

RENOVATION & REPAIR PLAN

Property Stabilization & Compliance Protocol

TARGET PROPERTY ADDRESS	TOTAL REHAB BUDGET	ESTIMATED DURATION
1234 Main St., Toledo, Ohio 43612	\$50,000.00	6 - 8 Weeks

1. Executive Summary & Objective

The objective of this Renovation & Repair Plan is to remediate outstanding municipal housing violations, update structural and cosmetic deficiencies, and bring the subject single-family residential property located at 1234 Main St into full compliance with local building codes. With an allocation of **\$50,000.00**, the scope of work addresses immediate envelope stabilization, mechanical systems modernization, and interior livability restoration.

Regulatory Compliance Target

All contracted items detailed below will be executed by licensed professionals, ensuring compliance with local construction codes, permit clearances, and safety requirements.

2. Itemized Scope of Work & Budget Allocation

The total capital expenditure has been itemized by trade and critical priority pathways below:

CATEGORY / TRADE	DETAILED WORK DESCRIPTION	ESTIMATED COST
Exterior & Roofing	Repair structural roof decking sections (approx. 2 squares); install architectural shingles; patch, scrape, and paint damaged wood siding/trim; install seamless aluminum gutters & downspouts.	\$8,500.00
HVAC System	Remove obsolete unit; furnish and install a high-efficiency 95% AFUE gas furnace and matching 2.5-ton central air conditioning system; run necessary ductwork repairs and digital thermostat.	\$7,200.00
Plumbing Modernization	Replace legacy galvanized/lead piping with clear PEX water lines; install new 40-gallon gas hot water heater; overhaul main stack drainage line to municipal tie-in.	\$6,500.00
Electrical Upgrade	Upgrade original service panel to 200-Amp square D breakers; replace knob-and-tube or ungrounded wiring in kitchen/bathrooms; install GFCI outlets throughout.	\$5,800.00
Drywall & Insulation	Remediate damaged walls from prior roof leaks; hang/tape/mud new moisture-resistant mold-guard drywall sections; blow R-38 fiberglass insulation into attic space.	\$5,400.00

CATEGORY / TRADE	DETAILED WORK DESCRIPTION	ESTIMATED COST
Kitchen Rehabilitation	Install standard shaker cabinetry, durable granite-look laminate countertops, stainless steel undermount sink, new fixtures, and energy-efficient basic appliance package.	\$6,200.00
Bathroom Restoration	Complete tear-out to studs; install full fiberglass tub surround, water-saver commode, modern vanity, mirror, mechanical exhaust fan, and modern trim fixtures.	\$4,500.00
Flooring & Finishes	Install premium 12mm water-resistant Luxury Vinyl Plank (LVP) flooring in high-traffic zones; install new plush carpeting in bedrooms; complete interior neutral-tone paint.	\$3,900.00
Permits & Contingency	Acquisition of required municipal construction, electrical, plumbing permits; standard 4% unforeseen structural item buffer.	\$2,000.00
TOTAL PROJECT REHABILITATION BUDGET		\$50,000.00

3. Execution & Project Timeline

The rehabilitation process will run sequentially across 4 distinct phases over an estimated 45-to-60 day timeframe to ensure that structural and heavy infrastructure upgrades occur before interior cosmetics are applied:

Phase 1 (Wk 1-2):	Site clearing, structural roof framing adjustments, building envelope exterior sealing, and debris drop removal.
Phase 2 (Wk 3-4):	Rough-in mechanical integration (HVAC installation, internal plumbing runs, 200-Amp panel update). Municipal inspections.
Phase 3 (Wk 5-6):	Drywall close-up, texturing, basic millwork, kitchen/bathroom framing installations, tile and utility fixtures.
Phase 4 (Wk 7-8):	Final LVP/carpet installation, internal/external paint coats, detailed trim work, appliance fitting, punch-list wrap up, and code compliance validation.