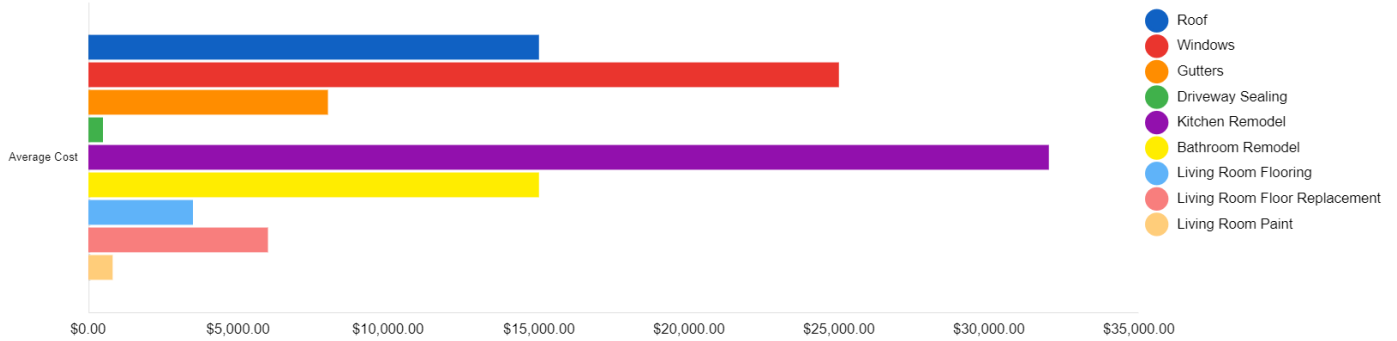


AH AT HOME

CONSULTING COMPANY

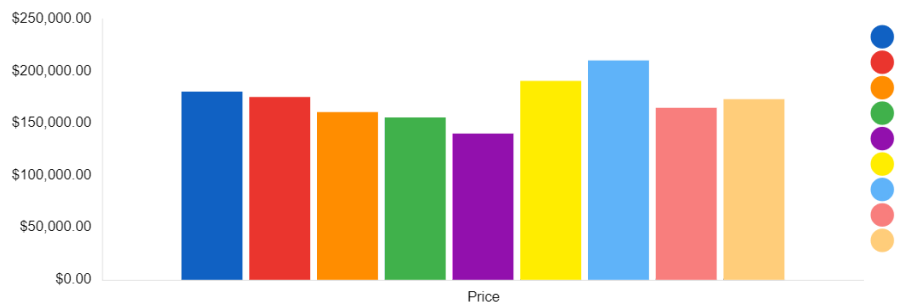
Average Project Costs



Internal Functional LIVE

- Garage Door
- Entryway Door
- Drainage
- Gutters
- Driveway Repair
- Driveway Seal
- Foundation Repairs
- Siding
- Exterior Paint
- Windows
- Roof

Home Assessment Ratings



Project Recommendations

Kitchen



Kitchen

Recommendation is for full remodel with current layout, including:

- New appliances
- New light fixtures
- New cabinets and hardware
- Removal of soffit
- New countertops
- Undermount Sink and new faucet
- New flooring
- Paint



Bathroom #1

Recommendation is for Full Demo and Remodel Including:

- New Toilet
- New Tub
- New Tub Surround
- New Vanity and Faucet
- Removal of Soffit and Creation of Half Wall to Open Up the Space
- New Flooring
- Paint



Bathroom #2

Recommendation

is for Full Demo and Remodel Including

- New Toilet
- New Tub
- New Tub Surround
- New Vanity and Faucet
- Removal of Soffit and Creation of Half Wall to Open Up the Space
- New Flooring

Unknowns (electrical, plumbing, kitchen design)

Average cost based on...



Living Room

Recommendations:

- Remove Window Treatment
- Paint
- Remove Carpet
- Refinish Hardwoods?
- New Light Fixture
- Unknowns (Condition of floor under carpet)

Average Cost Based On...

Unknowns (Electrical, Plumbing, Design)

Average Cost Based on...



Exterior Paint

Recommendations:

- Paint brick to match siding
- paint shutters black
- paint garage door white
- re-seal driveway
- remove front walkway railing
- power wash front sidewalk
- inspect roof

Average Cost Based On...

• Paint

Unknowns(Electrical, Plumbing, Design)

Average Cost Based on...



Exterior Rear

Recommendations:

- Remove Fence
- Replace Garage Doors
- New patio
- Landscaping
- Remove Antenna
- Inspect Roof

Average Cost Based On...

Comparable Properties



Comp 1

50 Angora Drive 14617

3 Bedroom, 2 Bathroom 1434 Sq/Ft

Year Built: 1956

Sold on 7/26/21

Price of Sale: \$180,000

https://www.zillow.com/homedetails/50-Angora-Dr-Rochester-NY-14617/30976535_zpid/

When we talk about comps, we are looking for properties that are "comparable" which is how the banks assess value for tax and financing purposes. Based on our customers' needs, the comps will either be based on the current state of their home or what the max value based on our recommendations would be. When we are able to see the "max value" of what the house can sell for, we can make recommendations for house projects based on their budget, goals, and where the most ROI will be.



Comp 2

424 Brookview Dr 14617

3 Bedroom, 2 Bathroom 1397 Sq/Ft

Year Built: 1953

Sold on 2/26/21

Price of Sale: \$175,000

https://www.zillow.com/homedetails/424-Brookview-Dr-Rochester-NY-14617/30976552_zpid/



Comp 3

15 Bernercrest Dr 14617

3 Bedroom, 2 Bathroom 1440 Sq/Ft

Year Built: 1964

Sold on 11/15/21

Price of Sale: \$160,000

https://www.zillow.com/homedetails/15-Bernercrest-Dr-Rochester-NY-14617/30980805_zpid/