

41 Hawthorne Ave. - Ten Year Rehabilitation/Restoration/Maintenance and Timeline Work Plan

Item	Work Task	Type of Work	Year Commenced	Year Completed	Estimated Cost (10 year period)
1	Stucco repair, exterior paint, insulation, gutter repair	Rehabilitation	2024	2025	85,000
2	Foundation repairs	Rehabilitation	2028	2028	65,000
3	Basement external wall repairs	Rehabilitation	2028	2028	18,000
4	Window repairs	Rehabilitation	2024	2034	50,000
5	Roof repairs	Rehabilitation	2032	2033	45,000
<b>Sub-total Rehabilitation</b>					<b>263,000</b>
6	Move front door to original position	Remodel	2028	2028	9,000
7	Garage Remodel/Replace	New Construction	2024	2026	180,000
<b>Sub-total Remodel</b>					<b>189,000</b>
8	ADU New Construction	New Construction	2024	2026	750,000
9	Adding solar panels on the roof	New Construction	2024	2028	25,000
<b>Sub-total New Construction</b>					<b>775,000</b>
10	Repairs, paint touch-up, caulking (1,000 per year)	Maintenance	2024	2033	10,000
11	Annual external cleaning (windows, gutters)	Maintenance	2024	2033	15,000
12	Landscape repairs and maintenance, tree trimming	Maintenance	2024	2033	70,000
<b>Sub-total Maintenance</b>					<b>95,000</b>
<b>Total All</b>					<b>1,322,000</b>