


## 18 E Franklin

1. Reinforce the floor joists in the front living room and dining room area in the crawl space. The floor area will need to be cut out along the walls and footers/piers will need to be installed and I beams installed under existing floor joists. Some joists may need to be repaired by sistering the existing joists as needed. Include any new treated lumber, hangers and any other materials that may be needed to complete. After all joist work is completed install new LVP waterproof flooring in the dining room & living room area complete. The new flooring is to be Shaw or equal in quality. Allow \$3.75 per sq. ft. The floors in each room are to be leveled as much as possible but avoid damage to surrounding plaster and other materials in the room. Include any baseboard trim that may be needed throughout to complete. Correct any trip hazard locations between living room, dining room and hallway. Owner to choose in stock floor color. Provide all necessary labor & material to complete.
  
2. Install a new ½ hp Sump Pump in the basement with backflow preventor. The pump is to be in the existing pump pit and drain to the rear of the home. The new sump pump is to be equal to or greater than (Zoeller) brand. The new pump is to drain to the exterior onto a new concrete splash block. All PVC plumbing and electrical is to be properly attached and secure. Allow \$250 for the new sump pump. Include any work and any other materials that may be necessary to complete.

Note: The owner and DMD understand that the floor may not be level when completed but will be as structurally sound as possible.



Sump pump needs  
replaced. 18 E Franklin.  
2-28-24



18 E Franklin. 10-18-24.  
Floor sinking

18 E Franklin.  
Front LR. 2-28-24.  
Floor settling.



78 Adams Ave.

1. Install new 4-in Dutch Lap vinyl siding on the first and second floors complete. New siding is to be installed over existing wood siding and measures are to be taken to limit excess debris on the ground during installation. Include all J-channel, corner posts & any other trims that will be needed to complete the exterior of the home. The new siding and materials are to be Georgia -Pacific or equal in quality. Include any aluminum trim wrap and flashing that may be needed. Owner to choose in stock siding color. Provide all necessary labor, materials and cleanup to complete this work.
  
2. Install new white aluminum soffit & fascia on the home complete. The new soffit is to include solid and vented soffit. Include all J-channel & any other trims that will be needed to complete. The existing front porch ceiling is to not be disturbed. The new materials are to be Georgia -Pacific or equal in quality. Include any aluminum trim wrap that may be needed. Fascia may be installed under existing gutters to avoid gutter removal. Provide all necessary labor, materials and cleanup to complete this work.
  
3. All existing window trims are to be wrapped in new white aluminum. New window trim and siding is to be sealed in a neat manor. New aluminum is to be tucked under the existing storm windows. Existing window awnings are to be removed prior to aluminum installation. Owner will paint awnings prior to re-installation and have 2 weeks to complete painting. Provide all necessary labor, materials and cleanup to complete this work.
  
4. Bow window on the side of the home is to have the supports removed and repairs made to the framing to assure the windows and bow area are structurally sound. Any new framing used is to be completed with treated lumber and exterior grade hardware.
  
5. Assure all downspouts are functioning correctly and draining into the existing drain tiles or empty onto new concrete splash blocks.

225 S Bosse Ave.

1. Install new 5-inch gutters and downspouts to the second floor of the home. Add any additional downspouts, downspout elbows, straps and splash blocks that may be needed to assure water flows away from the foundation around the home. All new aluminum is to be brown in color. Assure all gutters are debris free and are flowing correctly. Provide all necessary material to complete this work.
2. Repair and/or replace the damaged or missing siding, soffit & fascia on the south side of the home. Owner has some of the missing parts of the soffit. All repairs to be completed in neat fashion. Include all materials & labor to complete.
3. Remove the existing stairs on the rear of the carport. Install two new sets of steps leading out the rear of the carport. The new stairs are to have treated lumber stringers, treads and risers. All new screws and hardware are to be exterior grade.

1112 S. Bennighof Ave

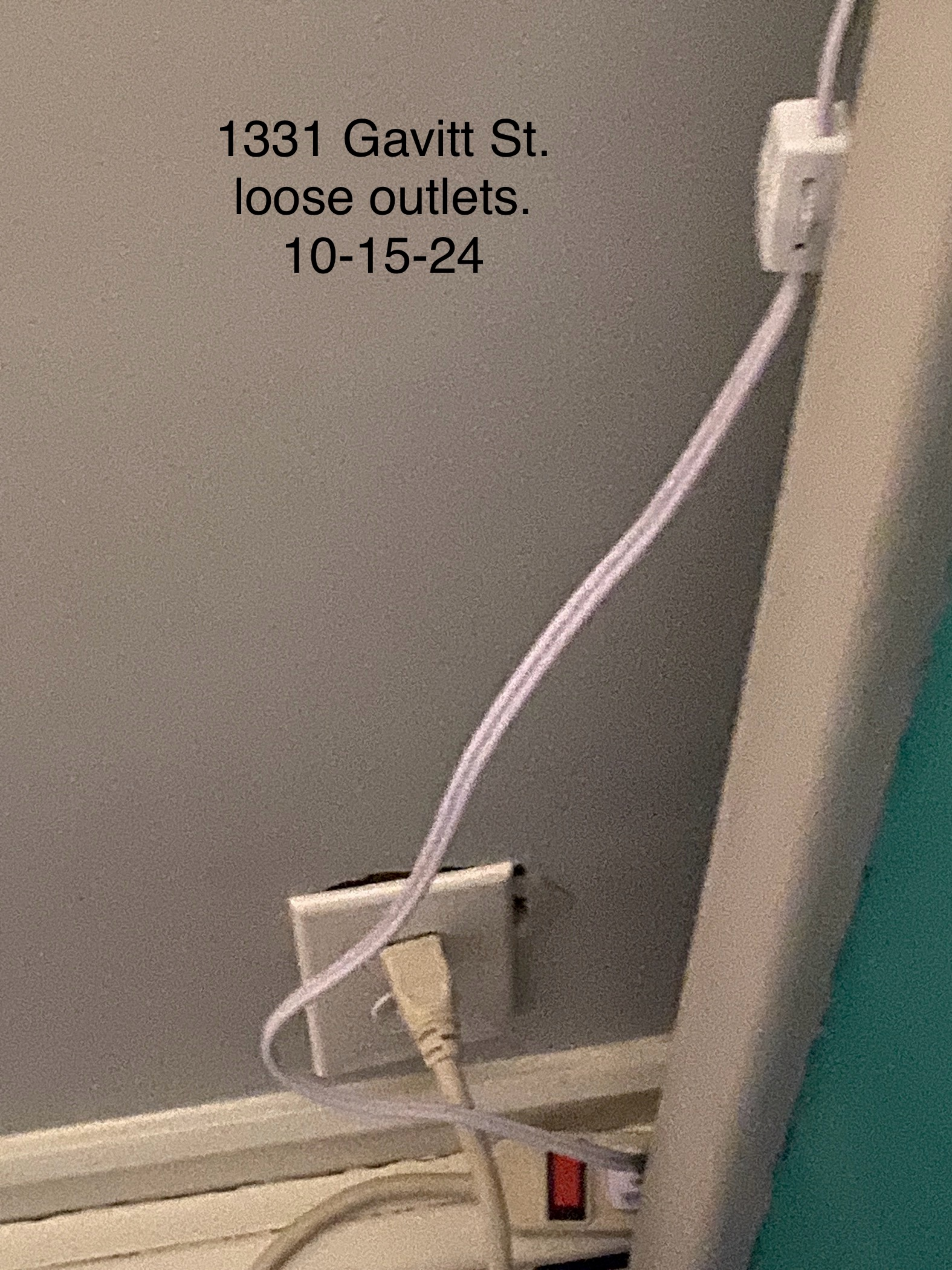
1. On all roof sections 3/12 pitch or greater, remove existing roof down to the decking. Protect the attic from debris. New decking shall match the existing. Any new framing shall be to code. Recover entire roof with the #20 felt paper and 25-year Tamko or equal asphalt seal down shingles. Install new metal starters, metal flashing, and counter flashing at all intersections and new plumbing vent boots. Install new "Cor-a-vent" ridge vent with ridge caps or approve equal. Assure the gutters and downspouts are clean and free from all debris. Assure area around the home is free from debris as possible when complete. Chimneys are to secure and leak free at completion. Owner to choose in stock roof color. Provide all necessary material to complete this work.
  
2. Seal all clay pipes that are being used for downspouts at ground level with concrete. Install new 24inch concrete splash blocks at each location. Install any new additional downspout extensions, elbows and straps that may be needed to assure water flows away from the foundation. Downspout color to match existing as close as possible. Provide all necessary material to complete this work.

1331 Gavitt St.

1. Install a new wheelchair ramp to the front porch of the home from the city sidewalk. The new ramp is to be a minimum of 38 inches wide. Install new treated 4-in x 4-in posts every 6-ft apart for the ramp. The new posts are to be set 18-in into the ground with concrete. Install new treated 4-in x 4-in post at each corner of the landing. The ramp landings are to be a minimum of 4-ft x 6-ft. Install new treated 2 x 6 joists with galvanized hangers. Install new 5/4 Trex board (or of equal quality) for the ramp flooring and the landings. All screws are to be exterior grade and installed in a neat manner. There shall be NO spacing between the deck boards. All new railings and ballisters are to match the existing railing around the porch as close as possible. Include all necessary labor & materials to complete.
2. Resecure the existing handrail next to the rear door of the home. All repairs are to be conducted in a professional manner.
3. There is an outlet in the front bedroom and one in the side bedroom that needs repaired. Install new outlet remodel boxes in those locations to assure safe use of the outlets. Include all materials & labor needed for completion.



1331 Gavitt St.  
loose outlets.  
10-15-24



5301 Chadwick

1. Remove all fixtures and debris from existing bathroom complete. Finish all framing for the bathroom complete. The new framing is to be 2x4 studs and finished with ½ inch water resistant drywall, including drywall in hallway at bathroom location. The newly framed bath wall is to be installed 18 inches back from the original wall location. The new bathroom is to have a new low entry shower stall and two 18inch stainless steel grab bars. Allow \$1500 for the new shower stall and handheld faucet assembly kit. All new chrome fixtures are to Moen or equal in quality. Repair all areas of deteriorated floor and prep for new waterproof vinyl plank flooring complete. The new flooring is to be Shaw or equal in quality. Allow \$3.50 per sq. ft. for the new flooring. Install new wood base trim where needed. Install a new bath vanity of like size with new top. Allow \$800 for the new vanity & top. Install a new smooth surface hollow core door to the bathroom. The new materials are to be primed and painted with 2 coats of semi-gloss white "Glidden" or equal paint. Install a new white ADA commode with slow close seat. Include any plumbing and electrical necessary to complete bath to code. Owner to choose in stock floor color.
2. Remove the existing bathroom window, frame area for drywall on the interior and install insulation and siding material to the exterior to match the existing exterior of the home in style and color as close as possible. Repair area is to be free from leaks at completion.
3. Install a new Broan 150 CFM or equal in size & quality bath fan in the existing restroom. The new fan is to be vented to the exterior of the home. Allow \$150 for the new fan assembly. The new fan is to be operated on a single switch located near existing light switch. Include all materials needed to complete.

4. Install new White kitchen base cabinets with chrome in-stock hardware. Install two new 36-inch wall cabinets to match the base cabinets. Wall cabinets are to be centered over new base cabinets. Install a new 120 inch (10 Ft) in-stock Laminate countertop. Owner to choose in-stock countertop color. All base cabinets and wall cabinets are to be in-stock and mounted to the same wall as existing location. Install a new stainless steel double bowl kitchen sink with a new chrome kitchen faucet with sprayer. The new sink location is to be as existing. Allow \$300 for the in-stock counter. Allow \$275 for the Moen or equal quality kitchen faucet. Allow \$200 for the new stainless-steel sink. Allow \$1500 for the new base and wall cabinets. Existing dishwasher is to be reused in existing location. Include all materials & labor to complete and ensure proper water pressure and draining.
  
5. All new plumbing supply and drain lines for the bathroom and kitchen are to be leak free at completion and have proper water pressure. Provide all necessary material to complete.
  
6. Install new treated lumber trim on the existing window on the west side of the home that is missing trim and causing leaks on the interior. The new trim is to be sealed to eliminate water intrusion. Paint new exterior trim around that window with a quality exterior grade white paint.

Note: Contractor is to have a licensed lead professional conduct a Lead clearance test to the repair/rehab area and have a passing lead report when completed.

5301 Chadwick.  
10-15-24.  
Dilapidated bathroom



5301 Chadwick. 10-15-24.  
Kitchen damage





A large orange pot with a clear plastic bag covering its top, sitting on the left side of the white countertop.

A double sink filled with various dishes, including a blue plate, a white cup, and a yellow cup.

A metal wire rack on the right side of the countertop, holding a purple container, a blue spray bottle, and other kitchen items.

A dark, possibly black, rectangular object, likely a trash can or a storage bin, located on the floor to the left of the sink.

A metal dog bowl sitting on the wooden floor in the center of the image.

A clear plastic storage bin containing several white plastic containers, located on the floor to the right of the sink.

A metal dog bowl sitting on the wooden floor in the bottom left corner of the image.