

847 E Gum – (2)

1. On all roof sections 3/12 pitch or greater, remove existing roof down to the decking. Protect the attic from debris. New decking shall match the existing. Any new framing shall be to code. Recover entire roof with the #20 felt paper and 25-year Tamko or equal asphalt seal down shingles. Install new metal starters, metal flashing, and counter flashing at all intersections, chimney flashing and new plumbing vent boots. Install new “Cor-a-vent” ridge vent with ridge caps or approve equal. The decking and framing of the roof on the front left corner of the home is to be repaired and the settling resolved. Assure the gutters and downspouts are clean and free from all debris and operating as they should. Assure area around the home is free from debris as possible when complete. Owner to choose in stock roof color. Provide all necessary material to complete this work.
2. Remove and replace any loose or missing mortar on the brick chimneys on the home. The new mortar is to match the original mortar in style & color as close as possible. Repair areas are to be clean of debris when completed. Include all materials and labor needed to complete.
3. Repair and/or replace the damaged or missing siding, soffit & fascia on the home. Owner has some of the missing parts of the soffit. All new materials are to match the existing as close as possible. All repairs are to be completed in orderly fashion. Include all materials & labor to complete.
4. All existing windows on the home are to have a premium exterior grade caulk applied around the perimeter where the window framing and vinyl siding material connect. New caulking is to be clear in color and applied in a neat manner.
5. Repair the damaged drywall area in the first-floor kitchen and hallway. Repaired areas are to have a coat of quality primer installed when complete. The repaired areas are to have two coats of a quality paint installed to finish. The paint is to match the existing wall paint in style and color as close as possible. Owner understands the color may not be an exact match. Include all materials & labor needed to complete.

6. Assure all the supply lines and drains for the second-floor bathroom are functional, operational and have adequate water pressure. Install a new tub faucet similar to the existing style. New faucet is to be Moen or equal in quality. Allow \$125.00 for new faucet. Include any new plumbing, materials and labor that will be needed to repair.

7. Install a new, White, glue up shower panel kit around the existing second floor tub complete. The new shower kit is to be from tub to the existing crown molding on the back (window) wall and right side (opposite of faucet). The new shower wall material is to be used to cover and seal in the boxed in area (faucet end) complete including next to counter area. Include any white mildew resistant caulking required to assure leak free installation. New shower walls are to be installed to manufactures specifications. Shower walls are to be Allen & Roth or equal in quality. Allow \$675.00 for the new shower walls. Some trim will need to be removed to install walls and new may be needed at completion. Include any new materials and labor that will be needed to repair.

8. Repair all areas of deteriorated floor decking/underlayment to accept new waterproof vinyl plank flooring in the second-floor bathroom complete. The new flooring is to be waterproof Shaw or equal in quality. Owner to choose in stock floor color. Include any materials that is needed to complete the flooring installation and trim. Allow \$3.75 sq. ft. for the new flooring.

9. The first-floor kitchen lights are not functional. Troubleshoot the electrical issues in the kitchen area to assure lighting and switches are operating as they should. Allow \$100.00 for new kitchen ceiling lights. Owner to choose in stock light fixtures. Include any wiring, switches and fixtures that is needed to complete.

847 E Gum.
10-31-24



847 E Gum. 10-31-24.
Roof & chimney.



847 E Gum. Exterior of
bath area. 10-31-24



847 E Gum. Exterior bath area.
10-31-24



847 E Gum.
10-31-24.
Soffit & roof
area.



847 E Gum. 10-31-24.
Loose siding





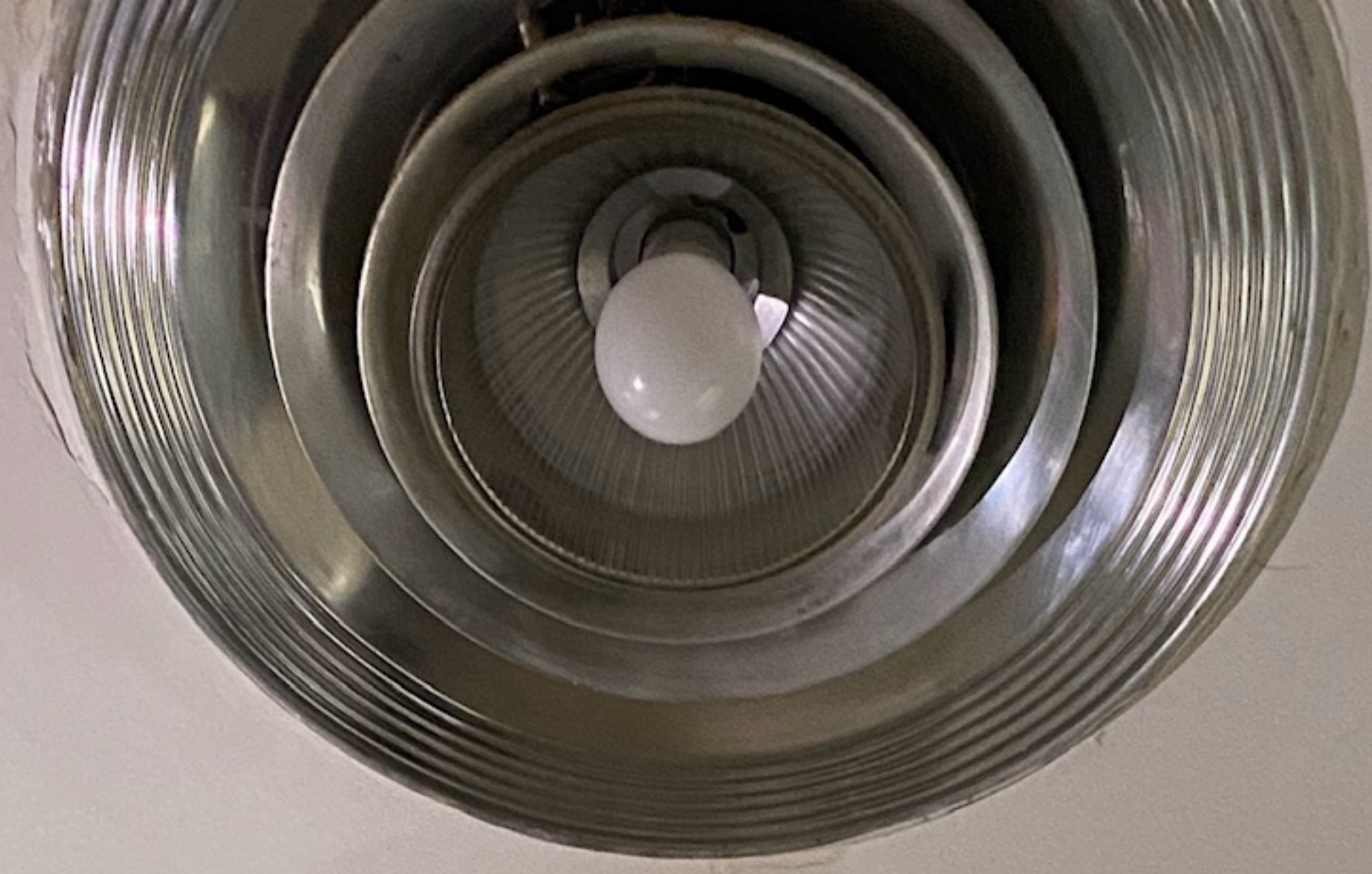
847 E Gum. Second floor bath window. 10-31-24

847 E Gum.
Bath window.
10-31-24



847 E Gum. Kitchen damage.
10-31-24





847 E Gum.
Kitchen ceiling.
10-31-24



847 E Gum. 10-31-24.
Kitchen wall damage



847 E Gum.
Bath plumbing.
10-31-24





847 E Gum.
Second floor bath.
10-31-24



847 E Gum.
Second floor bath.



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10-31-24.