

# FAVORITE FEATURES OF THE HOME

An important part of our marketing strategy is to showcase what you love about your home and neighborhood. The information you provide in this packet will enable us to highlight your home's best features, and tell a story that will help buyers fall in love with the house just as you did.

## TOP 3 THINGS YOU LOVE MOST ABOUT YOUR HOME

- 1 The location,
- 2 The charm of a naturally New Orleans home.
- 3 The neighbors

## UNIQUE FEATURES OF YOUR HOME

It is a shotgun style house with a hallway

## BEST MEMORIES IN YOUR HOME

When I lived on the 3607 side, I would walk to the Tulane baseball games.

## FAVORITE SPOT TO HANG OUT IN YOUR HOME AND WHY

The front porch because I'd always talk with the neighbors

## ADDITIONAL FEATURES

- Pool       Hot Tub       Fenced in Yard       Sprinkler System
- In-Law Suite       Finished Basement       Unfinished Basement
- Fireplace       Security System       Shed       Workshop
- Solar Panels:       Owned       Leased, Expires: \_\_\_\_\_
- Other \_\_\_\_\_

# INTERIOR RENOVATIONS & UPGRADES

Check off any applicable upgrades to the interior of the house, note what year each one was completed and include a brief description.

UPGRADED?	YEAR	DESCRIPTION & APPROXIMATE COST
<input type="checkbox"/> Flooring	<u>2024</u>	<u>Replaced flooring on 3607</u>
<input type="checkbox"/> Paint	<u>2026</u>	<u>Painted the inside of 3605</u>
<input type="checkbox"/> Kitchen	<u>2014</u>	<u>all new counter tops, appliances, + sheetrock/paint</u>
<input type="checkbox"/> Appliances	<u>2014</u>	<u>all new appliances</u>
<input type="checkbox"/> Water Heater*	<u>2014</u>	<u>new water heater</u>
<input type="checkbox"/> A/C* or Heating	<u>2014/2026</u>	<u>Installed new in 2014/replaced unit on 3605 in 2026</u>
<input type="checkbox"/> Plumbing	<u>2014</u>	<u>all new plumbing</u>
<input type="checkbox"/> Electrical	<u>2014</u>	<u>all new electrical</u>
<input type="checkbox"/> Master Bath	<u>2014</u>	<u>new tub, fixtures + sink</u>
<input type="checkbox"/> Other Baths	_____	_____
<input type="checkbox"/> Windows	_____	_____
<input type="checkbox"/> Doors	_____	_____
<input checked="" type="checkbox"/> Other	<u>2020</u>	<u>Richard Earls performed foundational upgrades</u>
<input type="checkbox"/> Other	_____	_____

\*Age of water heater if it has not been replaced \_\_\_\_\_

\*Age of A/C if it has not been replaced \_\_\_\_\_

# EXTERIOR RENOVATIONS & UPGRADES

Check off any applicable upgrades to the outside of the house, note what year each one was completed and include a brief description.

UPGRADED?	YEAR	DESCRIPTION & APPROXIMATE COST
<input type="checkbox"/> Roof *	_____	_____
<input type="checkbox"/> Paint	<u>2018</u>	<u>Painted the entire exterior of house</u>
<input type="checkbox"/> Garage	_____	_____
<input type="checkbox"/> Patio/Deck	_____	_____
<input type="checkbox"/> Landscaping	_____	_____
<input type="checkbox"/> Sprinklers	_____	_____
<input type="checkbox"/> Pool	_____	_____
<input type="checkbox"/> Fencing	_____	_____
<input type="checkbox"/> Shed	_____	_____
<input type="checkbox"/> Other	_____	_____
<input type="checkbox"/> Other	_____	_____

\*Age of roof if it has not been replaced \_\_\_\_\_

HOME REPAIRS THAT HAVE NOT YET BEEN COMPLETED

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# ROOM DESCRIPTIONS

Room descriptions will help us highlight key attributes and unique features of your home.

KITCHEN Open concept

LIVING ROOM Open concept

DINING ROOM

MASTER BEDROOM In the back of the house with rear porch access

MASTER BATHROOM

KIDS ROOMS

GUEST BEDROOMS

OFFICE

GAME ROOM OR BASEMENT

OTHER

# WHAT STAYS & WHAT GOES

In order to be clear about what you would like to take with you when you sell the house, please check off the items that will be included in the sale and which are excluded that you plan on taking with you. Fixtures (anything permanently attached) are not included on the list as it is customary that they stay in the home unless otherwise noted.

ITEM	INCLUDED	EXCLUDED	NEGOTIABLE	N/A
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Washer/Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Dehumidifier	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Curtains	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Speakers	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Cameras	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Patio Awning	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Yard Decor	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>

VALUABLE FIXTURES INCLUDED IN THE SALE

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ANY OTHER INFORMATION THAT YOU WOULD LIKE TO ADD

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# INFO FOR THE NEW OWNERS

Help the new owners feel right at home by providing information you would find helpful when you first moved in. Be sure to leave the new owners any warranty paperwork that goes with the house as well.

UTILITY SERVICE PROVIDERS	AVG COST/MONTH
Electric _____	<u>\$100<sup>00</sup></u>
Water _____	<u>\$60<sup>00</sup></u>
Gas _____	<u>\$25<sup>00</sup></u>
Internet _____	_____
Phone _____	_____
Cable _____	_____
Trash/Recycle _____	<u>included in water bill</u>
Security System _____	_____

## OTHER HELPFUL INFORMATION

Trash Day \_\_\_\_\_ Recycle Day \_\_\_\_\_  
Alarm Code \_\_\_\_\_ Garage Code \_\_\_\_\_ Pool Code \_\_\_\_\_  
Mailbox # \_\_\_\_\_ Mail Delivery/Pickup Time of Day \_\_\_\_\_

Any additional tips or information you would like to give the future owners

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# COMMUNITY AMENITIES

Wow potential buyers with a list of all the amenities your community has to offer. You can add additional items if they are not on the list.

## AMENITIES

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Gated Community                       | <input type="checkbox"/> Security             | <input type="checkbox"/> Fitness Center |
| <input type="checkbox"/> Pool                                  | <input type="checkbox"/> Hot Tub              | <input type="checkbox"/> Playground     |
| <input type="checkbox"/> Clubhouse                             | <input type="checkbox"/> Community Kitchen    | <input type="checkbox"/> Movie Room     |
| <input type="checkbox"/> Picnic Area                           | <input type="checkbox"/> Lake Access          | <input type="checkbox"/> Dog Park       |
| <input type="checkbox"/> Walking Path                          | <input type="checkbox"/> Hiking Trails        | <input type="checkbox"/> Bike Path      |
| <input type="checkbox"/> Golf Course                           | <input type="checkbox"/> Sports Courts: _____ |   |
| <input type="checkbox"/> Scheduled Community Activities: _____ |   |   |
| <input type="checkbox"/> Other: _____                          |   |   |

## HOME OWNERS ASSOCIATION

Does the neighborhood have a Home Owners Association?  Yes  No

If yes, what is the amount due? \$ \_\_\_\_\_

Paid  Monthly  Quarterly  Semi-Annually  Annually

HOA Name \_\_\_\_\_ Phone/Email \_\_\_\_\_

# YOUR NEIGHBORHOOD FAVORITES

Everyone loves getting a local's recommendations!  
What are your favorites?

## TOP 3 THINGS YOU LOVE MOST ABOUT YOUR NEIGHBORHOOD

- 1 Tulane sporting events
- 2
- 3

## FAVORITE LOCAL HOT SPOTS

Coffee Shop Petite Rouge Cafe Bakery Humble Bagel, Sucre  
Brunch Mojo Coffee House Happy Hour Felipe's Mexican Taqueria  
Parks Audubon Park Gym/Fitness Studio Yoga Unbound  
Farmer's Market (when & where) 200 Broadway St. Tuesday 8:30AM  
Restaurants Frostog Diner, Jacques-Imo's, Brigten's  
Date Night Shaya, Cava, Clancy's, Pascal Manale  
Brewery &/or Wine Bar Roberts' Bar, The Columns, Superior Grill  
Places to Take the Kids Creole Creamery, Audubon Park, The Batch  
Places to Take Out of Town Guests Audubon Park Zoo Plum St. SnowBalls

## FAVORITE FRIENDLY NEIGHBORS

Name \_\_\_\_\_ House # \_\_\_\_\_ Phone \_\_\_\_\_  
Name \_\_\_\_\_ House # \_\_\_\_\_ Phone \_\_\_\_\_

# RICHARD EARLS CONSTRUCTION, LLC.

8435 Burthe St.  
New Orleans, La 70118

LA STATE LIC 46526  
504 628 9182

December 4, 2019

Will McSweeny  
(504) 427-2466  
mcsweeny87@gmail.com

Work to be performed at : 3605-07 Calhoun St.

Remove and replace 9ft of sill at back left bounce sill.

Sister 17 joists on left side of house from outside sill to center sill.

Sister 28 joists on right side of house from outside sill to center sill.

Remove and replace 7 piers on right side exterior of house with steel reinforced concrete footings.

Remove and replace 7 piers under the right bounce sill with steel reinforced concrete footings.

Remove and replace 9 piers under the center of the house with steel reinforced concrete footings.

Remove and replace 7 piers under the left bounce sill with steel reinforced concrete footings.

Remove and replace 4 piers under the left exterior of house with steel reinforced concrete footings.

Build 1 new pier with steel reinforced concrete footing under right bounce sill where sill is sagging.

Build 1 new pier with steel reinforced concrete footing under center of house where sill is sagging.

Fix shimming on top of piers where not fully supporting the sill.

Total

**\$20,680.00**

All construction work is guaranteed to be as specified, and performed in a substantial workmanlike manner. Anything found outside the scope of work will be brought to the attention of the property owner, outlined and documented. Any additional work will require approval prior to any action or work done.

The total sum for all work specified is: Twenty thousand six hundred eighty dollars (\$20,680.00) payments to be made as follows :1/2 to start (\$10,340.00) and balance due upon completion of work specified (\$10,340.00).

# RICHARD EARLS CONSTRUCTION

Respectfully submitted,  
Richard Earls

Acceptance of proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified and payments will be made as outlined above.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Note : This proposal may be withdrawn by us if not accepted within 30 days