

Field Manager

Leak Guards LLC

7/26/2022 | 112 Photos



SafeGuard Your Property

Property Safeguard Corporation

Sample Reporting

Condition Report

Rehab Project at 1236 Evergreen Ave, Bronx NY 10472

Entry into property Lock box code 4040

Property Condition:

1st Floor: Original Lathe and plaster walls. Electrical and Plumbing outdated. Mold throughout. Ceiling damage from existing roof leak. Rotted studs and floor joist.. Subfloor has rot in most areas. first floor has been reconstructed into 2 apartments with 2 kitchens.

2nd Floor: Stairs leading to second floor are damaged Fall hazard. Original Lathe and plaster walls. Electrical and Plumbing outdated. Mold throughout. Ceiling damage from existing roof leak. Rotted studs and floor joist.. Subfloor has rot in most areas.

Roof: Roof has layers of roof material on original roof. Original roof layers, also modified rubber and rolled roofing. Roof decking has rot in many locations. Drainage system for roof fully damaged. Roof access cover is allowing excess water in.

Recommended by client is full debris removal of walls, floors, ceiling and some studs. Some support beams need to be replaced. Debris removal will be a challenge due to parking and dumpster location. Portable system is required. Location identified as Med crime and illegal dumping area

Drawings for the property are required as well as asbestos testing and possible removal.

Scope of work:

1. Demo for floor 1 and 2. (roof on different line item). Remove debris from location
2. Remove and replace roof with EPDM Rubber and Insulation Board. New decking and Gutter system
3. Structural Frame. Remove and Replaced Damaged beams
4. Two New kitchens (Client notes: Sink, Tile, Counter, Faucet, Cabinet and all Appliances provided by Client)
5. Four New Bathrooms, Sink, bathtub, faucets, vanity and wall tile
6. New layout, insulation, sheetrock throughout, and paint
7. Remove and Replace New stairs to second floor

8. Remove and Replace windows (46)

9. Replace doors to include all exterior doors

10. Replace floor insulation and laminate floor (subfloor on different line item.

11. New plumbing in house to include sewage system and route. Two New Broilers and hot Water heaters

12. New panel and wiring throughout house

13 Garage New garage

14 New water meter and main (Client Notes: No existing water meter allows \$16,000)(payment directly to plumber, not included in this agreement)

Conclusion



Project: Estimate Rehab Project
Creator: Field Manager

Section 1 Demo

Fully gut and remove all debris from demo. Remove all walls, ceilings, doors, windows, rotted subfloor, rot studs, all kitchen and bath items.

Remove debris from property. Inspect structural beams and mark for removal.

\$12,250



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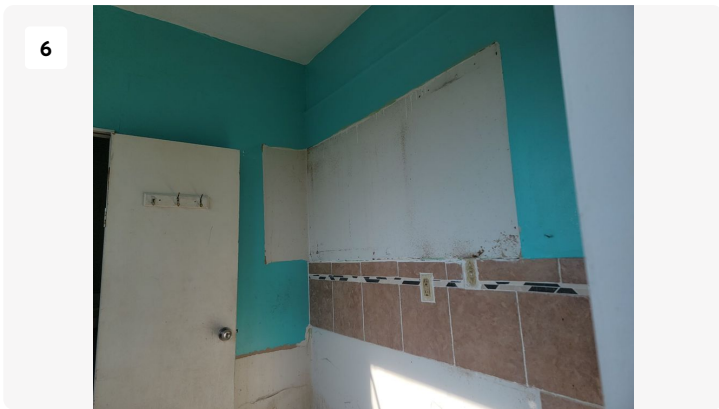
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Creator: Field Manager



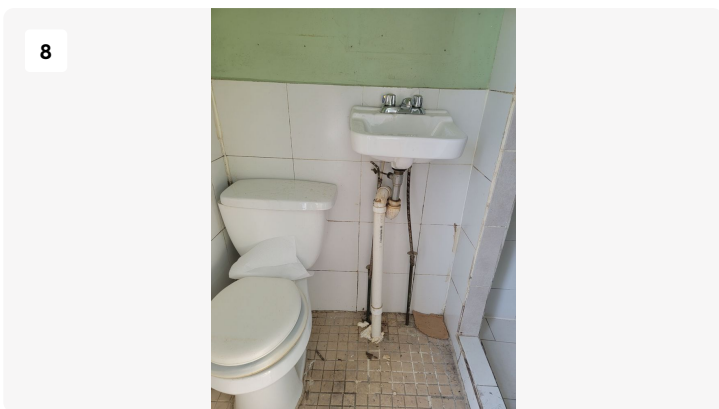
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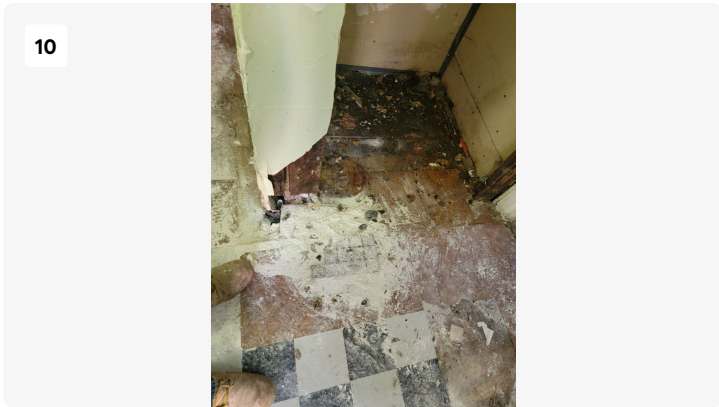
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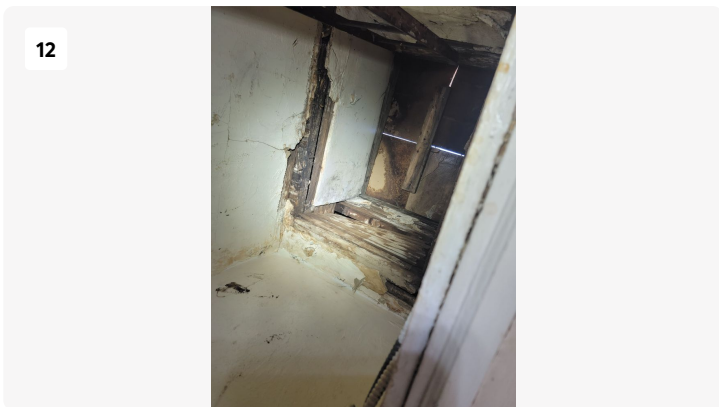
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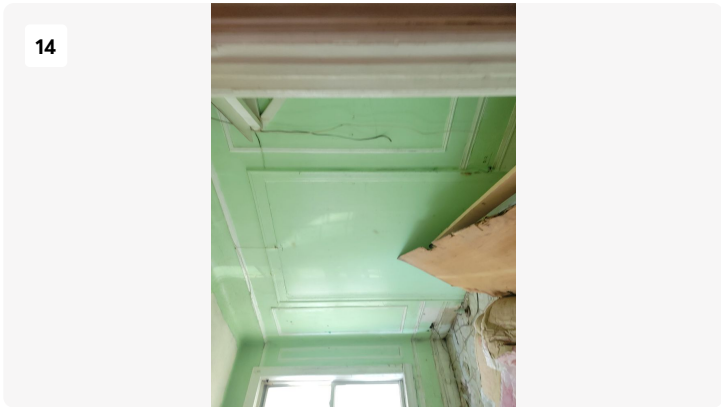
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Section 2 Roof

Remove all layers of roof and Decking. Replace beams and any rotted supports. Replace decking Using 3/4 inch decking. Install 1 inch insulation board. Install EPDM Rubber Roof and apply drainage to to move water flow off roof. install gutters and route.

(Project notes: the roof is the start of the project)

\$24,000



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Section 3 Structure

Stage 3 replace rotted and damaged beams (this must take place after roof beams are replaced)

After beams are replaced remove debris created

Ceiling floor 2 and 1

Basement support

\$3,500



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Section 4 Kitchens

2 new kitchens

(Client notes: Sink, Tile, Counter, Faucet, Cabinet and all Appliances provided by Client)

Installation to spec.

Note: Kitchen Section to be complete After electrical and plumbing.

\$4,000



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Section 5 Bathroom

Four new bathroom to include; sink, tub, vanity, wall tile and faucets.

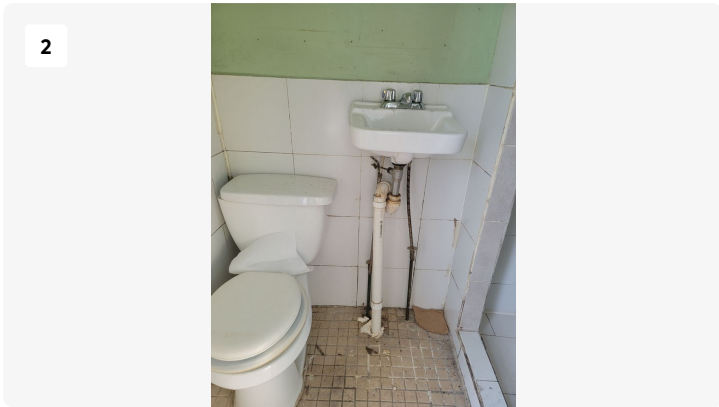
Bathroom to be completed after plumbing and electrical

Material for the four bathrooms are standard material unless special request are made

\$ 12,200



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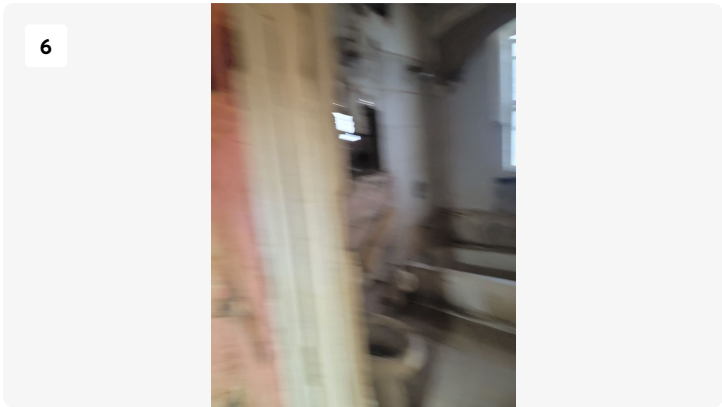
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Section 6 Insulation Sheetrock

All wall studs must be installed. Electrical and plumbing must be installed in house.

insulate all outside walls and crawl space to roof. insulate ceiling in basement.

Sheetrock house 1st floor walls and ceiling and 2nd floor walls and ceiling prime and paint walls

\$25,000



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Section 7 Stairs

Stairs to second floor. remove steps.

Install new riser and tread.

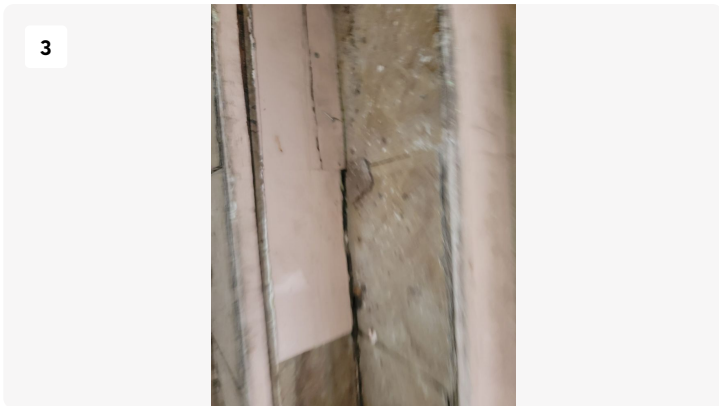
\$1,600



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Section 8 Windows

Remove and replace windows

Replace windows U value.29-.31

Complete after framing is complete

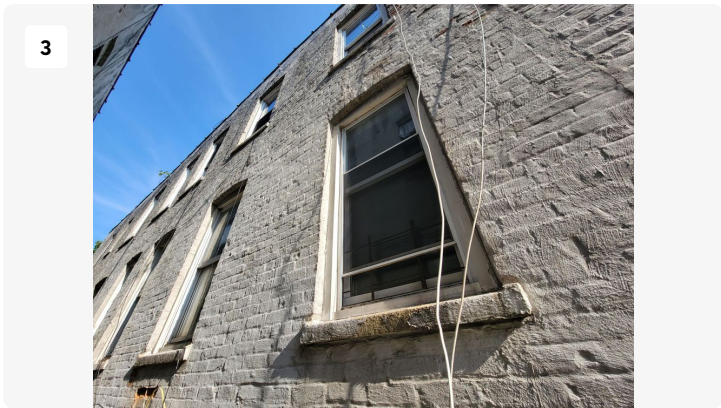
\$20,700



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Section 9 Doors

Replace doors includes interior and exterior doors

There are 5 exterior doors

\$7,450

1



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Section 10 Flooring

Flooring Laminate flooring 1st and 2nd floor. In areas of kitchen floor covered under kitchen.

\$13,100



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Section 11 Plumbing

This section 11 covers plumbing and is to be completed after roof and after demo.

Replace plumbing throughout house to include hot water tank to all faucets. for the 1st and 2nd floor

\$14,000

Section 12 Electrical

This section 12 covers electrical and is to be completed after roof and after demo.

Rewire house. install 2 new electric panels with Amps suitable to supply for house.

install all wiring to all outlets per code and all appliances per code.

\$14,000

Section 13 Garage

Garage is not in stable conditions. need to stud walls and build rafters.

Apply decking and shingle roof

install new double car garage door.

install siding where applicable

\$16,000



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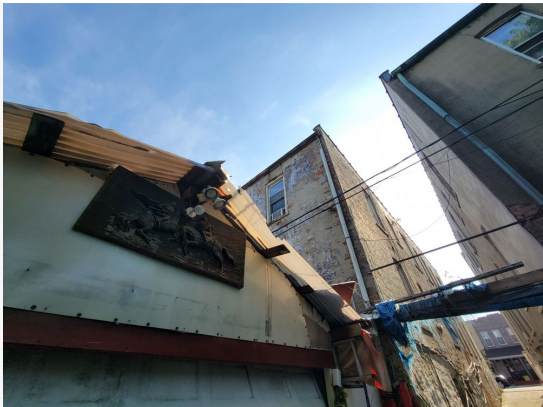
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Section 14 Water Main/Meter

Water main Can be completed at any stage in process

Replace water main and new water meter

\$14,000

Conclude

This project requires permits.

Total : \$181,800