



3-8-19

Re: 26 N Sleight street Naperville IL

Estimated Costs:

For costs to attempt the repairs suggested by the Architect and Structural engineer we estimate the following Please note that we feel the repairs will far outweigh the value of the property unless a full demo is completed and a new residence built.

Repairs needed to simply make the home safe to live in. This would not change the value of the home from the current value of the land.

Mold remediation – prior to trades entering the home

Estimated costs: \$6500.00

Lift the sinking floor areas by hydraulic jacking and replacing floor joist members. This will also add costs for new hardwood flooring not estimated in the jacking numbers

Estimated costs: \$37,500.00

Replacement of center structural beam and column

Estimated costs: \$18,600.00

Strip all siding from the exterior of the home and drywall from the interior (which will also cause removal of interior millwork) to allow for shifting of the 2 levels of the home to the north approx. 4” – 6” as the entire residence is leaning to the south. By doing this it would be needed to replace the insulation in the walls, re-drywall, reinstall millwork and paint interior after the straightening and then replace the siding on the home.

Estimated costs: \$163,500.00

The windows in the home are in need of full replacement

Estimated costs: \$29,000.00

The front and rear entry doors along with the basement entry door are in need of full replacement

Estimated costs: \$6600.00

Remove sections of the stone foundation and replace where leaning outward, remove sections of the stone foundation and replace where bowed inward at mid-section. Tuckpoint the foundation from the interior only as the exterior is inaccessible without digging up the full exterior of the earth around the home but is in need of tuckpointing as well.

Estimated costs: \$ 67,000.00

Removal and rebuild of the side porch on the south side of the home

Estimated costs: \$26,000.00

[Type here]

Waterproof the interior of the foundation with the use of a drainage mat
Estimated costs: \$16,300.00

Replacement of mechanicals. It would only be responsible to replace the mechanicals systems within the walls if the walls are getting stripped to make the home structurally sound. This would include all electrical piping, plumbing pipes, hvac ductwork.
Estimated costs: \$56,000.00

Replace furnace and AC
Estimated costs: \$8600.00

We are estimating the costs to be at approx. \$435,600.00 to get the home to a livable state but still in need of the personal choice selection items listed below which we estimate to add minimally \$75,000.00

Many other items of personal choice would need to be replaced as well to make the house livable but not yet included in this estimate such as:

Cabinets
Plumbing fixtures (sinks, faucets, shower / tubs, toilets, water heater)
Appliances
Flooring (carpet, tiles, hardwoods)

The current value of the existing home and land combined based on previous comps in the area is accurate to our contract purchase price of \$410,000.00. The home itself would have a value of less than \$0 as if the land was vacant the land would be at a higher value than its current estimated value.

The Dupage county tax records show the home itself to have a value \$126,480.00 (see tax valuation attached)so if using that as the highest value which we feel is off by 100% we estimate the repairs to be in excess of 500%

With a value as we feel of \$0 for the home the estimated repairs are in excess of 1000%

If you have any questions, please feel free to contact me direct at dank@djkhomes.com or 630-774-8430 c

Sincerely,

DJK Custom Homes, Inc



Dan Kittilsen
President