Wayne Wood Construction, Inc. Lic. #733784

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Mills Act Work Plan for NW Corner of Santa Rita and Ocean Ave

Items to be worked on	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Tree trimming	4,300.00										
Replace eaves/roof overhang	15,000.00										
Replace roof; copper flashing	28,000.00										
Repair stucco at grade (southwest corner of building)	18,000.00										
Termite tenting	1,400.00		250.00		250.00		250.00		250.00		250.00
Dry rot repair and subterranean treatment	1,200.00										
Basement vapor barrier	1,600.00										
Upgrade plumbing	5,000.00	2,000.00	1,000.00								
Upgrade electrical	2,500.00	1,000.00									
Fireplace insert	5,200.00										
Insulation	3,000.00										
Seismic retrofit	2,250.00	2,250.00									
HVAC	3,500.00										
Window and door rehab	11,000.00	3,000.00	1,500.00	1,500.00	1,500.00						
Install collar ties	1,500.00										
Landscaping and maintenance	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00
Paint	18,500.00										
Replace wood deck with landscaping or flagstone, to be determined by owner		10,000.00									
Reduce size of shed		500.00									
Grading and site drain as needed	8,500.00										