

RECOMMENDED REHAB ORDER

There is an order to rehabbing just as there is an order in building a new house. The following is the order we recommend you use in rehabbing a property. Naturally, you only apply those steps that are applicable to your rehab project.

1. Demolition - Trash Haul

Inside

- Remove all trash from the house, attic, garage and shed
- Remove everything that needs to be replaced or demolished (e.g. damaged sheetrock & insulation; broken window panes & frames; old carpet and pad; damaged flooring (wood, tile or linoleum); damaged ceramic tile on bathroom walls; damaged cabinets, doors, doorjamb, casing, trim, walls, base boards, crown molding, shelving installed by previous owner, old or damaged ceiling fans & light fixtures, plate covers, cable and phone lines; old gas wall heaters, old gas valves, sinks, toilets, tubs, water heater, & garbage disposal; furnace, AC condensing units, non-repairable HVAC ducting, damaged AC vents & exhaust vents; and appliances)

Outside

- Remove damaged fascia, soffit, siding, decking, garage doors, fencing, old cars, sheds, sheds in considerable disrepair
- Trim trees and bushes away from roof & cut down dead trees
- Mow lawn if replacing roof

2. Foundation Repair & Leveling

Block & Beam

- Repair damaged structural components such as damaged floor joists, exterior beam and sub-floor repairs
- Level foundation

Slab

- Level foundation

3. Exterior Carpentry/ Brickwork/ Windows (house & garage)

- Replace damaged studs and base plates on the perimeter walls
- Replace rotten or damaged wood siding and brick or brick veneer siding
- Replace rotten/damaged fascia & soffits
- Install new exterior doors (or use a contractors front door if you plan to install a high quality front door later), garage doors, locks, jamb
- Install brick mold & trim
- Install new replacement windows & trim

4. Roof Replacement (house & garage) & Exhaust Venting

- Check deed restrictions/homeowners association minimum roof requirements
- Repair or replace damaged exhaust air vents, and consider alternatives (e.g., ridge vents if installing a new roof)
- Tear off all layers of old shingles (composite & wood shingles) Note: CRC will not release rehab reserve funds if all layers of old shingles are not removed prior to new shingles being installed)
- Replace damaged decking, or install all new decking when replacing wood shingles
- Install new drip edge, exhaust vents
- Install felt & shingles

5. Exterior Paint (house & garage)

- Power wash all exterior wood
- Scrape, sand, caulk and putty all exterior wood
- Prime new wood
- Paint

It's time to start working on the inside of the house, but while doing so you can also complete the exterior work – e.g., build a new detached garage, repair or replace concrete for driveways, sidewalks, patio, & porch steps; install or repair decking; replace or repair fences and gates; repair or demo the pool

6. Rough Carpentry

- Build interior walls
- Repair or replace ceiling joists, rafters, damaged studs, purloin bracing & sub flooring
- Repair or replace attic access stairs, etc.
- Build frame, decking and skirting for Jacuzzi type tubs

7. Rough Plumbing

- Repair any water leaks
- Replace damaged gas and vent pipes
- Install new (water/gas) lines for remodel jobs
- Install or repair bath tubs, shower pans, and showers
- Install or repair new water heater

8. Rough Electrical

- Trouble shoot electrical system to make sure everything is working
- Repair or replace service panel (and riser if required)
- Replace damaged wire and make repairs as needed
- Add new wiring and wall boxes for remodel, new additions, garage conversion, etc.

9. HVAC

- Service HVAC system if repairs or replacement not needed
- Repair system as needed or install new system (don't install new AC condensing units outside until you are ready to close the sale)

10. Insulation

- Install ceiling and wall insulation

11. Sheetrock & Texture

- Install new sheetrock and repair damaged sheetrock
- Tape, float, skim and sand
- Repair wall & ceiling texture or retexture all walls & ceilings

12. Ceramic Tile

- Install ceramic tile on showers, tub surrounds, and Jacuzzi surrounds, or resurface existing tile

13. Cabinets

- Install new cabinets and vanities, or repair cabinets and vanities (Note: if cabinets and/or vanities are not to be painted, wait for the paint stage to be completed before installing the cabinets)

14. Trim Package

- Install new interior doors & trim (pre-hung or doors only) or repair doors & trim
- Install or repair base boards, crown molding, chair rails, paneling, shelving and closet rods

15. Interior Paint

Preparation

- Caulk baseboards, trim, crown molding, cabinets, etc.
- Put oil based primer on all wood
- Spray Kilz 2 (or equivalent) on all walls & ceiling
- Sand oil based primer

If painting ceiling and walls same color

- Spray 1st coat of flat latex on walls and ceiling (use latex enamel in wet areas such as bathrooms, kitchen, utility room)
- Spray 2nd coat of latex on walls and ceiling
- Spray oil base paint on all woodwork
- Touch up latex for over spray of oil based paint

If painting ceiling and walls different colors

- Spray 1st coat of flat latex on walls (use latex enamel in wet areas such as bathrooms, kitchen, utility room)
- Spray 2 coats of ceiling color latex on ceiling (closet walls & ceilings are typically white)
- Spray oil base paint on all woodwork
- Roll & cut in 2nd coat of latex on walls

16. Counter Tops

- Install new counter tops and back splashes in kitchen, bathrooms, wet bar, etc., or resurface existing counter tops

17. HVAC Finish

- Install new air vents, return air vents, and thermostat

18. Electrical Finish

- Install ceiling fans, light fixtures, wall plugs, switches, face plates, and door bell

19. Flooring

- Repair and resurface existing wood floors
- Install new floor covering (carpet & pad, ceramic floor tile, linoleum, vinyl tiles, wood, or laminate)

20. Plumbing Finish

- Install toilets, sinks, faucets, shower heads & covers, and garbage disposal

21. Appliances

- Install appliances (range, oven, cook top, vent hood, microwave/vent hood, and dishwasher)

22. Punch List Items

- Install cabinet pulls, doorknobs, mirrors, doorstops, smoke detectors, mailbox, house address numbers, etc.
- Touch up paint on baseboards, walls, ceilings, cabinets and vanities

23. Cleaning

- Power wash the garage floor, driveway, sidewalks, and stained brick veneer
- Clean kitchen and bathrooms, windowsills and windows in & out
- Vacuum and mop the floors

24. Landscape

- Correct any yard drainage problems
- Clean & rework flower beds & plant new bushes
- Clean up yard to remove all trash
- Mow & edge lawn