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www.housingsolutions2.com

December 12, 2011

933 Bainbridge – Convert from duplex to a 4 BR, 2.5 Bath Single Family

- **First floor**
- Open wall between stairs and LR
- Install new wrought iron & wood railing – open to LR
- Demo kitchen, bathroom, closet on 1st floor – open walls to create large open LR/DR/Kitchen
- Demo wall between back BR and DR – make half-wall with granite counter
- Make back BR the Kitchen – install sliding doors/or French door to patio & garden window
- Install new kitchen, cabinets, granite counters, stainless appliances, plumbing, electric.
- Install new hardwood floors on 1st floor
- Install new Powder rm. And closet on first floor by window (where kitchen is now)
- Install recessed lighting throughout 1st floor

- **2nd floor.**
- Demo current 2nd floor kitchen.
- Install new Master Bath in current kitchen area - install tub, custom tile around tub
Ceramic tile floor, new double sink vanity, toilet, lights, mirror, GFI outlet
- Install doorway from 2nd floor front BR into new walk in his/hers closets & door to Master Bath
- Demo 2nd floor powder room – make into Laundry Room
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- **3rd floor**
- Demo current bath – install new bath, tile around custom shower, new vanity, toilet, lights, mirror, accessories, GFI outlet.

- **OTHER:**
- Install all new interior doors & hardware, install wood trim where needed.
- Install new crown molding on 1st floor only.
- Install new electric service and wiring.
- Install sheetrock where needed.
- Inspect and make repairs on roof and flashing or install new roof
- Install new windows – approx. 12
- Flooring: new hardwood floors on 1st floor
- Flooring: new ceramic tile floors in 2 baths

- Flooring: install new Berber carpet on stairs & 2nd & 3rd floors
- Paint: Paint exterior trim where needed and front door
- Paint: paint interior walls and trim
- HVAC: New HVAC unit for central heat and air
- New lighting fixtures throughout – new ceiling fans (approx. 4 – 5)
- New plumbing for baths and kitchen.
- Install new water heater in basement
- **Basement:**
- Clean and cement parge basement, paint walls and add needed lighting
- **Exterior:**
- Exterior front – add flowers for landscaping
- front – stucco or rebrick top section only on front, install new flashing at roof perimeter
- back – cut/remove vines growing on rear siding & powerwash or paint siding
- back – stucco cinder block wall, stucco rear of house except where siding is
- Rear gate – install new rear gate and lock

Estimated price\$120,000

Includes city permits, all labor & materials.

Thank You,
Neal Rogove
215-287-7175

Possible Upgrade: 3rd floor separate HVAC system: Additional \$6500

All work is guaranteed. Housing Solutions is a **licensed contractor, carrying insurance and workman's compensation** for all jobs. Housing Solutions has over 25 years experience in contracting, & home remodeling. **CONTRACTOR'S GUARANTEE:** Housing Solutions guarantees all material to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications or any request for changes involving additional costs will be completed only upon a written change order signed by the customer. Agreements with/or verbal requests to our workmen are not recognized. This includes, but is not limited to, hidden damages or unexpected problems uncovered during the course of the job.

We work within your budget and time frame. Our company consists of experienced craftsman in the building trades including: Architects, expeditors, carpenters, electricians, plumbers, HVAC, roofers, painters and container removal. Our services include:

- Roofing, Siding, Stucco, Masonry
- Demolition & Clean Out
- Custom & General Carpentry
- Electrical, Plumbing & Painting
- Foundations & Framing
- Site Planning & Excavation
- Foundations & Framing
- Complete Kitchen & Bath
- Additions & New Construction
- Decks, Porches & Patios

 City of Philadelphia
Department of
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1.17 SQUARE

HOUSING SOLUTIONS INC
667 LINDSEY RD
GLENSIDE PA 19038

2507 CONTRACTOR (3537)
HOUSING SOLUTIONS INC

THIS LICENSE IS GRANTED TO THE PERSON AND LOCATION FOR THE PURPOSES STATED ABOVE.
IT IS SUBJECT TO IMMEDIATE CANCELLATION BY THIS DEPARTMENT FOR VIOLATIONS OF
L. 11 ORDINANCES AND REGULATIONS. (ENCL 115 688 7463)

LICENSE CODE	LICENSE NO.	BUSINESS LICENSE NO.	EXPIRES LAST DAY OF	FEE THIS AMOUNT	ON DATE
3527	35370	108894	3/2012	200.00	07/18/09

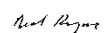
LICENSE


Office of Attorney General
(THIS IS TO CERTIFY THAT)
Housing Solutions Inc.
667 Lindsey Rd
Glenside, PA 19038

HAS REGISTERED IN PENNSYLVANIA AS A HOME IMPROVEMENT CONTRACTOR

7/11/2011
10465 m-PL

PA036750
REGISTERED NUMBER


SIGNATURE OF REGISTRANT OR AUTHORIZED OFFICIAL


SIGNATURE OF ATTORNEY GENERAL

References Available Upon Request

Neal Rogove

Date

Customer

Date