

PROPOSAL for: Winsor St.; Jamestown, NY

Name: name of purchasers

Address address of purchasers

City: Jamestown

State: NY

Zip: 14701

Phone: 716-Phone number of purchasers

Email

Property Address: street # Winsor Street, Jamestown, NY

Do you have a realtor: no Realtor's Name: N/A Realtor's Contact Information: N/A

Project Description: Plan is to renovate/restore this property to as close to original condition. All mechanicals are in need of replacement and/or repair. Entire exterior of home is in dire need of repair including new roof, gutters, some windows, and painting of house. Major renovations required on the interior include:

- all new mechanicals - gas lines, drain lines, water supply lines, boiler system (if lines through walls are not damaged), and electrical.
- Foundational repairs are also needed on many (if not all) exterior walls in basement.
- Both porches need attention in regards to structural repairs and painting.
- A new garage will be built on the existing garage foundation.
- An entrance door on garage side of the house will be added for ease of entrance into a \"mud room\" and direct access to the kitchen.
- The master bath does currently not have a toilet installed, so drains and feed lines will be added to make this a true full bath off the master bedroom.

Getting this home back to its beautiful original condition will keep the neighborhood intact and property values maintained. We willing to take pictures of the renovation as we progress. These pictures can be shared in the Success Stories section on the website. This will be a lovely home, completely restored and ready for a new family. It is also in our best interested to maintain our neighborhood, as we live directly next door to this home.

1. Install new 35 year architectural asphalt shingled roof
2. Repair front porch and side porch including stairs, install handrails as required per code
3. Paint complete exterior of house including all trim, porches, etc.
4. Install roof gutters in order to direct water away from foundation
5. Install French drain along South side of home to direct water to the street and away from the foundation
6. Build new garage on existing concrete slab
7. Remove boiler system, cracked plumbing, and hot water radiators (cracked pipes in walls will stay in place - not used)
8. Replace complete heating system with low profile electric baseboard - all living spaces per building code
9. Replace hot water tank
10. Remove all rusted and potentially gas pipe and replace with new pipe
11. Replace cracked main sewer drain

12. Complete foundation repairs in basement - remove loose concrete, repair as needed, skim coat, and Dry-Lock paint
13. Paint rooms (walls, ceilings, trim) as needed
14. Bathroom upgrades (upstairs) including new vanities, faucets, toilets, and shower valves
15. Replace remainder of wood windows (non-functioning) with new vinyl windows
16. Remove overgrown plants, saplings, and debris from property. Landscape as needed.
17. Add toilet to master bathroom.

Experience with projects like this:

We have renovated 4 homes during the past few years in Jamestown, and we are very capable of completing this project renovation in a timely fashion. Renovations included new roofs, new windows, new exterior siding and painting, landscaping, porches, decks, garages, several new bathrooms and kitchens, fireplace restoration, new mechanicals, hot water tanks, etc. Our last major renovation was **Address**, which was in very similar shape as this property, except the exterior was vinyl sided and gutters were intact. We have access to all tools and materials needed. Our son owns a contracting business and can assist in getting this property restored quickly. His website is

We are confident that we can bring this home back to the condition it deserves to be in, and we are excited about taking on this project. Thank you for your consideration.

**Signature**

End Use Ownership: Rental – Professional short-term residencies/contract workers

Who will do the work: DIY

Project Description/Details:

Plumbing (include new HW tank, replacement broken piping - water, gas, etc)	\$5,000
Add Toilet to Master Bath (includes new drain, supply line, and toilet)	\$1,500
Electrical (main panel upgrade and new electrical runs for baseboard heating)	\$6,000
Heating (new baseboard heating system and controls)	\$4,000
Roofing (new 35 year architectural shingle)	\$12,000
Windows (replace non-functioning, poor R-factor older type windows)	\$3,000
Exterior (repairs to front & side porch, complete exterior painting)	\$18,000
Landscaping (general yard clean-up, 6 yards of top soil, shrubs, and grass)	\$2,500
Garage (install new garage on existing slab - where old garage stood)	\$10,500
Roof gutters (needed in order to direct water away from foundation)	\$5,000
Foundation repairs (exterior - including excavation for French drain)	\$10,000
Foundation repairs (interior - repairs to all exterior walls in basement)	\$4,000
Interior (bathroom upgrades, painting, carpet, flooring, etc.)	\$11,000

Total \$92,500

Budget:

Purchase Offer: 12,000

Proposed Timeline: 3 Months

Signatory Name:

Date: July 25th, 2016