

Unit 508

Renovation made	Year	Amount
Kitchen remodel — subfloor, cabinets, countertop, sink, dryer vent (Dog Day inv. 1047)	2024	\$9,935.74
LVP flooring installed; floor leveling; HVAC inspection (Dog Day inv. 1061)	2024	\$3,046.06
Kitchen remodel; bathroom restoration; electrical; closet; interior door; trim; painting; lead protocol — final bill (Dog Day inv. 1080)	2025	\$7,194.26
Living room sheetrock replacement; crawlspace plumbing; washing machine hookup; bathroom door; cast iron tub support; bathroom fan; additional outlets (14) & switches (9); hazmat cleaning; floor repair (termite); clog & pipe repair (Dog Day inv. 1081)	2025	\$5,319.80
Laundry box drain backup — 2" PVC trap replacement (Cary Plumbing inv. 301503)	2025	\$543.76
Shower valve replacement — 3-hole to 2-hole, PEX from crawlspace (Cary Plumbing inv. 301402)	2025	\$759.33
Gas line marking & capping open lines (Cary Plumbing inv. 309258)	2025	\$239.17
Meter leak repair — galvanized nipple replaced with PEX adapter (Cary Plumbing inv. 309454)	2025	\$237.02
40-gallon electric water heater install with expansion tank in crawlspace (Cary Plumbing inv. 310511)	2025	\$2,197.55
Goodman AC & coil install; security cage; concrete pad (Greenlight Cooling & Heating — 508 portion)	2025	\$6,018.00
Vent over range installation (JD Quality — shared with 510, half)	2025	\$340.00
Air vent grill, shower head, air filter replacement (JD Quality 6/8/25)	2025	\$165.00
13 window blinds; 4 motion sensor lights; 4 digital keypad locks (JD Quality — shared with 510, half)	2025	\$745.00
Whirlpool washer & dryer front-load set (Costco)	2025	\$1,561.10
New dryer circuit; fix lights not working properly (Feng Electric — 508 portion)	2025	\$680.00
Smoke detectors, AC monitor battery, toilet paper & towel holder, washer wall cover (JD Quality 6/8/25 — 508 portion)	2025	\$165.00
Replace 4 sets front & back door locks — all units share (JD Quality 11/20/24 — 508 portion)	2024	\$137.50

Both decks repair, power wash & paint — 508/510 side (Cornerstone Multigo)	2025	\$2,520.00
Windows, exterior doors, porch lights, waterproof outlets, window boarding, tree removal, gutters — all units share (Dog Day inv. 1038 — 508 portion)	2024	\$3,529.93
Exterior painting, crawlspace door, front yard grading & gravel driveway, french drain — all units share (Dog Day inv. 1049 — 508 portion)	2024	\$1,434.38
Concrete steps repair, dumpster, pressure wash decks — all units share (Dog Day inv. 1050 — 508 portion)	2024	\$625.00
Gutter downspout extensions & stones — all units share (JD Quality 11/24/25 — 508 portion)	2025	\$160.00
Unit 508 subtotal		\$47,556.60

Unit 510

Renovation made	Year	Amount
Kitchen flooring repair (subfloor); all flooring repair; LVP floor installation; HVAC inspection; move washing machine hookup (Dog Day inv. 1062)	2024	\$4,424.10
Painting; closet shelving; bathroom restoration (medicine cabinet, GFCI, vanity light); kitchen faucet & dryer vent; attic door delete; sheetrock repair; electrical panel cover; lead protocol — final bill (Dog Day inv. 1077)	2025	\$2,190.27
Washing machine hookup; kitchen sink replacement; additional outlets (9) & switches (8); paint upcharge; window sash replacement (Dog Day inv. 1078)	2025	\$1,264.53
Cut out & replace horizontal cast iron sewer main with PVC in crawlspace (Optimal Plumbing)	2023	\$2,423.85
Insignia 18 cu ft refrigerator; Amana 4.8 cu ft electric range (Best Buy)	2022	\$1,301.54
Shower stick part & stop replacement (Benchiang Handyman)	2025	\$291.00
Refrigerant line repair; coil cleaning (Greenlight — 510 portion)	2025	\$1,404.98
Vent over range installation (JD Quality — shared with 508, half)	2025	\$340.00
13 window blinds; 4 motion sensor lights; 4 digital keypad locks (JD Quality — shared with 508, half)	2025	\$745.00
Add new dryer circuit; fix return air box (Feng Electric — 510 portion)	2025	\$680.00
Replace 4 sets front & back door locks — all units share (JD Quality 11/20/24 — 510 portion)	2024	\$137.50
Both decks repair, power wash & paint — 508/510 side (Cornerstone Multigo — shared with 508)	2025	\$2,520.00
Windows, exterior doors, porch lights, waterproof outlets, window boarding, tree removal, gutters — all units share (Dog Day inv. 1038 — 510 portion)	2024	\$3,529.93
Exterior painting, crawlspace door, front yard grading, french drain — all units share (Dog Day inv. 1049 — 510 portion)	2024	\$1,434.38
Concrete steps, dumpster, pressure wash — all units share (Dog Day inv. 1050 — 510 portion)	2024	\$625.00
Gutter downspout extensions & stones — all units share (JD Quality 11/24/25 — 510 portion)	2025	\$160.00
Unit 510 subtotal		\$23,472.08

Unit 512

Renovation made	Year	Amount
Kitchen & bathroom subfloor structural repair — plywood, 5 new joists (2x8x16), 2 support beams, 2x4 reinforcement; house jacking (Obsidianwise)	2024	\$7,250.00
Complete kitchen restoration — subfloor, cabinets, countertop, sink, LVP, dryer vent; complete bathroom restoration — subfloor, LVP, vanity, bathtub, toilet, GFCI; LVP flooring; electrical; closet; trim; painting; doors (3); HVAC inspection (Dog Day inv. 1042)	2024	\$15,407.12
38-gallon electric water heater install with expansion tank in crawlspace (All American Plumbing)	2022	\$1,650.00
Full interior paint — all rooms, doors, trims, ceilings; patch holes (JD Quality 5/21/25)	2025	\$2,595.00
Subfloor repair, rotted window trim, drywall & insulation, dryer air vent (JD Quality 5/21/25)	2025	\$2,800.00
New trims, baseboard & quarter round; 3 new doors & door frames; LVP flooring installation labor (JD Quality 5/26/25)	2025	\$3,810.00
Kitchen repair — cabinets, countertop, sink, 220V plug, vent hood; bathroom restoration — vanity, bathtub, toilet, GFCI, ceiling lights; exhaust fan, door locks, air vents, closet shelves (JD Quality 6/30/25)	2025	\$8,620.00
Wall patch & paint (512 portion — JD Quality 10/16/25)	2025	\$285.00
13 window blinds installation (JD Quality — shared with 514, half)	2025	\$420.00
Goodman AC & coil install; security cage; concrete pad (Greenlight — 512 portion)	2025	\$6,518.00
Frigidaire top-freezer refrigerator; Whirlpool electric range (Costco — 512 portion)	2024	\$1,096.35
Door knob replacement (Cornerstone Multigo)	2025	\$100.00
Relocate dryer outlet & replace with new outlet (Feng Electric — 512/514 half)	2025	\$400.00
Check range circuit & breaker (Feng Electric — 512 portion)	2025	\$80.00
Replace 4 sets front & back door locks — all units share (JD Quality 11/20/24 — 512 portion)	2024	\$137.50
Both decks repair, power wash & paint — 512/514 side (Cornerstone Multigo)	2025	\$2,340.00
Windows, exterior doors, porch lights, waterproof outlets, window boarding, tree removal, gutters — all units share (Dog Day inv. 1038 — 512 portion)	2024	\$3,529.93

Exterior painting, crawlspace door, front yard grading, french drain — all units share (Dog Day inv. 1049 — 512 portion)	2024	\$1,434.38
Concrete steps, dumpster, pressure wash — all units share (Dog Day inv. 1050 — 512 portion)	2024	\$625.00
Gutter downspout extensions & stones — all units share (JD Quality 11/24/25 — 512 portion)	2025	\$160.00
Unit 512 subtotal		\$58,858.28

Unit 514

Renovation made	Year	Amount
Full wall reframe (~7' span) — header, studs, window jambs, sill plate, insulation (Dog Day inv. 1045)	2024	\$1,000.50
Kitchen remodel (subfloor, cabinets, countertop, sink, dryer vent); bathroom restoration (subfloor, toilet, GFCI, vanity); wall & ceiling repair; living room & bedroom floor repair; LVP flooring; electrical; closet; doors; trim; painting; HVAC inspection; lead protocol (Dog Day inv. 1048)	2024	\$10,129.42
Partition wall rebuild; floor leveling & jacking; bathroom subfloor repair; toilet flange; 2nd bedroom door; wall skim coating (11 walls); floor prep; washer outlet box; GFCI; closet door hinges; level base cabinets; laundry room wall; kitchen sheetrock; wall rebuilds; crawlspace grading (Dog Day inv. 1092)	2025	\$9,051.19
Full interior paint — all rooms, doors, trims; prime & drywall repair; 2 new doors & frames; caulking all trims (JD Quality 5/8/25)	2025	\$3,215.00
Kitchen counter, sink, faucet, GFCI, vent hood filter, bathroom mirror, new toilet, dryer air vent; closet shelves, door stoppers, air vent covers, 8 door locks, floor vent (JD Quality 5/8/25)	2025	\$2,270.00
Smoke detectors, AC monitor battery, toilet paper & towel holder, washer wall cover (JD Quality 6/8/25 — 514 portion)	2025	\$275.00
Exterior wall repair (JD Quality 10/16/25 — 514 portion)	2025	\$285.00
13 window blinds installation (JD Quality — shared with 512, half)	2025	\$420.00
Frigidaire top-freezer refrigerator; Whirlpool electric range (Costco — 514 portion)	2024	\$1,096.35
Appliance delivery — Costco order (514 delivery address)	2025	\$1,062.84

Relocate dryer outlet & replace with new outlet (Feng Electric — 512/514 half)	2025	\$400.00
Replace 4 sets front & back door locks — all units share (JD Quality 11/20/24 — 514 portion)	2024	\$137.50
Both decks repair, power wash & paint — 512/514 side (Cornerstone Multigo)	2025	\$2,340.00
Windows, exterior doors, porch lights, waterproof outlets, window boarding, tree removal, gutters — all units share (Dog Day inv. 1038 — 514 portion)	2024	\$3,529.93
Exterior painting, crawlspace door, front yard grading, french drain — all units share (Dog Day inv. 1049 — 514 portion)	2024	\$1,434.38
Concrete steps, dumpster, pressure wash — all units share (Dog Day inv. 1050 — 514 portion)	2024	\$625.00
Gutter downspout extensions & stones — all units share (JD Quality 11/24/25 — 514 portion)	2025	\$160.00
Unit 514 subtotal		\$37,432.11
Grand total estimate: \$180,000.00		