



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

January 11, 2019

CC Richmond I LLC
4935 Massachusetts Ave NW #300
Washington, DC 20016

Baker Development Resources
11 S 12th Street, Suite 500
Richmond, VA 23219
Attn: Mark Baker

To Whom It May Concern:

RE: BZA 07-2019

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, February 6, 2019 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to construct a new single-family detached dwelling at 3015 WOODCLIFF AVENUE (Tax Parcel Number N000-0988/013), located in an R-5 (Single-Family Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 07-2019

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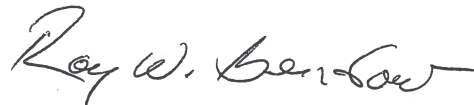
January 11, 2019

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasassociationgroupinformation.aspx>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each.

Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. Please note that the Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,



Roy W. Benbow, Secretary

Phone: (804) 240-2124

Fax: (804) 646-5789

E-mail: Roy.Benbow@richmondgov.com

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

A & A Flordia Services Inc
304 Indian Trace #527
Weston FL 33326

Alston Dorothy M
1106 Highland View Ave
Richmond VA 23222

Berghuis Jacob
1105 Highland View Ave
Richmond VA 23222

Boaz & Ruth Inc
P O Box 6129
Richmond VA 23222

Burkett Stephen L
350 G Street Sw #603
Washington DC 20024

Calos Stavros & Miller Zachary
1108 Highland View Ave
Richmond VA 23222

City Wide Investors Inc
4213 Valley Side Dr
Richmond VA 23223

Clean Livin LLC
6033 Mechanicsville Turnpike
Mechanicsville VA 23111

Coley Kevin & Geraldine W
1205 Highland View Ave
Richmond VA 23222

Combs Lewis W lii
1113 Somerville Grove Ter
Midlothian VA 23114

Davies Theodore R
3126 W. Cary St. Unit 165
Richmond VA 23221

Dsmt Investment Group LLC
7201 Tanglewodo Rd
Spotsylvania VA 22551

Fedee Allison B
1600 Governors Dr #1521
Pensacola FL 32514

Gardet Christof H
2110 Greenwood Ave
Richmond VA 23222

Goodwyn Bros LLC
210 E Main St
Richmond VA 23219

Hunter Albium S & Linda D King-hunter
3012 Woodcliff Ave
Richmond VA 23222

Legacy Real Estate Aquisitions LLC
1207 Highland View Ave
Richmond VA 23222

Lehman Angela G
3009 Woodcliff Ave
Richmond VA 23222

Lutto Inc
8324 Brookfield Rd
Richmond VA 23227

Master Improvements Inc
732 South Providence Rd
N Chesterfield VA 23236

Mccrum Larry
9110 Quail Ridge Rd
Chesterfield VA 23832

Schliemann Frank Richard
3016 Woodcliff Ave
Richmond VA 23222

Solodar Zachary
11504 Allecingie Pkwy
Richmond VA 23235

Sterling Karla F
8004 Megan Way
Glen Allen VA 23060

Property: 3015 Woodcliff Ave **Parcel ID:** N0000988013**Parcel**

Street Address: 3015 Woodcliff Ave Richmond, VA 23222-3141
Owner: CC RICHMOND I LLC
Mailing Address: 4935 MASSACHUSETTS AVE NW #300, WASHINGTON, DC 20016
Subdivision Name : HIGHLAND TERR
Parent Parcel ID:
Assessment Area: 314 - Barton Heights
Property Class: 109 - R Single Family Shell
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$15,000
Improvement Value: \$57,000
Total Value: \$72,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 2325.6
Acreage: 0.053
Property Description 1: 0036.00X0064.60 0000.000
State Plane Coords(?<#>): X= 11795781.999991 Y= 3733263.540817
Latitude: 37.57105120 , **Longitude:** -77.42051329

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 36
Rear Size: 64
Parcel Square Feet: 2325.6
Acreage: 0.053
Property Description 1: 0036.00X0064.60 0000.000
Subdivision Name : HIGHLAND TERR
State Plane Coords(?<#>): X= 11795781.999991 Y= 3733263.540817
Latitude: 37.57105120 , **Longitude:** -77.42051329

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$15,000	\$57,000	\$72,000	Reassessment
2018	\$15,000	\$41,000	\$56,000	Reassessment
2017	\$15,000	\$41,000	\$56,000	Reassessment
2016	\$20,000	\$40,000	\$60,000	Reassessment
2015	\$20,000	\$40,000	\$60,000	Reassessment
2014	\$20,000	\$40,000	\$60,000	Reassessment
2013	\$20,000	\$40,000	\$60,000	Reassessment
2012	\$20,000	\$58,000	\$78,000	Reassessment
2011	\$20,000	\$64,000	\$84,000	CarryOver
2010	\$20,000	\$64,000	\$84,000	Reassessment
2009	\$20,000	\$80,000	\$100,000	Reassessment
2008	\$20,000	\$80,200	\$100,200	Reassessment
2007	\$18,500	\$72,400	\$90,900	Reassessment
2006	\$8,600	\$72,400	\$81,000	Reassessment
2005	\$5,000	\$48,600	\$53,600	Reassessment
2004	\$4,700	\$45,400	\$50,100	Reassessment
2003	\$4,600	\$44,500	\$49,100	Reassessment
2002	\$4,500	\$43,200	\$47,700	Reassessment
2000	\$4,500	\$43,200	\$47,700	Reassessment
1998	\$4,500	\$36,000	\$40,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/31/2018	\$0	COMMUNITY RESTORATION CORP	ID2018-15727	2 - INVALID SALE-0000-Undetermined
09/21/2017	\$98,859	BRUNSON CLARENCE E & MILTON J	ID2017-19857	2 - INVALID SALE-Foreclosure, Forced Sale etc.
01/14/2008	\$0	SMITH DORA L	IW2008-43	2 - INVALID SALE-Relation Between Buyer/Seller
09/04/1969	\$5,900	Not Available	00660-C0462	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-5 - Residential (Single Family)
Planning District: North
Traffic Zone: 1019
City Neighborhood Code: HGTR
City Neighborhood Name: Highland Terrace
Civic Code:
Civic Association Name:
Subdivision Name: HIGHLAND TERR
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area: Northside Area 10

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	2023	0108002	010800
1990	234	0108002	010800

Schools

Elementary School: Barack Obama
Middle School: Henderson
High School: Marshall

Public Safety

Police Precinct: 4
Police Sector: 411
Fire District: 15
Dispatch Zone: 092A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Wednesday
Bulk Collection:

Government Districts

Council District: 6
Voter Precinct: 606
State House District: 71
State Senate District: 9
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1924
Stories: 2
Units: 0
Number Of Rooms: 6
Number Of Bed Rooms: 3
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: very poor for age
Foundation Type: Full Crawl
1st Predominant Exterior: Stucco
2nd Predominant Exterior: N/A
Roof Style: Hip
Roof Material: Metal
Interior Wall: Plaster
Floor Finish: Hardwood-std oak
Heating Type: Hot water or steam
Central Air: N
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Shed - Small Utility

Extension 1 Dimensions

Finished Living Area: 1144 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 134 Sqft
Deck: 0 Sqft

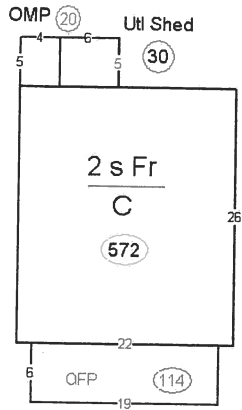
[<#>](#)**Property Images**

Name:N0000988013 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name: N0000988013 Desc: R01



07-2019

RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

PROPERTY		TO BE COMPLETED BY THE APPLICANT	
OWNER:	<u>CC Richmond I LLC</u>	PHONE: (Home) () _____	(Mobile) () _____
ADDRESS	<u>4935 Massachusetts Ave NW #300</u> <u>Washington, DC 20016</u>	FAX: () _____	(Work) () _____
		E-mail Address: <u>greg@centercreekhomes.com</u>	
PROPERTY OWNER'S			
REPRESENTATIVE:	<u>Mark Baker</u>	PHONE: (Home) () _____	(Mobile) (804) <u>874-6275</u>
(Name/Address)	<u>Baker Development Resources</u> <u>11 S 12th Street, Suite 500</u> <u>Richmond, VA 23219</u>	FAX: () _____	(Work) () _____
		E-mail Address: <u>markbaker@bakerdevelopmentresources.com</u>	

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3015 Woodcliff Avenue

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.5(1) & 30-630.2(b)(1)

APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.

TAX PARCEL NUMBER(S): N000-0988/013 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard of 17.5' is required along Highland View Avenue; 3.4' is proposed.

DATE REQUEST DISAPPROVED: December 14, 2018 FEE WAIVER: YES ☐ NO: ☒

DATE FILED: December 14, 2018 TIME FILED: 3:15 p.m. PREPARED BY: Brian Mercer RECEIPT NO. BZAR-046385-2018

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]

SECTION 1040.3 PARAGRAPH(S) (1) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☐

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 1/5/2019

*** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS ***

CASE NUMBER: BZA 07-2019 HEARING DATE: February 6, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 07-2019
150' Buffer

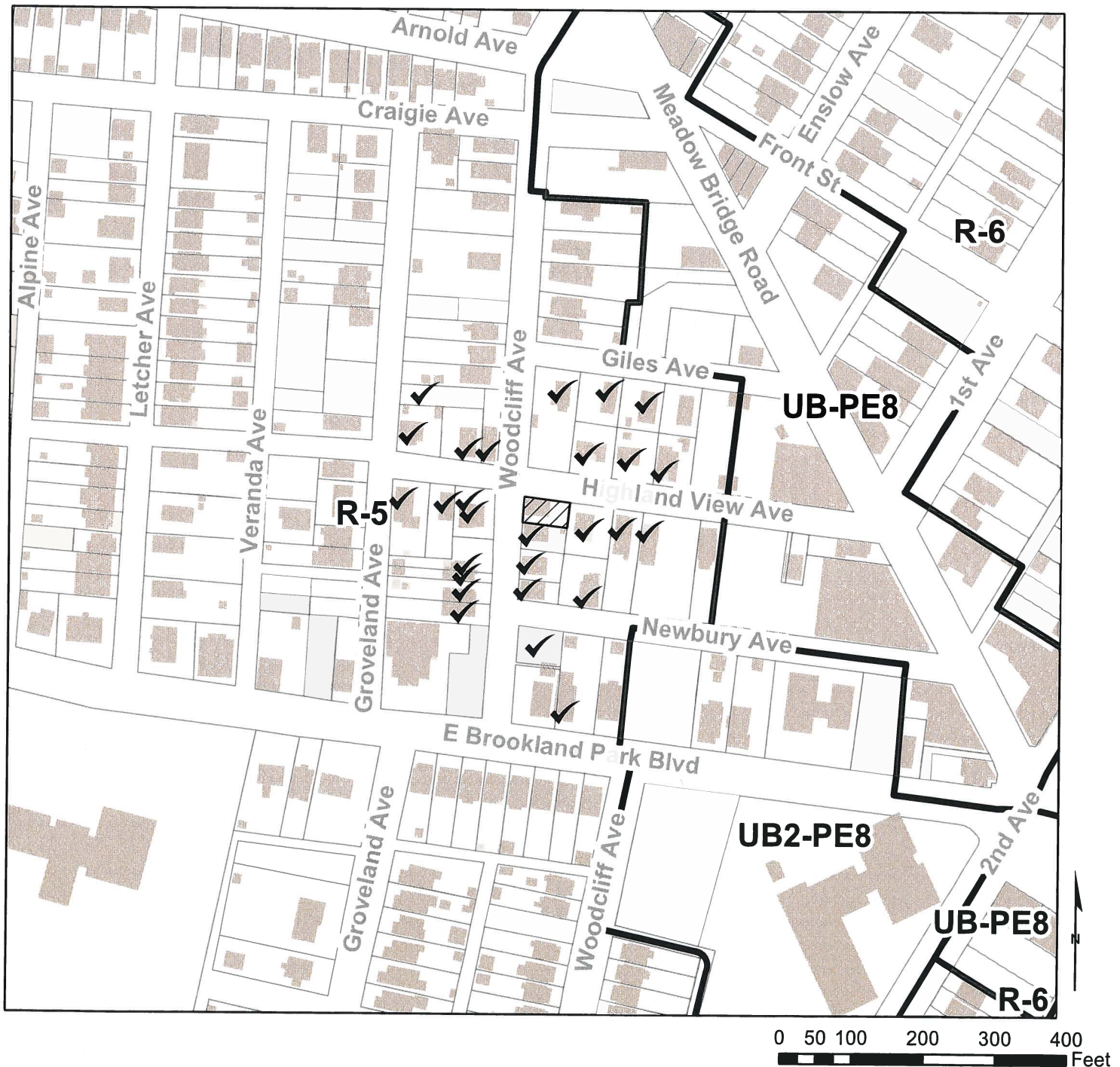
APPLICANT(S): CC Richmond I LLC

PREMISES: 3015 Woodcliff Avenue

(Tax Parcel Number N000-0988/013)

SUBJECT: A building permit to construct a new
single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300,
30-410.5(1) & 30-630.2(b)(1)
of the Zoning Ordinance for the reason that:
The front yard (setback) requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

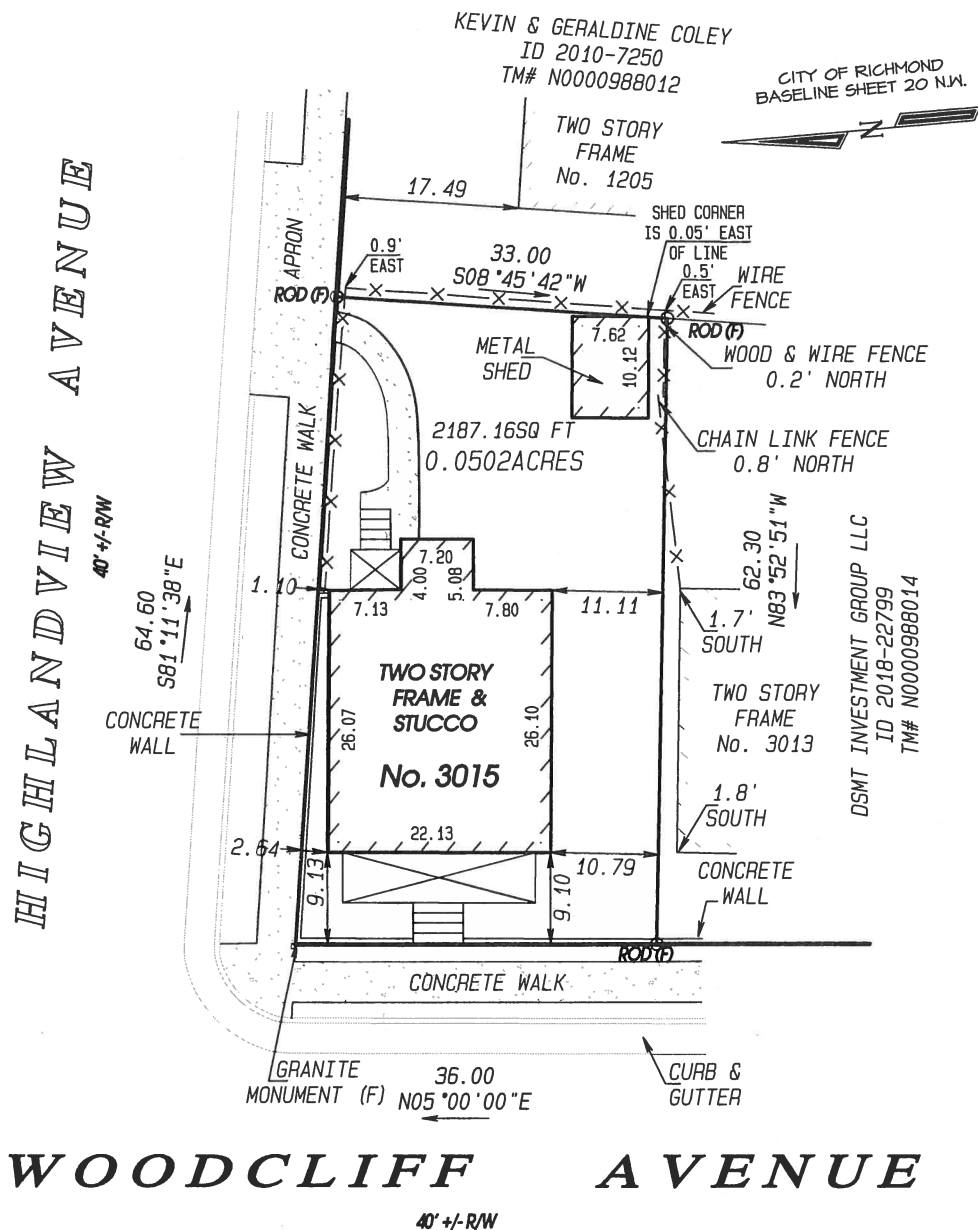
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
4. **Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**
4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing.** The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

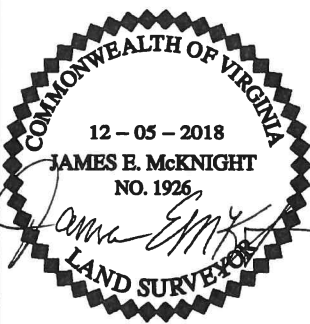
Acknowledgement of Receipt by Applicant or Authorized Agent: _____

(Revised: 4/28/16)

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: CC RICHMOND I LLC ID 2018-15727



PLAT SHOWING IMPROVEMENTS
ON No. 3015 WOODCLIFF AVENUE,
IN THE CITY OF RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON DECEMBER 05, 2018, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 15'



McKNIGHT & ASSOCIATES, P.C.

PLANNERS

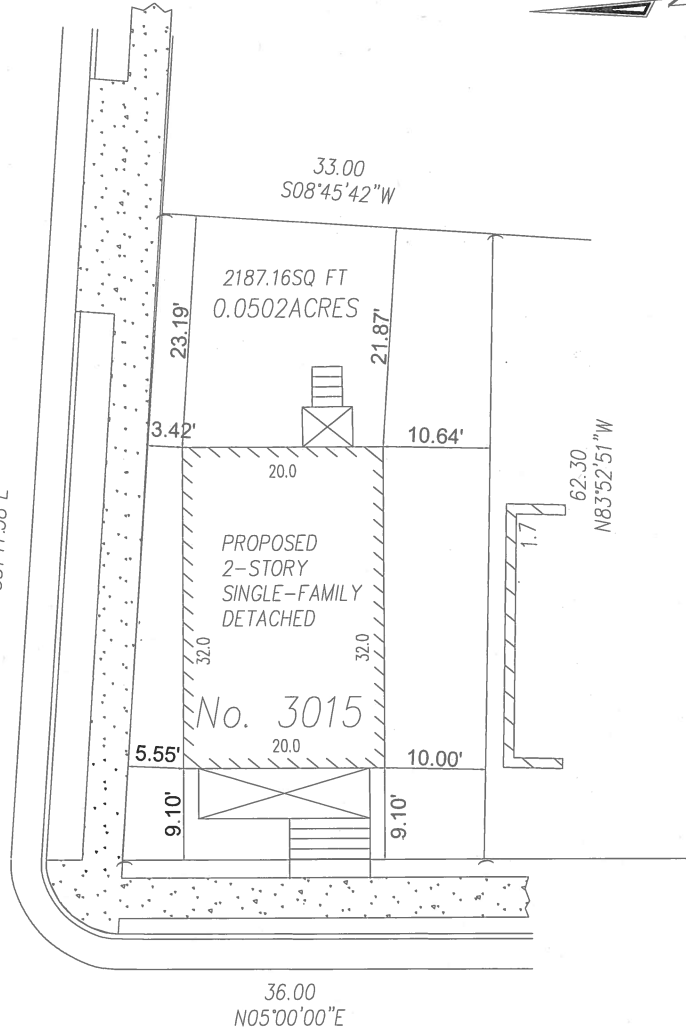
201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 90041515



HIGHLAND VIEW AVE

64.60
S81°11'38"E



WOODCLIFF AVE

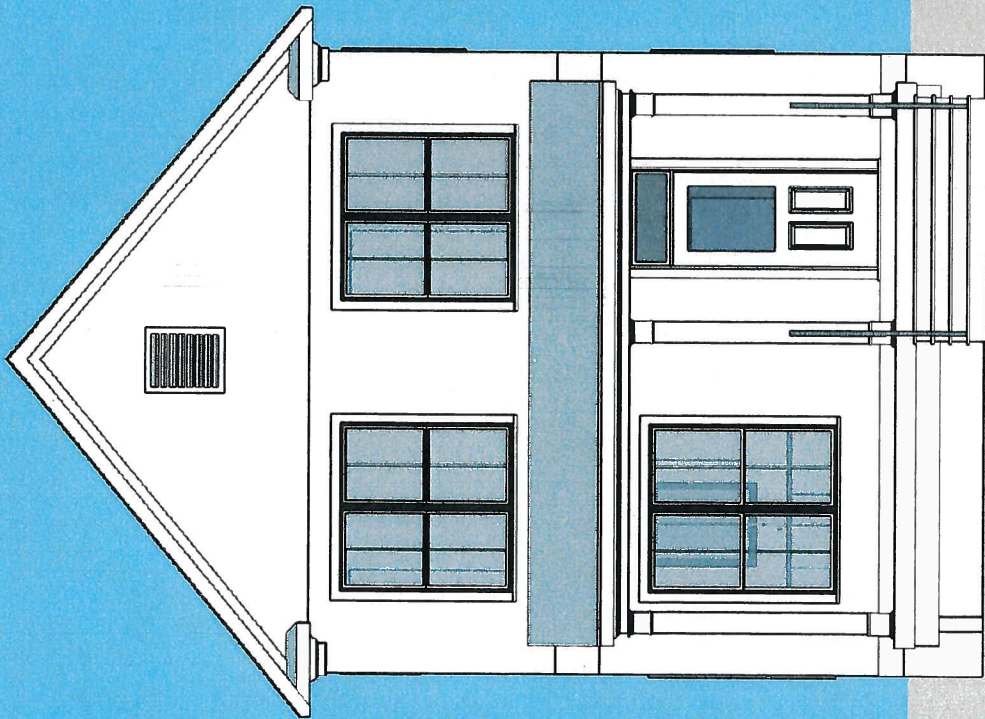
ZONING SUMMARY			
R-5 ZONE			
	REQUIRED	PROPOSED	VARIANCE
SIDE YARD	3.6' *	10.0'	N
FRONT YARD - WOODCLIFF	9.1' **	9.1'	N
FRONT YARD - HIGHLAND VIEW	17.5' **	3.4'	Y
REAR YARD	5'	21.9'	N
LOT COVERAGE	35%	29%	N
HEIGHT	35'	28'	N

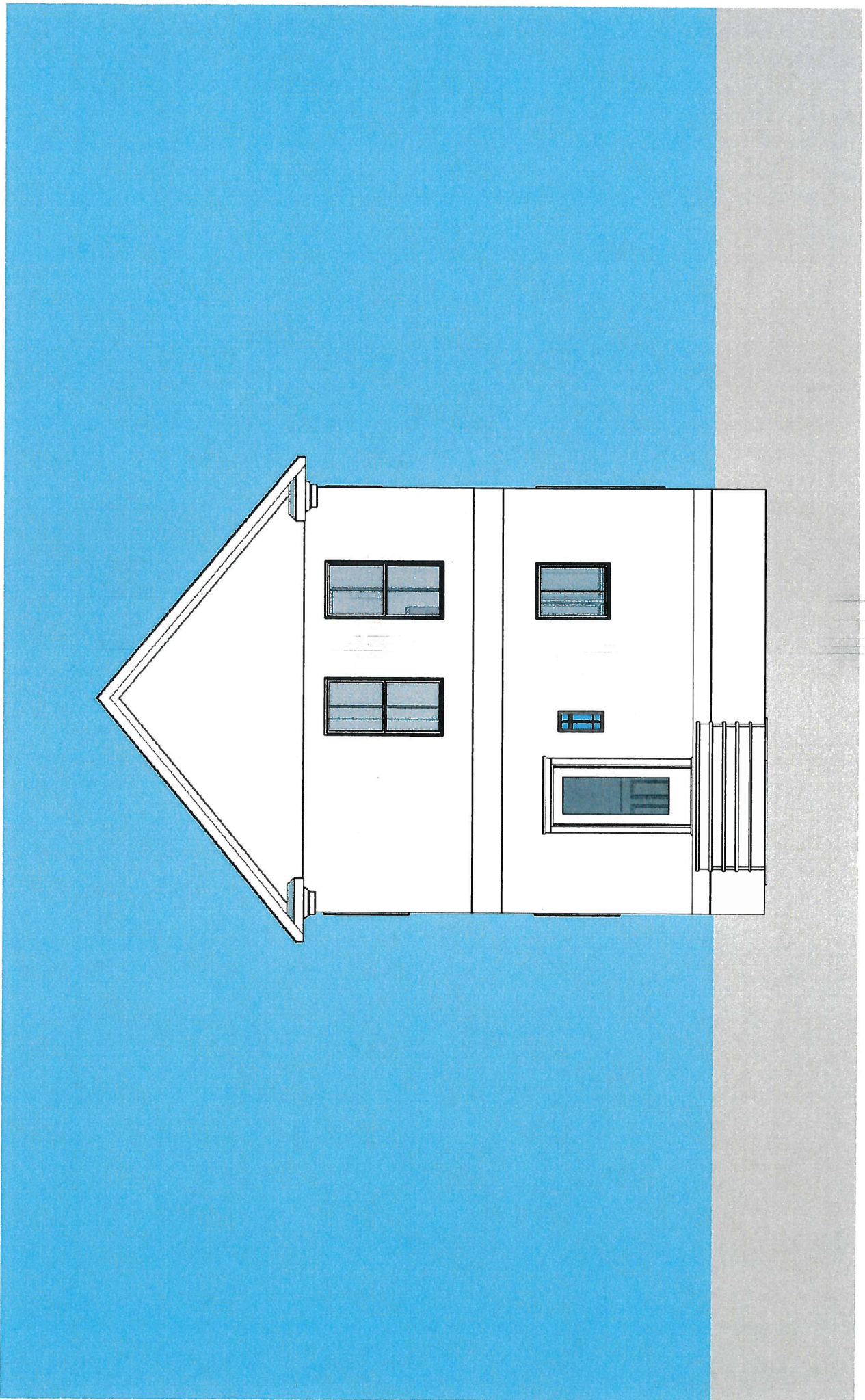
* PER SEC. 30-620.1

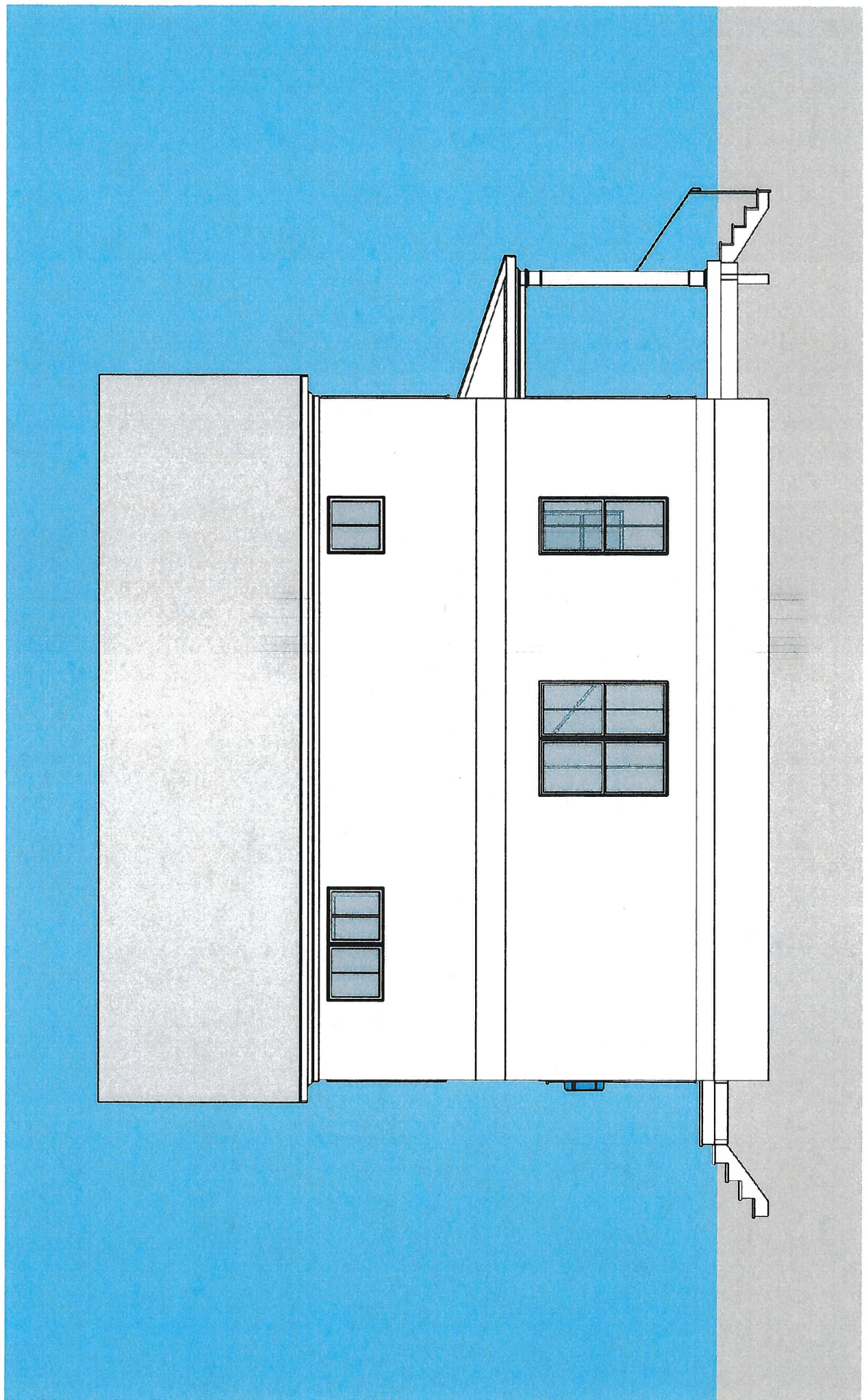
** PER SEC. 30-630.2

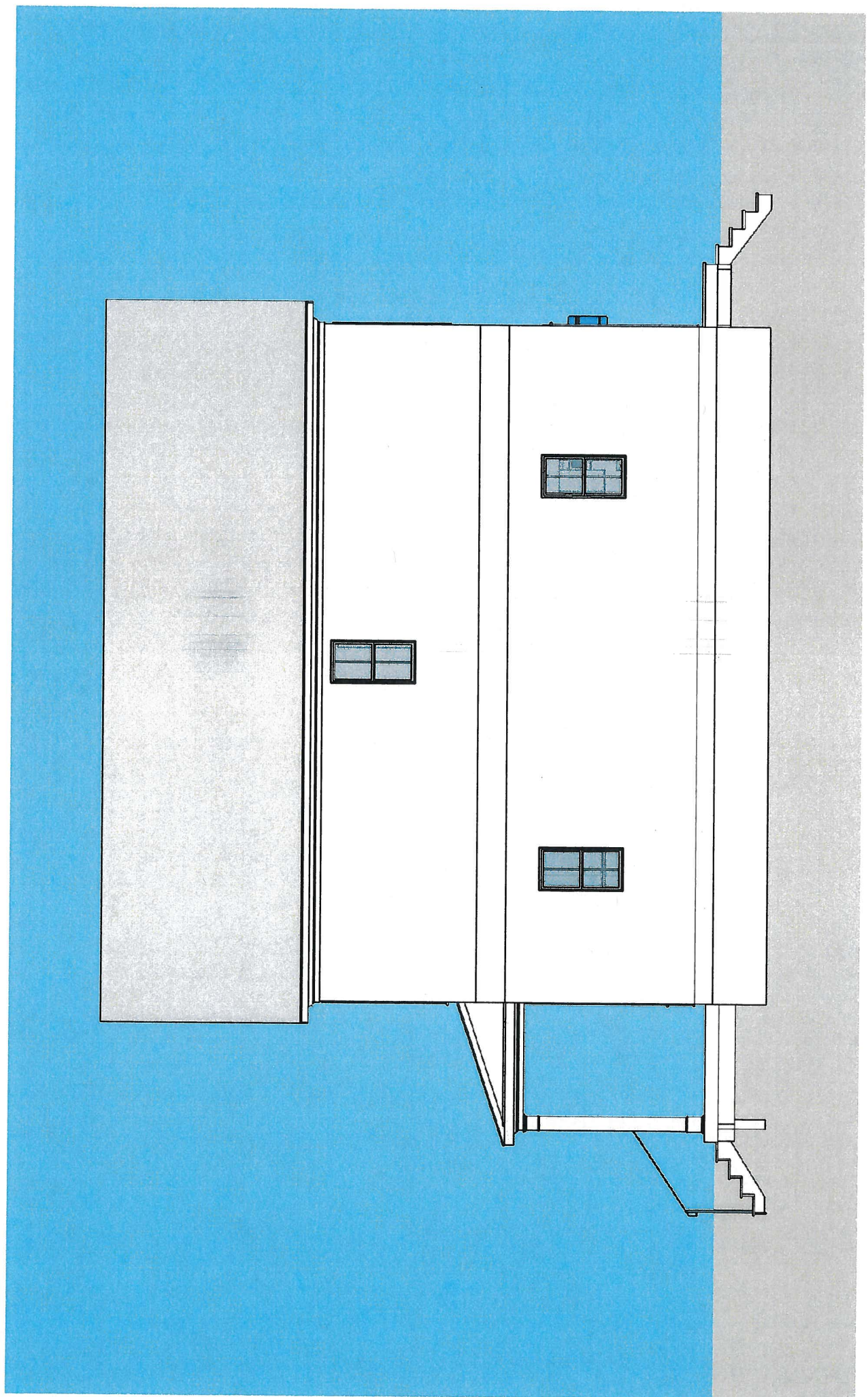
PROPOSED SITE PLAN:
3015 WOODCLIFF AVE

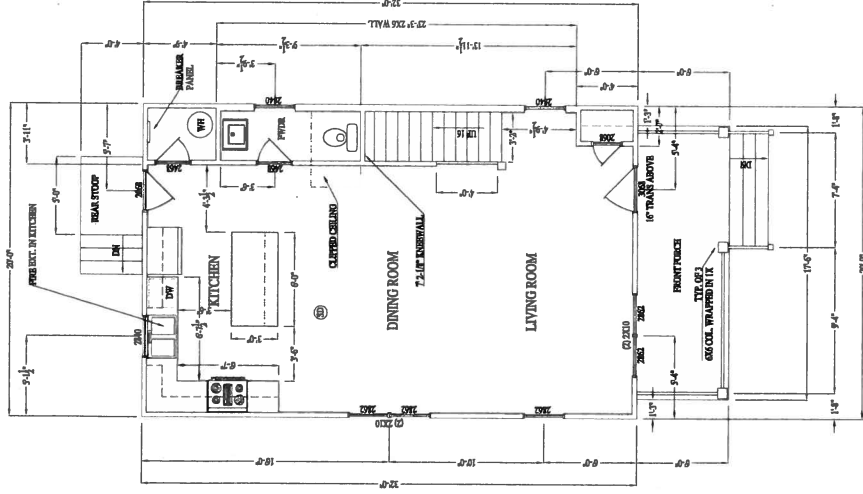
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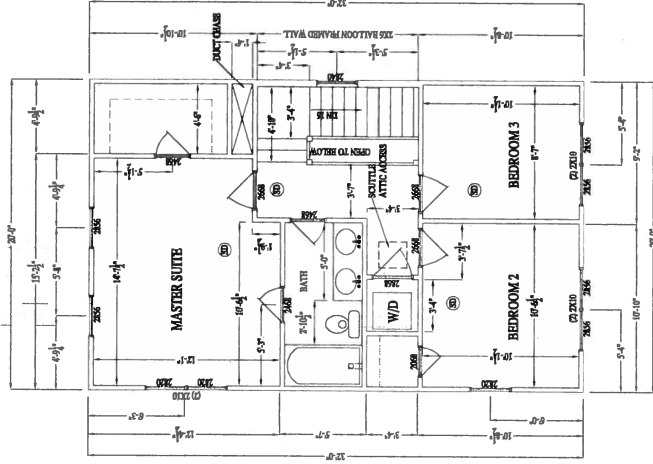








FIRST FLOOR PLAN



SECOND FLOOR PLAN

Center Creek Homes - Pace Construction
3015 Woodcliff Ave
Renovation Evaluation

Executive Summary

The house at 3015 Woodcliff Ave has been reviewed, measured, and assessed during 3 site visits(5 hours) and internal reviews (5 hours). The measurements and insight gathered during that time were used to produce an estimate of \$146,700 for renovating the current home.

This is a quality estimate given the time spent on the property but there is still a high degree of uncertainty because many of the essential systems of the home are not visible without further demolition. This makes the current estimate similar to the cost of full demolition and building new, and the appearance of unforeseen issues could cause it to be more than building new.

Major Findings

The structural integrity of the home is the biggest risk. There is significant variation and wave in the floor that indicates the joists need to be jacked up and reset, or replaced, and the stairs have also separated from their original position. There is also a consistent gap of approximately a $\frac{1}{4}$ - $\frac{1}{2}$ inch around perimeter the walls. We believe the issues stem from the framing of the home as the foundation seems to be sound, with the exception of the rear window in the Dining Room.

A complete overhaul of the utilities is required. There is no heating or cooling system, but there is space in the first floor ceiling to install bulkheads. All of the plumbing supply and drains will need to be replaced. Currently, the electrical panel is mounted outside beneath the meter so it will need to be moved to an inside location. All receptacles and switches need to be replaced and the wiring will need to be assessed during during demolition.

Cost Estimate

Total Construction Costs - \$146,700

Exterior	
Area of Work	Estimated Cost
Siding, Gutters, & Exterior Trim	\$5,000
Roof	\$5,000
Framing	\$20,000
Landscaping & Fences	\$2,000
Deck	\$5,000
Windows (Vinyl)	\$10,000
Entry Doors (2)	\$1,400
DEMO	\$4,000
Foundation / Masonry	\$5,000
Sub-Total	\$57,400

Interior	
Area of Work	Remodel
Insulation	\$2,500
Interior Trim/Labor	\$2,900
Hardware and Accessories	\$400
Kitchen	\$ 8,800
Bathroom	\$7,500
Electrical	\$8,600
HVAC/Plumbing	\$24,000
Drywall	\$8,700

Paint	\$7,300
Flooring (refinish)	\$2,400
Tile/Vinyl	\$700
Cleaning	\$600
Dumpsters, portable toilets, etc	\$3,000
Environmental Testing and Remediation	6,500
Sub-Total	\$89,300

Detailed Findings by Location

House Exterior: 19.5' foundation to soffit

- 1) Siding to be removed and replaced
- 2) Noticeable rot and deterioration in framing at exposed locations
- 3) New sheathing and weather proofing is expected once existing siding is removed and extent of damage to structure is revealed.
- 4) Brick foundation needs to be pointed up and rebuilt in rear. It is causing a sag in the floor which has lead it to separate from the wall creating a gap.
- 5) Landscaping of property
- 6) Perimeter fence to be demolished. Replaced if desired
- 7) Suggested that existing shed gets removed/replaced
- 8) All exterior trim (windows and soffit) and gutters to be replaced
- 9) Needs Gas and electric meters installed.

Front Porch:

Synopsis - The front porch should be completely rebuilt. The roof structure may be saved but the pillars, surface boards, rails, and joists all need to be replaced. Brick footers and concrete steps appear to be sound but all brick around the foundation should be painted.

- Complete rebuild
 - Existing dimensions 19' x 6'

- Brick footers can remain after engineer sign off.
- All framing, surface boards, rails, and columns to be replaced.
- Porch roof may be salvageable but will most likely require new shingles and beadboard underneath.

Rear Porch:

Synopsis - The rear stoop and outdoor storage closet needs new railings and a new asphalt shingle roof. Rear stoop brick and concrete should be painted. In addition, the OSC needs new siding and framing, and should be rebuilt into the house, with insulation, once the house siding has been removed.

- New siding required on utility closet
- New shingles on porch and utility closet roof
- Trim and gutters need to be replaced

Interior Trades:

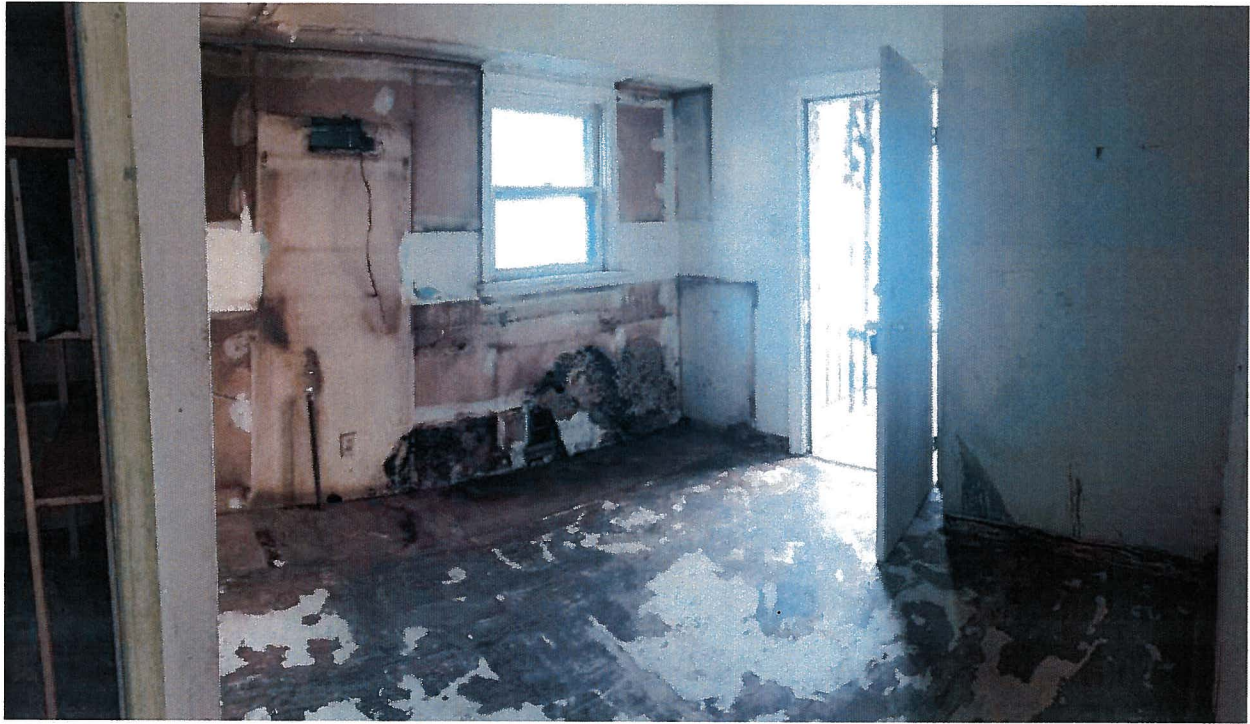
- Plumbing
 - New supply lines need to be run to kitchen and bathroom
 - New gas hot water heater to be installed
 - Check drain lines
- HVAC
 - Demo all baseboard heating throughout house
 - Install air handler and run ductwork throughout house
 - Possibly need to relocate kitchen vent
- Electrical
 - Replace all outlets and switches throughout
 - Install all new light fixtures
 - test existing lines for shorts
 - Power to air handler
- Walls, Floors, and Finishes
 - Demo and replace sheetrock where necessary
 - Patch sheetrock that can be saved
 - Paint throughout
 - Overlay floors or sand and refinish existing hardwood floors. Tile/vinyl in kitchen and bathroom.

- Replace all 14 windows
- Replace all baseboard

Kitchen:

Synopsis: Due to the amount of visible mold and condition of the sheetrock, the majority of the kitchen should be replaced, with the possible exception of the walls opposite of the kitchen fixtures. This includes new plumbing supply lines and drains and the sub-floor.

- Remove and replace:
 - Subfloor
 - Drywall (Walls/bulkhead)
 - Window (36" x 32")
- Install:
 - Flooring
 - Cabinets and countertops
 - Appliances
 - Exterior door jamb and trim
 - Fixtures
- Check drain lines
- Ceiling looks to have been replaced but not painted relatively recently. Could remain
- Recommend creating access to outdoor storage from inside the kitchen and using as a utility closet to house water heater and air handler for central air system.



Dining Room:

Synopsis: Structural issues aside, this room needs the least amount of work. Walls should be checked for mold and floor should be re-finished. New wall base should be installed as there are gaps and breaks where the former baseboard heaters were installed. Window trim could be saved.

- Finish Floors
- Repair sag in floor joist to rejoin floor with wall structure (*See photos*)
- Patch Drywall
- Replace 3 windows (60" x 30")
- Replace baseboard
- Replace lighting fixture
- Trim looks to be in good shape



Living Room:

Synopsis: Similar to Dining Room in structural and aesthetic condition. The fireplace requires significant work and the Main Entry Door needs to be replaced or rebuilt. Floors need to be refinished with the Dining Room and baseboard also changed out, while keeping the window trim. The stairs need to be checked for sag and fixed. Walls need to be checked for mold, cleaned, patched, and painted. Items to be addressed include:

- 1) Finish floors
- 2) Replace baseboard
- 3) Patch drywall
- 4) Replace Front door
- 5) Replace 2 windows (60" x 42")
- 6) Replace lighting
- 7) Trim might pass

1st Floor Misc:

- 1) Check in crawl space for floor joist damage and settling. Some may need to be jacked judging by the look of the floor.

2) Stairs have sunk judging by the base trim on the wall.



Front Bedrooms:

Synopsis: Aside from the wood paneling, the ceiling needs the most work. There are visible signs of roof leaking in the second floor ceiling. Walls and ceiling should be checked for mold and parts of the ceiling might need to be replaced. Floors should be refinished. Items to be addressed include:

- Demo wood paneling; replace with sheetrock
- Finish or replace doors and hardware
- Replace Trim
- Replace 4 windows (60"x 30")
- Ceiling needs to be replaced or patched

Rear Bedroom:

Synopsis: The rear bedroom looks to have already had the sheetrock replaced but with the broken windows and condition of exterior siding, there might be mold or critters that have gotten into the walls. Subfloor can be used to reinstall carpet.

Bathroom:

Synopsis: A complete rebuild of the only bathroom is needed. The subfloor needs to be replaced as well as the drywall. All new supply and drains need to be installed with new plumbing and electrical fixtures. Recommend ceramic tile for flooring and shower stall. Items to be addressed include:

- Replace subfloor and drywall
- Flooring needed
- Install shower stall, toilet, and vanity
- Tile for shower stall