

Rehab and Full Systems Summary

1537 13th Street

Rehab item/area	Summary of items completed and ages of systems
Built	1905
Roof	a. House: Age not known 10+ years remain b. Garage: a few missing shingles replaced/repared
Siding	House and garage have vinyl siding
Windows	a. Vinyl windows b. Home and garage window and door exteriors are aluminum-wrapped
Electrical	Main panel replacement along with most electrical systems.
Plumbing	a. Significant replacement of existing plumbing system b. Added full 2nd bathroom upstairs
Driveway	a. Some minor cracks in driveway b. Replaced and poured new sidewalks where needed c. Capped the retaining wall along the street with concrete
Hot water heater	New in 2022
Furnace	New in 2022
AC	New in 2022
Flooring	a. New luxury vinyl plank throughout b. New carpet on stairs
Kitchen	New cabinets, backsplash, countertop, sink and appliances
Bathroom	New bathroom with tiled shower on main level. Added 2nd bathroom with shower surround on second floor
Appliances	a. New washer and dryer in the basement b. All new kitchen appliances (range, fridge, dishwasher, microwave)
Paint and Trim	New paint and trim throughout
Other	a. Added sump pump in basement, regraded the yard, and added gutter downspout extensions due to minor water in the basement when we purchased the house b. Fascia installed on home and garage c. Resurfaced back deck and built new front porch and steps d. Misc smaller rehab items: lighting, mini blinds, GFIs, window screens
Taxes	\$1,265 taxes after abatement. Estimated abatement savings of \$3,700 per yr.
Layout	a. This is a two story home with 2 bedrooms and 1 bath on the main level, and a master bedroom with ensuite full bath on the second floor. There is a covered front porch, and a large back deck. b. The house has alley access to an oversized 2 car garage. c. The house sits on a double lot which is not wide enough for a 2nd house, but offer plenty of fully-fenced yard space.