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, doorjambs, 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, jambs
   - 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 doorbell

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