

From: LITN Home Improvements litnsc@gmail.com
Subject: 2256 Ion Ave
Date: Jun 20, 2025 at 2:57:45 PM
To: sean@coastalsouth.net

To whom it may concern:

LITN Home Improvements LLC has been contracted to do repairs around the exterior of 2256 Ion Ave. The repairs requested by the homeowners consist of the following:

1. Replace 6 pieces of siding (Will paint same color as current color). The siding being replaced is rotted beyond the ability to do quick bondo type repair. Please see pictures numbered "1"
2. Repair 3 window sills with new wood (Will paint same color as current color. The window sills are rotted and cannot be painted currently so we need to replace the sills). Please see pictures numbered "2"
3. Front doors: replace hinges due to rusting (Example shown in pictures). Other than the obvious appearance of rust on the hinges, the doors are not closing entirely (as shown in picture numbered "3")
4. Replacing a damaged piece of soffit in the rear of the home which currently leaves an exposed opening for pest and critters to enter. This will be replaced as it is currently and then painted the same color as current. Please see pictures numbered "4"

Please note, our intention is not to change the lityhook of the home with any of the above repairs, only to keep the home looking as it should by addressing the natural wear and tear.

5. The final item on the list is to remove all of the lattice that is on the ground level of the home with wood louvres. The current lattice is a mix of wood and plastic. All of the nearby homes currently have louvres and the new home owner would like a similar look on this home. Please see pictures numbered "5"

The total of the above work is \$11,265.00

Thank you for your help with this project,
Joseph Fitzpatrick
LITN Home Improvements LLC
[843-300-8521](tel:843-300-8521)















