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| **1912 MORGAN AVENUE (1964)** | QUANTITY | COST FACTOR(S) | COST |
| **EXTERIOR** |  |  |  |
| Permit fees | 1 |  |  |
| Pressure wash house | 1690 sf |  |  |
| Ensure all are operable and lockable | 11 |  |  |
| Replace window screens with bent frames | 2 |  |  |
| Replace rear 2/8 door with new prehung unit | 1 |  |  |
| Replace damaged fascia on front right | 8 lf |  |  |
| Check A/C condenser unit and system for proper operation | 1 |  |  |
| Provide and install storm doors for all exterior doors | 3 |  |  |
| Prep, caulk, paint all exterior woodwork, shutters with 2 acrylic latex | 420 sf |  |  |
| Prep, caulk and paint front and rear doors | 2 |  |  |
| Paint exterior metal railings | 48 sf |  |  |
| Install screens on foundation vents without screens | 6 |  |  |
| Secure loose foundation vent at rear of house | 1 |  |  |
| Provide and install new mailbox | 1 |  |  |
|  |  | **EXTERIOR TOTAL** |  |
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|  |  |  |  |
| **INTERIOR** |  |  |  |
| LIVING ROOM 11’6 x 20’0 (+/- 230 sf) |  |  |  |
| Prep & paint walls, ceiling, doors/trim with two coats acrylic latex | 600 sf |  |  |
| Provide and install new carpet and pad | 230 sf |  |  |
|  |  | **SUBTOTAL** |  |
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| KITCHEN/DINING ROOM 11’6 x 12’6 (+/- 144 SF) |  |  |  |
| Replace water damaged subfloor | 48 sf |  |  |
| Install new underlayment and sheet vinyl | 144 sf |  |  |
| Clean all stained cabinets and countertops | 96 sf |  |  |
| Prep and paint walls, ceiling, and doors/trim two coats semi-gloss | 288 sf |  |  |
| Provide and install new vinyl flooring | 144 sf |  |  |
|  |  | **SUBTOTAL** |  |
|  |  |  |  |
| DEN 11’0 x 15’6 (+/- 170 sf) |  |  |  |
| Prep and paint ceiling with two coats acrylic latex | 170 sf |  |  |
| Provide and install new carpet and pad | 170 sf |  |  |
|  |  | **SUBTOTAL** |  |
|  |  |  |  |
| HALLWAY 3’0 x 3’0 + 3’6 x 8’0 (+/- 37 sf) |  |  |  |
| Prep and paint walls, ceiling, and doors/trim two coats acrylic latex | 200 sf |  |  |
| Provide and install new carpet and pad | 37 sf |  |  |
| Provide and install hardwired smoke detector | 1 |  |  |
|  |  | **SUBTOTAL** |  |
|  |  |  |  |
| BEDROOM 1 10’6 x 11’6 (=/- 128 sf) |  |  |  |
| Provide and install 4’0 bifold door | 1 |  |  |
| Prep and paint walls, ceiling, and doors/trim two coats acrylic latex | 480 sf |  |  |
| Provide and install new carpet and rebond pad | 134 sf |  |  |
| Provide and install new hardwired smoke detector | 1 |  |  |
|  |  | **SUBTOTAL** |  |
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| BEDROOM 2 11’6 x 13’6 (+/- 155 sf) |  |  |  |
| Provide and install 4’0 bifold door | 1 |  |  |
| Patch hole in door (minor) | 1 |  |  |
| Prep and paint walls, ceiling, and doors/trim two coats acrylic latex | 555 sf |  |  |
| Provide and install new carpet and rebond pad | 155 sf |  |  |
| Provide and install hardwired smoke detector | 1 |  |  |
|  |  | **SUBTOTAL** |  |
| BEDROOM 3 11’6 x 12’0 (+/- 138 sf) |  |  |  |
| Prep and paint walls, ceiling, and doors/trim two coats acrylic latex | 514 sf |  |  |
| Provide and install new carpet and rebond pad | 144 sf |  |  |
| Provide and install hardwired smoke detector | 1 |  |  |
| Provide and install 4’0 bifold door |  | **SUBTOTAL** |  |
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|  |  |  |  |
| BATH 5’0 x 7’6 (+/- 38 sf) |  |  |  |
| Prep and paint walls, ceiling, and doors/trim two coats semi-gloss | 110 sf |  |  |
| Replace light fixture | 1 |  |  |
| Secure and recaulk basin | 1 |  |  |
| Provide and install new shower rod | 1 |  |  |
| Clean bath and recaulk tub | 1 |  |  |
|  |  | **SUBTOTAL** |  |
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|  |  |  |  |
| UTILITY ROOM 8’0 x 11’0 (+/- 88 sf) |  |  |  |
| Provide and install new water heater, pan and expansion tank | 1 |  |  |
| Remove door and install new 2’8 prehung metal door | 1 |  |  |
| Prep and paint walls, ceiling, and doors/trim two coats semi-gloss | 225 sf |  |  |
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| **RENOVATION COSTS ESTIMATED TO BE $20,000-$30,000** |  |  |  |

