

5622 W Grovers Ave, Glendale, AZ 85308

1,685 sq ft Built 1979 3 bd (est.) 6 bath fixtures Lot 8,621 sq ft Pool

Renovation completed room by room: 7 improvements finished, shown below with before and after photos.

Photos in this sample book are drawn placeholders marked **SAMPLE PHOTO**; receipts, vendors, dates and draws are **SAMPLE DATA**.

Original purchase price

\$280,000

Underwritten ARV (sample report)

\$453,000

Documented improvements

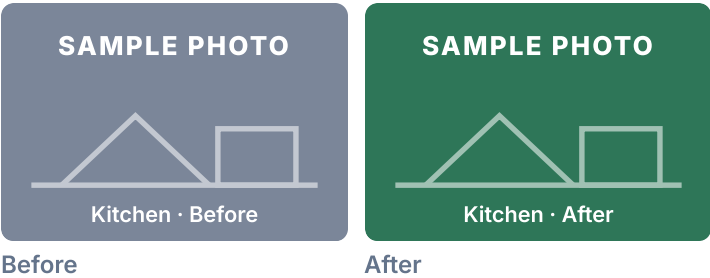
\$67,420

8 receipts on file

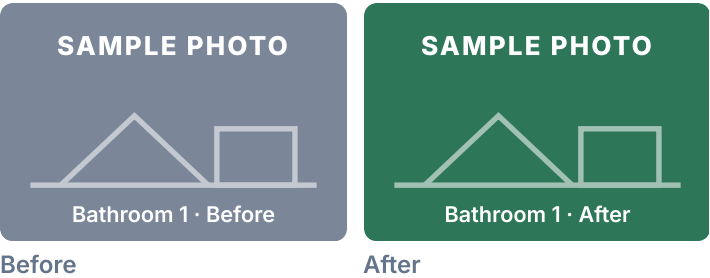
Lender or appraiser determines value; this book documents the work. The ARV shown is the underwritten estimate from the sample report, not an appraisal.

Before and after

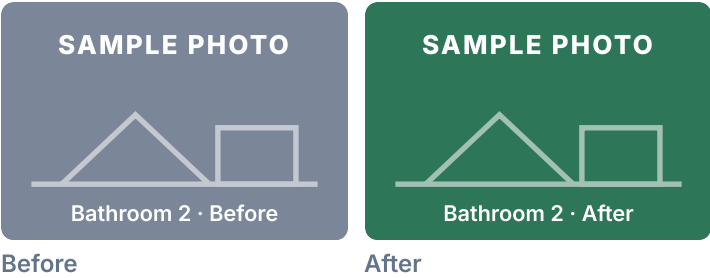
Kitchen



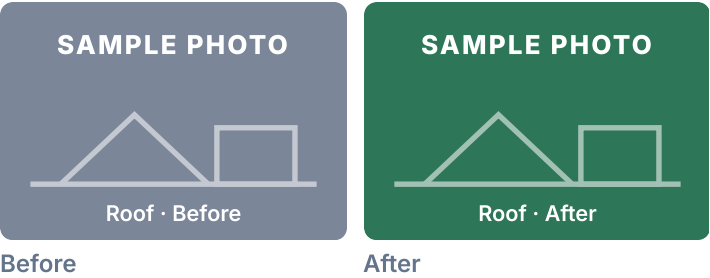
Bathroom 1



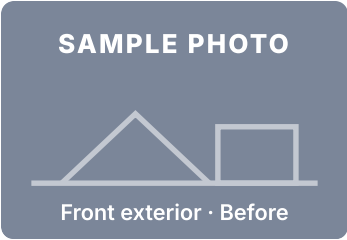
Bathroom 2



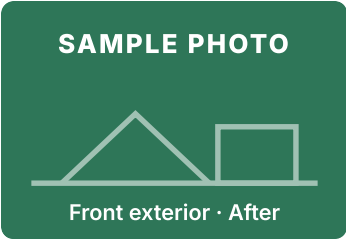
Roof



Front exterior



Before



After

Completed improvements

Improvement	Area	Scope	Completed	Cost
Roof replacement	Roof	1,938 roof sq ft	Aug 10, 2026	\$14,120
HVAC system replacement	HVAC	1 system	Aug 6, 2026	\$8,750
Electrical repairs / devices	Electrical	1 lump sum	Aug 9, 2026	\$680
Water heater replacement	Water heater	1 unit	Sep 10, 2026	\$1,690
Kitchen full replacement	Kitchen	1 lump sum	Sep 12, 2026	\$24,300
Bath mid-grade remodel	Bath (each)	2 bath	Sep 11, 2026	\$11,650
Windows	Windows	8 window	Sep 12, 2026	\$5,480
Total, completed improvements				\$66,670

Improvement ledger: budget vs actual

Line item	Budget	Actual	Receipts	% complete	Completed
Roof replacement	\$13,566	\$14,120	1	100%	Aug 10, 2026
HVAC system replacement	\$9,000	\$8,750	1	100%	Aug 6, 2026
Electrical repairs / devices	\$750	\$680	1	100%	Aug 9, 2026
Plumbing repairs / fixtures	\$750	\$0	0	0%	·
Water heater replacement	\$1,800	\$1,690	1	100%	Sep 10, 2026
Kitchen full replacement	\$25,000	\$24,300	1	100%	Sep 12, 2026
Bath mid-grade remodel	\$12,000	\$11,650	1	100%	Sep 11, 2026
Flooring	\$8,425	\$0	0	25%	·
Interior paint	\$5,055	\$0	0	0%	·
Stucco / siding repair allowance	\$1,500	\$0	0	0%	·
Windows	\$5,200	\$5,480	1	100%	Sep 12, 2026
Door hardware / adjustments	\$500	\$0	0	0%	·
Landscaping basic install	\$4,000	\$0	0	0%	·
Pool resurface	\$8,000	\$0	0	0%	·
Site cleanup / dumpster	\$1,500	\$750	1	50%	·

Line item	Budget	Actual	Receipts	% complete	Completed
Contingency (10%)	\$9,705	.			
Total	\$106,751	\$67,420	8	72%	

Draw history

Draw	Status	Submitted	Requested	Funded	Funded on
#1	Funded	Aug 14, 2026	\$19,117	\$19,117	Aug 20, 2026
#2	Submitted	Sep 15, 2026	\$36,077	.	.
Total funded				\$19,117	

Permits

None listed by the owner.

Prepared with Blueline Analytics project tracker (prototype) from the owner's tagged photos, receipts and completed line items. Lender or appraiser determines value; this book documents the work. Not an appraisal or inspection report.