

1427 Magnolia Ridge Dr, Hoover, AL 35244

Site-Built Home · Built 1996 · 1850 sqft · 3 bd · 2 ba

Assessment Overview	
Property Address	1427 Magnolia Ridge Dr, Hoover, AL 35244
Property Type	Site-Built Home
After-Repair Value	\$315,000
Asking Price	\$235,000
Projected Renovation Costs	\$57,035
Target Acquisition Range	\$183,500 – \$193,500
Projected Return on Investment	13.4%
Overall Assessment	Good · Recommended with Price Adjustment

Professional Recommendation

1427 Magnolia Ridge is a structurally sound 1996 site-built home in a stable Hoover submarket. The property has been well-maintained but has now reached a natural refresh cycle: HVAC replacement, kitchen and primary-bath updates, and a whole-house cosmetic refresh will bring it in line with recent comparable sales. There are no red-flag structural, moisture, or foundation issues. With a disciplined renovation budget and a target acquisition price aligned to the projected costs below, this property offers a defensible return for a flip or a strong long-term rental hold.

Property Strengths

- Established Hoover neighborhood with consistent resale demand and strong school zoning.
- Solid structural envelope — foundation, framing, and siding all in good condition.
- Motivated seller with clear disclosure of history and maintenance.
- Cosmetic-heavy scope of work — most updates are predictable and cost-controllable.

Areas for Discussion

- HVAC system is at end of service life and will require full replacement.
- Kitchen and primary bath are original and require full cosmetic renovation to hit comparable ARV.
- Two failed window seals will be visible during any future buyer inspection.

Suggested Questions Before Closing

- Confirm exact age of roof and request any warranty transfer documentation.
- Request maintenance records for HVAC and water heater.
- Verify property tax status and any outstanding HOA assessments.
- Confirm survey and lot boundary — rear deck placement relative to setback.

Discussion Points

- HVAC replacement cost (~\$6,800) is a clear, documentable price-adjustment lever.
- Failed window seals and kitchen scope support a below-ask offer.
- Offer a shorter close (14–21 days) in exchange for a firm price.

Roof



HVAC

Kitchen



Bathroom 1



Porches/ Decks



Driveway



Property Details	
Address	1427 Magnolia Ridge Dr, Hoover, AL 35244
Type	Site-Built Home
Year Built	1996
Sq Footage	1850
Bedrooms	3
Bathrooms	2
Lot Size	0.28 acres
Asking Price	\$235,000
After-Repair Value	\$315,000
Seller Notes	Owner-occupied for 18 years. Roof replaced approximately 2015. HVAC serviced annually, original to home. Selling due to relocation. Some cosmetic updates needed; kitchen and primary bath original.

Structural Systems	Condition	Projected Cost	Notes
Roof	Fair	\$2,800	Architectural shingles ~10 yrs old. Minor granule loss on south slope; two loose ridge caps. No active leaks observed from attic side.
Foundation	Good	\$750	Poured slab. Two hairline cosmetic cracks in garage floor. No differential settlement noted.
Crawl Space	Not Applicable	\$0	Slab foundation — no crawl space.
Attic	Fair	\$1,500	R-19 blown insulation, uneven coverage. Recommend topping to R-38. Bath vent terminates in attic — reroute to soffit.

Exterior Systems	Condition	Projected Cost	Notes
Exterior Windows	Fair	\$3,200	Original double-hung vinyl windows. Two failed seals (fogging) on north elevation.
Exterior Doors	Good	\$400	Front door in good condition. Rear slider track needs cleaning and adjustment.
HVAC	Poor	\$6,800	Original 1996 Rheem condenser and air handler. R-22 refrigerant. Recommend full replacement with 14 SEER system.
Exterior Plumbing	Good	\$250	Hose bibs functional. Main shut-off accessible at meter. No visible leaks.
Exterior Electrical	Good	\$350	200A service panel. Weatherhead and meter base in good condition. One exterior outlet missing GFCI cover.
Landscaping	Fair	\$1,200	Overgrown foundation shrubs on east side touching siding. Two dead crepe myrtles to remove.
Porches/ Decks	Fair	\$1,800	Rear wood deck (approx 12x14) shows weathering; needs sanding, replacement of 4 boards, and re-stain.
Soffit Fascia	Fair	\$950	Aluminum soffit intact. Fascia paint peeling on south elevation; one section of fascia board soft at NE corner.
Siding	Good	\$600	Hardieboard siding in good condition. Minor caulking needed at

Exterior Systems	Condition	Projected Cost	Notes
			trim joints.
Other Structures	Not Applicable	\$0	None.
Driveway	Fair	\$1,400	Concrete drive with two visible cracks (~1/4 inch). Recommend crack seal and pressure wash.
Miscellaneous	Fair	\$900	Interior cleaning, trash-out, and general punch list.

Interior Systems	Condition	Projected Cost	Notes
Kitchen	Poor	\$14,500	Original oak cabinets, laminate counters, dated appliances (working). Recommend full refresh: paint cabinets, quartz counters, mid-grade appliance package, tile backsplash.
Bathroom 1	Fair	\$4,200	Primary bath — original vanity, cultured marble top, fiberglass tub/shower. Grout failing at floor tile. Update vanity, top, mirror, fixtures; re-caulk tub.
Bathroom 2	Fair	\$2,600	Hall bath — dated fixtures, tub in serviceable condition. Replace vanity, toilet, and lighting.
Bedroom 1	Good	\$450	Primary bedroom — carpet worn but clean. Paint touch-up needed. Ceiling fan operational.
Bedroom 2	Good	\$350	Carpet acceptable. Minor drywall repair around closet door.
Bedroom 3	Good	\$350	Currently used as office. Paint refresh recommended.
Paint	Fair	\$3,800	Whole-house interior repaint recommended; walls show wear and outdated color palette.
Drywall	Good	\$500	Isolated repairs at door stops and one ceiling stain (dry) in hallway from prior roof leak.
Interior Doors	Fair	\$900	6-panel hollow-core doors, several with damaged corners. Replace 4 doors.
Interior Windows	Good	\$200	Window sills and casings acceptable. Minor caulking.
Interior Electrical	Good	\$400	Outlets and switches functional. Recommend replacing all devices with new white units for cosmetic consistency.
Interior Plumbing	Good	\$300	PEX supply lines throughout. Kitchen faucet drips — replace.
Living Room	Good	\$250	Brick fireplace serviceable. Recommend clean and re-mortar two joints.
Dining Room	Good	\$150	Chair rail and trim in good condition.

Projected Costs Summary	
Total Projected Renovation Costs	\$51,850
10% Contingency	\$5,185
Total Renovation Budget	\$57,035

Offer Calculation	
After-Repair Value (ARV)	\$315,000
Desired Profit	\$35,000
Closing Costs	\$6,300

Offer Calculation	
Holding Costs	\$4,500
Selling Costs	\$18,900
Renovation Budget	\$57,035
Target Acquisition Range	\$183,500 – \$193,500
Total Investment	\$261,100
Projected Profit	\$35,000
Projected Return on Investment	13.4%