none"> a. New paint throughout b. New trim on doors, windows and floor
Other	Misc smaller rehab items: lighting, mini blinds, GFIs, window screens, interior doors, new front stairs
Taxes	\$1,495 taxes after abatement. Estimated abatement savings of \$3,500 per yr.
Layout	This is a ranch style home with 2 bedrooms, 1 office, and 1 bath on the main level. The basement space was reconfigured to create two bedrooms (each with egress) and one 3/4 bathroom. Laundry is also located in the basement. There is 1028 sq ft on the main level and approximately 630 sq ft in the basement.