

CBL Scope of Work Estimate

Property Address **064 Eoo 4001** OWNER: Breakaway Properties LLC.
 245 Valley St. Portland, ME CONTACT: jeff.stoddard@breakawaypropertiesllc.com
 207-232-4452

Date
7-Jan-14

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Sq Ft	Bed/Bath	Units	Foundation
3,000	5 /	3	Stone and brick
ARV	70% ARV	Rehab - Total Project Cost	
\$275,000	\$192,500	#REF!	

CONTRACTOR: Alan J. Munroe, Housewright
 277 Long Hill Road
 Sebago, ME. 04029
 207-756-0436
 amunroe67@roadrunner.com

Alan?	Total Cost	QTY	Unit Cost	Priority	Item	Notes
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Exterior					Repair or replace sill on back of house	
					Repair siding where needed	
					Fix back door frame and door	
					Repaint front porch and lattice	
					Repaint front door and trim	
					Fix roof over front door	

Front Hallway / Stairs					Wall-over false door on first floor	
					Repaint door trims on 1st and 2nd floors	
					Replace 1st and 2nd floor carpet	
					Remove paper and paint	
					Fix head room on landing from 2nd floor to 3rd floor	Need to determine if this is necessary
					Put first floor light on a switch	Currently this is a pull string

Back Hallway					Replace wood paneling with sheetrock $5/8"$ F.C.	
					Fire proof stairway to basement with sheetrock	
					Fire door to basement	

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Property Address
245 Valley St. Portland, ME

Lock Box

2015

Sq Ft	Bed/Bath	Units	Foundation
3,000	5 /	3	Stone and brick
ARV	70% ARV	Rehab - Total Project Cost	
\$275,000	\$192,500	#REF!	

Alan?	Total Cost	QTY	Unit Cost	Priority	Item	Notes
					4 new light fixtures	
					Block in space above side exterior door	
					Replace carpets	
					Frame in a new door leading to 3rd floor unit	Need to determine if this is necessary
Basement						
					3 new hot water heaters	Need to decide on NG or electric
					Redo duct work	I'll likely do this at another time
					Replace hatch/door access to basement	
1st Floor Unit						
					Repaint all walls and trim	
					New drop ceilings throughout	2x2 panels
					Patch ceilings with sheetrock	
					Door on closet in Dining Room	
					Recessed lighting in Living Room, Dining Room and Kitchen	Living Room is the very front room which could also be considered a bedroom
					Refinish wood floors in Living Room and Dining Room	
					New carpet in Bedroom and walk-in closet	
					Repair plaster walls where needed with sheetrock	Definitely some work needed in bedroom
					New light fixture in bedroom	
					Smoke detectors to code	
					New cabinets in kitchen	Based on Rufus Deering specs
					Wall in door from kitchen to bedroom	
					New plumbing where necessary throughout	Plan for dishwasher and disposal

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3025

Property Address
245 Valley St. Portland, ME

Sq Ft	Bed/Bath	Units	Foundation
3,000	5 / 3	3	Stone and brick
ARV	70% ARV	Rehab - Total Project Cost	
\$275,000	\$192,500	#REF!	

Altan?	Total Cost	QTY	Unit Cost	Priority	Item	Notes
					New laminate wood floor in kitchen	
					All new kitchen appliances	Fridge, dishwasher, microwave, range
					New stand up shower in bathroom	
					Make window a half window	
					Install new vanity under half window	
					New floor in bathroom	Do we carry over flooring from kitchen
					New toilet in bath	
					Vent fan to exterior	
					New light fixture in bath	
					Electrical throughout to code	

2nd Floor Unit

					Repaint all walls and trim	
					New drop ceilings throughout	2x2 panels
					Patch ceilings with sheetrock	
					Door on closet in Dining Room	
					Recessed lighting in Dining Room and Kitchen	
					Refinish wood floors in Living Room and Dining Room	
					New carpet in side bedroom	
					Repair plaster walls where needed with sheetrock	
					New light fixture in bedroom	
					Smoke detectors to code	
					New cabinets in kitchen	Based on Rufus Deering specs
					Wall in door from kitchen to bedroom	
					New plumbing where necessary throughout	Plan for dishwasher and disposal
					New laminate wood floor in kitchen	

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Sq Ft	Bed/Bath	Units	Foundation
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Garage	0
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Alan?	Total Cost	QTY	Unit Cost	Priority	Item	Notes
					All new kitchen appliances	Fridge, dishwasher, microwave, range
					New stand up shower in bathroom	
					Make window a half window	
					Install new vanity under half window	
					New floor in bathroom	Do we carry over flooring from kitchen
					New toilet in bath	
					Vent fan to exterior	
					New light fixture in bath	
					Electrical throughout to code	
					2 new fire doors	
					Put front bedroom closet light on a switch	
					Sheet rock crawl space in front bedroom or close it in	
3rd Floor Unit						
					Paint all walls and trim	
					Carpet living room and bedroom	
					New light fixtures throughout	
					Electrical to code	
					Plumbing to code	
					Replace floor in washing machine area	
					Fire detectors to code	
					Create access to attic	
					Vent bathroom to exterior	
					New vanity in bathroom	
					New toilet in bathroom	
					New floor in bathroom	
					Create knee wall in kitchen	

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ARV	70% ARV	Rehab - Total Project Cost		
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Alan?	Total Cost	QTY	Unit Cost	Priority	Item	Notes
					New cabinets in kitchen	To Rufus Deering specs
					New appliances	Fridge, range, microwave, dishwasher
					New floor in kitchen	