

# Repair Report

8106 Marcy Drive, Houston, TX 77033

Built in 1960 – Traditional Style Home – 4BR, 2BA – 2162 sq. ft. – Lot 7127 sq. ft

**Exterior Condition:** Needs paint throughout. Home has cedar shake siding which has several pieces of siding that is damage and missing. Behind the siding the wall studs & base plates are damage in need of replacement. Rotten wood was caused from roof and termite damage. All exterior doors should be replaced, including garage door.

**Interior Condition:** Interior of home needs sheetrock, paint, and flooring throughout. Kitchen countertops & appliances should be replaced. All restrooms need to be updated. Fixtures and ceiling fans will also need replacement.

**Estimated Repair Costs:** Roof: \$2000. Exterior/Interior paint: \$2200. Siding repairs: \$1000. Exterior doors: \$1000. Interior doors: \$1000. Bathroom/Kitchen updates: \$2000. Flooring: \$2000. **Total:** \$11,200.

**After Repaired Value:** \$89,000 (based on comps)

**Sale Price:** \$49,231.00

**Rental value:** \$700/month