

Repair Report

3103 Lightstar Drive, Houston, TX 77045

Built in 1960 – Traditional Style Home – 3BR, 2BA – 1099 sq. ft. – Lot 6050 sq. ft

Exterior Condition: Home has brick & vinyl siding veneer. Roof needs replacement along with decking. Exterior paint need along with missing siding. Fence line should be repaired as needed.

Interior Condition: Will need paint and flooring throughout. Half of the home sheetrock should be replaced due to the roof leakage, may have issues with termites. Sheetrock ceiling in living room, kitchen, garage, and other areas of house has fallen in and needs replacement. Kitchen and bathrooms will need repairs and updating. Fixtures and ceiling fans will need replacement.

Estimated Repair Costs: Roof: \$2000. Exterior/Interior paint: \$2200. Siding repairs: \$200. Fence: \$1000. Bathroom/Kitchen updates: \$2600. Flooring: \$2000. **Total:** \$10,000.

After Repaired Value: \$85,000 (based on comps)

Sale Price: \$47,715

Rental value: \$900/month