

In response to the Home Inspection Report prepared by Beacon Inspections in September 2023, Eric Menden, Class "A" Contractor, with Oakwood Development and Construction has prepared a summary of work he would recommend to cure most of the deficiencies mentioned in the report. Mr. Menden has estimated a total cost of this work would be \$10,340.00. Please see Below.
Thank you. William J. Summs, Sr., Auctioneer

Oakwood Development and Construction
ESTIMATE

10/25/2023
757-675-3937

Job Location: 210- 81 st street Virginia Beach Virginia 23451

The following work is recommended after a recent inspection

Duplex

Repair and paint all windows
Replace exterior doors
Repair patio reset bricks
Repair exterior stairs
Repair utility room drywall

Main House

Replace vent collar 2 inch on roof
Repair wall below vent
Replace faucet bathroom vanity
Replace shower head and diverter
Repair windows in sunroom
Inclose wire going to ceiling fan
Scrape and paint exterior hand rails
Install GFI electrical outlet in bar area
Repair gutters
Install garbage disposal
Install GFI electrical outlet in bathroom

Total Estimate Cost \$10,340.00

Note: After doing a inspection of said property the house was built in 1936 and had a major renovation in 1965. We found thr property to be in excellent shape. The house is a classic beach house of the 30s.

Thanks Eric Menden Phone# 757-675-3937