



# Unit Condition Assessment

November 15, 2020

<b>Style</b> Townhouse	<b>SqFt</b> 760	<b>Floor Location</b> 1
<b>Bedrooms</b> 2	<b>Bathrooms</b> 1	<b>Renovation Status</b> Reno Planned

## Unit 815

801-817 W. 5th Ave.-  
Lancaster-Oh-43130

**Occupancy Status:** Renovation/ Turnover

**Date Assessment Completed**

11/11/2020

### Summary

815 W. 5th Ave. is a typical 2BR 1BA townhouse style apartment. The move out condition was less than desirable with evidence of damage to walls and floors throughout. The most concerning item uncovered was a significant patch of black mold in the utility closet. Cost savings can likely be realized with salvaging the appliances and counter tops; otherwise, this will be a complete heavy cosmetic renovation.

**Certified by:** Brandon Sturgill

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<b>Items Identified</b> <b>96</b>	<b>Excellent Condition</b> <b>0</b>	<b>Good Condition</b> <b>9</b>	<b>Needs Work</b> <b>51</b>	<b>Poor Condition</b> <b>27</b>
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### Construction Cost Guarantee

<b>Total Materials</b> \$3,020.44	<b>+</b>	<b>Total Labor</b> \$3,128.75	<b>+</b>	<b>7% Contingency</b> \$430.44	<b>=</b>	<b>Total Project Cost</b> <b>\$6,579.63</b> (\$8.66 /sqft)
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### Payment Plan

<b>To Start [40%]</b> \$2,631.85 <b>Paid</b>	<b>@50% Complete [40%]</b> \$2,631.85 <b>Paid</b>	<b>@100% Complete [20%]</b> \$1,315.93 <b>Due</b>
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### Schedule

<b>Mobilization Days</b> <b>5</b>	<b>Demo &amp; Prep Days</b> <b>10</b>	<b>Mechanicals Days</b> <b>3</b>	<b>Finishes Days</b> <b>25</b>	<b>Flooring Days</b> <b>5</b>	<b>Punch List &amp; Clean Days</b> <b>3</b>
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**Project Start:** 11/14/2020

**Duration**      **Days Remain**

**Project Finish:** 1/4/2021

**51 Days**      **-50 Days**

**% Incomplete**

**% Complete**

<b>Labor Paid</b> \$750	<b>+</b>	<b>Materials Paid</b> \$2,959	<b>=</b>	<b>Make Ready Costs to Date</b> \$3,709
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**92%**

**8%**