

Final Costs		2007 Hidden Valley Rd	Totals
\$36,122.84	Initial Cost	Tax forfeit property purchase from Rice County	36,122.84
	Repair Type/Location	Scope of Work	
\$5,000.00	Egress Window	Install Egress window	
\$7,714.00	Basement Wall	Secure and stabilize basement wall (east side)	
			\$12,714.00
\$7,668.00	Htg/Mech/Plumbing	Vent Lower bathroom, vent dryer, remove water softener, replace water heater, replace A/C unit, replace exterior spigot, replace toilets in 3 bathrooms, replace shower/sink faucets, replace kitchen faucet, and vent range hood, install plumbing for kitchen sink and dishwasher.	
\$4,111.00	Electrical	Energy efficient LED light fixtures - Dining, kitchen (2), entry (2) , stairs-1 hanging & 1 flush mount on ceiling at bottom of stairs, upper & lower hallway ceiling fixtures (lower level may just need new led bulb), main floor bathrooms, main floor bedrooms, lower bedroom, lower level bathroom. Exterior lights - over garage (match neighbor style), front porch, motion detector at corner of garage, and rear deck. Replace hardwired smoke det with combination smoke & C/O. Install smoke detectors in bedrooms. Move/secure outlets in lower level bedroom. Check electrical in lower level.	
\$19,946.06	Structural/Kitchen	Remover & replace rear deck using composit material, close off family room & laundry area with solid core doors, finish wall between family room & mechanical room. In lower bedroom-remove exterior wall, properly frame & insulate, install 1/2" gypsum board, finish wall, window, trim. Create closet in lower bedroom. Replace Kitchen countertop, vent cover, reconfigure cabinets to allow for slide-in range, sand & refinish lower cabinets, replace fiberboard shelves in kitchen cabinets, sand & refinish wood trim around interior windows, replace cabinet door handles, install aluminum blinds all windows & patio door, replace lower level vanity top, repair bathroom ceilings, repair walls & paint, repair garage firewall, seal attic access,	

\$6,950.00	Roof	Tear off & Replace with shingles matching the 5005 side of the twin home. Replace Gutters	
7377.67	Flooring	Remove and properly dispose of carpet & vinyl flooring in living/dining, kitchen upper & lower halls and bedrooms. Install carpet in living/dining, halls, 3 bedrooms and stairs. Install vinyl kitchen, 3 bathrooms and entry area.and install mid level/durable laminate at interior entry, dining/living room & upper hall.	
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\$1,824.45	Appliances - mid range	Standard 30" (slide in) electric range, vented hood, dishwasher, refrigerator. Deliver and remove old appliances.	
\$4,226.04	Exterior Painting	Paint exterior -	
\$7,385.00	Exterior	Replair and replace siding as needed (especially on East side), replace fascia as needed, replace 1 double & 1 triple window on East Side.	
\$4,910.35	Landscape	Trim Trees/bushes including maple and evergreens in front & back yard, reseed as needed, remove 7 bushes in front and on East side, install properly sized shrubs. Remove all weeds & invasive species, install premium weed guard, replace edging and mulch with clean river rock in all landscaped areas in front and rear. Increase landscape area to include evergreen in front. Remove rotted fence from rear. Trim front spruce to 5' above ground. Provide fill dirt in rear around egress opening and in trenched area as needed. Seed all bare areas including lawn distrubed by landscaping equipment. Repair ruts.	
\$675.00	Garage Door	Repair door, replace opener, replace springs.	
\$552.09	Misc.	Kitchen/bathroom sinks, Garden hose & sprinkler, Storm door, ceiling panel, shower curtain/hooks.	
\$300.00	Cleaning	Clean unit windows, sashes, glass, cabinets, bathrooms, mirrors, floors, kitchen, garage, etc.	
			\$65,925.66
			\$114,762.50