

Introduction

This report summarizes the condition and observations we made on our site visit to the property at 2841 Richardson Place on Wednesday, June 11, 2008. Tom Christiansen (VJS General Superintendent), Gary Jorgensen and I visited the home and walked through all areas of the property with the purpose of compiling costs required to upgrade the property to a useable level. Following are our findings and recommended actions.

Site Visit Observations

The exterior of the building currently consists of stucco walls on all sides except for one small area on the back of the house where wood siding is visible on the second level.

The stucco appears to be in need of extensive patching due to expansion and contraction cracking over time. The wood trim at all window & door conditions should be resealed to the wall system as well to prevent water infiltration to the interior. Extensive preparation and painting will need to be done all on exterior trim to bring the property up to a useable level.



The exterior landscaping is very overgrown on all sides of the house and will require extensive work. The front, side and rear concrete walkways are very broken up and do not meet code requirements any longer. The walkways will need to be removed and re-poured, including the front stairs leading up to the entrance walkway to the house. The



existing wood fencing running around three sides of the house is in poor condition and falling over into the yard at most locations. This will need to be removed and/or replaced at some point.

The original existing wood windows appear to be in poor condition and will need to be replaced to prevent air and water infiltration. Seven windows have already been replaced previously with new vinyl windows. These appear to be in good condition.

The foundation system consists of block basement walls with a poured-in-place concrete slab on grade in the basement. The foundation block was observed to be breaking away at corner areas of the building. A structural engineer will have to be hired to review and determine the structural integrity of the foundation walls.



The front porch is need of some extensive work as well. A number of the pieces of window glass have been broken and will need to be replaced. The front wood steps leading up to the porch show significant wear and should be replaced to ensure they are still usable. The exterior trim on the front porch is in need of extensive scraping and repainting. The wood floor on the interior of the porch appears to have sustained some water damage over time and should be refinished or replaced. Some of the wood skirting around the base of the porch is damaged and missing and will need to be replaced.



The shingle roofing appeared to be in worn condition and was coming up off the roof sheathing at some locations. Removal of the shingles and replacement with new shingle roofing is recommended. The gutters and downspouts are in poor condition as well. These should also be replaced and properly installed to help divert rain water away from the foundations.

The interior of the house consists of an unfinished basement, a First Floor level with a kitchen, dining room and (2) additional rooms all finished, and a Second Floor level with bedrooms, a rec room and a bathroom.

The basement holds an old furnace and water heater. A mechanical service technician will need to be hired to evaluate the condition of both pieces of equipment, however both appeared to be unusable and costs have been included in the budget to replace.



There is a single wood timber column in the center of the basement that was installed to provide intermediate support for the floor joists on the floor above. The wood column has bowed several inches and has caused both the first and second floor to slope into the center of the house. This column will have to be replaced and will require the surrounding first floor area to be "jacked-up" and a new steel column to be put in its place.



Significant ponding of water was observed in the basement as well. This may be caused by water infiltration through the existing foundation wall due to improper draining of the roof water both from this house and the neighboring garage. Steps may need to be taken to excavate around the entire foundation and waterproof the foundation wall to prevent any further water



infiltration. This has not been included in the budget but a waterproofing consultant should be hired to observe these conditions and provide a report.

The basement also contained a few storage areas with wooden shelving in them and one utilities closet with a double metal tub wash sink. All storage room partitions appear to be in dilapidated condition and have sustained water damage at their base. These partitions should be removed.

The first floor level has sustained significant water damage as well. Water appears to have leaked down from the second floor. The ceilings should be demolished and replaced with new gypsum board ceilings.



The first and second floor finishes show signs of extreme wear and tear at most locations and should be replaced.

The grout is coming out of the tile joints at several locations in the kitchen, and the base around most of the kitchen is missing. The kitchen sink faucet is not in working condition and will need to be replaced. The appliances are no longer working and will need to be replaced as well.

At one location, the ceiling has been removed and you are able to view the floor joists for the second floor. It appears that the previous installer of the plumbing lines cut away significant chunks of the existing 2nd floor joists to route the plumbing pipes in the ancillary space. At one location it was observed that only a couple of inches of joist remain intact. This may occur at more



locations than just the one observed, however this particular location is below the bathtub on the Second Floor. These floor joists are very unsafe in their current condition and will need to be replaced.

The Second Floor contains three bedrooms, a rec room and the only bathroom. As with the First Floor, the finishes appear to have sustained extreme wear and tear and should be replaced. Minor water damage appears to have been sustained at some ceiling locations which may be the result of a leaky roof. Further investigation will be required to determine the extent of water damage and roof leaks.

The electrical wiring and outlets will need to be inspected. At one location, there appeared to be heat or fire damage around a light socket. The entire system should be investigated and determined if still usable.



The bathroom fixtures appear to be unusable as well. Water to the building has been shut off, so we were unable to determine if the fixtures were still in working condition. But, regardless the fixtures appear to be beyond salvaging and will need to be replaced. A plumber should be hired as well to investigate the house's plumbing system and determine what additional deficiencies exist and need to be addressed.



In addition to these observations, a hazardous material agency should be hired to sample various building components and test for the presence of lead, asbestos and mold. Due to the age of the building, we feel that these materials will be present in some capacity. An allowance has been included for this testing and possible abatement.

Costs

Based on the conditions of the building and our observations during our walk-through, we have assembled a budgetary cost to bring the building up to code requirements and another cost to make the building tenant or rent-ready. The budget we set to bring the building up to code requirements is \$ 208,020. This includes \$15,000 for hazardous material testing and abatement, \$4,500 for a structural engineer's review and report on the buildings structure, \$25,780 for demolition of existing materials, finishes and appliances, \$15,410 for the replacement of floor joists and roof & floor sheathing, \$10,225 for the replacement of (11) existing wood windows, \$20,620 for new drywall partitions and ceilings that will be required and \$49,356 for Plumbing, HVAC and Electrical work that will be required. In addition to the listed costs, we have included minor costs for exterior concrete work, some masonry foundation wall restoration, shingle replacement, re-caulking of all exterior conditions, new fencing and landscaping.

In addition to the code required items, we feel that an additional \$ 80,820 will be required to make the house inhabitable again. These items include \$18,870 of additional finish carpentry, cabinetry and door/frame work, \$9,290 of additional stucco work on the exterior, \$4,260 of carpet and \$11,280 of painting and staining work through-out the house. In addition to these costs, we have included minor costs to replace hard tile flooring, re-finish wood flooring, provide new residential appliances and provide new window blinds.

Conclusion

During our site visit, we were able to observe requirements for extensive work both on the interior and exterior of the house. Additional inspections should be done by a structural engineer, hazardous material consultant, and mechanical, plumbing and electrical technicians. We have included allowances for their inspections and the work required from the findings, however a final cost for this work will only be realized once their inspections have been completed. While the \$80,820 budgeted for non-code related items aren't required for inspections, these items will need to be done to make the building useable in any capacity. With this in mind the final budget to renovate this house would be \$288,840.

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Estimator