



Rehab Pointers

- Clean & Secure Property
- Utilities
 - Water & Sewage
 - Miami-Dade Water & Sewer
 - Can connect for thirty days
 - Adding additional water meters
 - Will replace or repair damaged water meter boxes.
 - Electric
 - Florida Power & Light
 - Service Planning Department
 - Connecting electricity to existing structure.
 - Adding additional electrical meters.
 - Solid Waste Collection
 - Request for Service
 - Trash Removal Days
 - Bulk Debris Removal Day
 - Damaged or Stolen Container
- Plans
 - Architect
 - Designs & Signs off on architectural plans
 - Charges 15%-20% per square foot
 - Engineer
 - Mechanical, Electrical and Plumbing Plans (MEP)
 - Flat Fee or Percentage
- Permits
 - Unsafe Structures
 - Demolition Order
 - Structural
 - Electrical
 - Plumbing
 - Mechanical
- Roof
 - Components
 - Types
 - Repair
 - Rain Gutters
 - Nails should not go through roof flashing
 - Insulation of Attic
 - R-19 minimum

- Exterior Stucco
 - Materials
 - Spray Gun
- Framing
 - Wood or Metal
 - Furring Strips
 - Tie Inns
 - Fire Stop
 - Ceiling
- Doors & Windows
 - Make sure you have same key for all doors and rajas
 - Makes access easier
 - Can change locks later
 - Make copies of all keys
 - Contractors
 - Lost
 - Lock Box – Show Picture of one
 - Attach tags to key for easy identification
 - Repair
 - Damaged glass
 - Mechanical damage
 - Sliding glass doors
 - Purchase Doors
 - Stock
 - Special Order
 - Left or Right Hand door?
 - Swing out or in?
 - Install
- Storm Shutters
 - Security
 - Code
 - If you replace original windows, need to provide storm shutters to close permit.
 - Weather
- Electrical
 - Temporary Power
 - Meters & Box
 - Rough Out Wiring
 - Outside electrical fixtures & sockets
 - Interior Wall Sockets
 - Dryer & Stove
 - Microwave
 - GFI
 - Garbage Disposal
 - Water Heater
 - A/C
 - Ceiling Fixtures
 - Lights
 - Fans
 - Smoke Alarms
 - Cable TV Outlets
 - Cable
 - Satellite Dish

- Telephone Outlets
- Plumbing
 - Water
 - CPVC tubing
 - Copper tubing
 - Waste
 - PVC tubing
 - Central A/C
 - Drain Line.
 - Hot Water Heater
 - Drain line.
 - Shut off valves.
 - Bathroom
 - Toilet
 - Sink
 - Shower or Bathtub
 - Kitchen
 - Dish Washer
 - Refrigerator
 - Ice Cube Maker
 - Water Dispenser
 - Sink
 - Sink Type
 - Hot & Cold Fixtures
 - Drain
 - Garbage Disposal
 - Laundry Room
 - Washer
 - Stack Pipe
 - Through Roof
 - Sewer Gas
 - Outside Water Fixtures
 - Hose Outlets
 - Sprinkler System
 - Water Meter Access Pipe(s)
 - Exotic Fixtures
 - Fixtures difficult to find due to age of building
- Air Conditioning
 - Central
 - Compressor
 - Air Handler
 - Copper Tubing
 - Electrical Wiring
 - A/C Unit
 - Thermostat
 - Air Duct Material
 - Vent Boxes and Covers
 - Wall & Window Units
 - Don't Cover Vents – Used for evaporation
 - Level
 - Filters
 - Clean or pay
 - Cardboard

- Permanent
 - Must provide heat for tenants
 - Buy A/C unit with heaters
 - Drywall & Flooring
 - Flooring
 - Damage Signs
 - Water Damage
 - Pin Holes
 - Powder Post Beetle
 - Termites
 - Tile Floor – Tap floor for hollow signs
 - Will eventually tent up and explode
 - Tile on Tile needs to be prepped
 - Bonding Agent
 - Joyce
 - Sub Floor
 - Ply Wood
 - Flooring, 5/8 or 1/2 inch
 - Actual Floor
 - Tile
 - Durock
 - Tongue & Grove
 - Drywall
 - Green Board
 - More water resistant
 - Sheet Rock
 - One Coat
 - Durock
 - Bathrooms
 - Tile (Floor - Kitchen & Bathroom)
 - Mastic
 - Grout
 - Dark Color, Why?
 - Sealer
 - Tile
 - Clay
 - Marble
 - Ceramic
 - Water Heaters
 - Tall Boy
 - Fat Boy
 - Capacity - Gallons
 - Connection
 - Kit
 - Electrical
 - Plumbing - Hot & Cold Water access
 - Replacing Water Heater
 - Make sure you have hot & cold cut off valves for water.
 - Drip Pan
 - Moisture Barrier
 - Protect Floor
 - Wood Trim
 - Door Frames

- Base Board
 - Tile
 - Wood
 - Caulk
- Interior Painting
 - Primer/Sealer
 - Flat
 - Eggshell
 - Satin
 - Semi Gloss
 - Gloss
 - High Gloss
 - Remove Light Fixtures, Wall Socket Covers, Door Handles & Locks
 - Sanding
 - Painting Iron Bars (Rejas)
- Kitchen & Cabinets
 - Measure
 - Press Wood
 - Cheap but absorbs water
 - Back Splash
 - Tile
 - Linoleum
 - GFI Wall Sockets
 - Wall Socket for Microwave
 - Sink
 - Type
 - Garage Deposal
 - Hot & Cold Water Fixtures
 - Test Drawers & Cabinets
 - Caulk - Everything
- Bathroom
 - Toilet
 - Wax Ring
 - Shower Stall
 - Membrane
- Appliances
 - Used
 - New
 - Remove electric cords from old dryer and stove.
 - Eliminate delivery charges.
- Exterior Painting
 - Wasp Spray
 - Pressure Clean
 - Caulk around fixtures, doors & windows.
 - Primer/Sealer
 - Color Scheme
 - Fixtures
 - Trim
 - Walls
 - Exterior Paint
- Fencing, Sidewalks, Exterior Lighting, Sprinkler System & Driveway
 - Fence
 - Type

- Wood
 - Chain Link
 - Cement & Block
 - Iron Bars
 - Height
 - Six Feet – Residential
 - Eight Feet – Commercial
 - Permit
- Landscaping
 - Sprinklers
 - Level Land
 - Top Soil
 - Grass
 - Plants & Shrubs
 - Install mailbox and address signs
- Tenting
 - Tent house after you are finished the rehab work
- Final Inspections

