

MATERIALS LIST

LOAN #2125015

DATE 12/16/22 ADDRESS 523 BEAUMONT ST, SAINT PAUL, MN 55130

Property Specs

SFR – 3/1.5, 806 sqft, lot 3920, built 1884, 1 car detached

Utilities: Elec – ON, Water – ORDERED, Gas– ON

Winterization: FAILED - Property did not hold pressure. This home has been previously winterized on at least 2 separate occasions. The home did not pressure test but no visible breaks were noted. Could be old cracked valves and gaskets.

Heating System & Air: Dry

Septic: NO

Well: NO

FEMA FLOOD: N/A

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Rehab Notes: upgrade granite to level 2, option cost new tub with tile walls and niche, bath needs an exhaust fan and light. I'd like to see either a ceiling fan or chandelier in the dining room. Are there any walls that can be easily moved to enlarge a room. Specify lighting per room on the SOW.

1. Roof Shingles – Replace with like color (light gray)
2. Exterior Trim – White
3. Foundation – Grey masonry paint
4. Interior Wall Paint – BM Edgecomb Gray
5. Interior Trim & Ceilings – BM White Dove
6. Carpet – submit sample board
7. Luxury Vinyl Plank - <https://www.homedepot.com/p/Home-Decorators-Collection-7-13-in-W-x-48-03-in-L-Alest-Natural-Click-Lock-Rigid-Core-Luxury-Vinyl-Plank-Flooring-23-77-sq-ft-case-VTRHDALENAT7X48/318850730#overlay>
8. Flushmounts - <https://www.lowes.com/pd/Project-Source-2-Pack-14-in-White-Transitional-Integrated-LED-Flush-Mount-Light-ENERGY-STAR/1000974830>
9. Ceiling fans - <https://www.homedepot.com/p/Home-Decorators-Collection-Britton-52-in-Integrated-LED-Indoor-Matte-White-Ceiling-Fan-with-Light-Kit-and-Remote-Control-SW19110-MWH/314459875>
10. Door Hardware – BN knobs, hinges and stops
11. Kitchen Appliances – Stainless Steel finish
12. Granite Countertop – Salina White
13. Kitchen Backsplash – 4x12 (or 3x12) subway with platinum grout
14. Faucet - <https://www.lowes.com/pd/Project-Source-1-Handle-Deck-Mount-Pull-Down-Handle-Kitchen-Faucet-Deck-Plate-Included/5001882337>
15. Sink – Stainless Steel
16. Kitchen Cabinets – White Shaker
17. Kitchen Cabinet Hardware – <https://www.lowes.com/pd/Amerock-Bar-Pulls-10-Pack-3-in-Center-to-Center-Sterling-Nickel-Rectangular-Bar-Cabinet-Door-Pull/1000424307>

18. Dining room lighting - <https://www.homedepot.com/p/Generation-Lighting-Mora-13-in-W-x-17-in-H-1-Light-Clear-Glass-Teardrop-Modern-Pendant-with-Brushed-Nickel-Accents-and-Vintage-Edison-Bulb-6528201-962/302039223>
19. Bath Flooring – LVP as specified
20. Bath Mirrors – <https://www.homedepot.com/p/Glacier-Bay-22-in-W-x-28-in-H-Framed-Rectangular-Bathroom-Vanity-Mirror-in-Brush-Nickel-HDE00495/316063130>
21. Bath Faucets – <https://www.lowes.com/pd/Pfister-Masey-Brushed-Nickel-2-handle-4-in-Centerset-WaterSense-Bathroom-Sink-Faucet-with-Drain/1000244317>
22. Vanity – White Shaker
23. Vanity Lighting – <https://www.lowes.com/pd/allen-roth-Vanity-Bar/1002828758>
24. Bath Wall Tile w/platinum grout – <https://www.homedepot.com/p/Daltile-Restore-4-in-x-16-in-Ceramic-Bright-White-Subway-Tile-13-20-sq-ft-Case-RE15416HD1P2/302571023>
25. Bath Shower Wall Niche w/platinum grout – <https://www.lowes.com/pd/Satori-Hudson-11-in-x-13-in-Glossy-Porcelain-Herringbone-Subway-Wall-Tile/5002148025>
26. Bath Trim Kit - <https://www.lowes.com/pd/Pfister-Masey-Brushed-Nickel-1-handle-Bathtub-and-Shower-Faucet-with-Valve/1002959302>
27. Accessory Kit – <https://www.lowes.com/pd/Delta/5013242163>