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STEVEN C. FLUM, INC.
architecture • urban planning



Scope of Work

11417 St. Aubin

The house had been substantially completed except for exterior work on the front porches and site. Since that time theft and damage to the house has occurred.

ARCHITECTURAL DOCUMENTATION

1. The documentation should be used only as a reference. The layout may have changed.
2. Ceiling fans shown on documentation should be replaced with ceiling mounted light fixture.

GENERAL ITEMS

1. Submit for all building permits and obtain inspections on all items that are completed and not completed.
2. Lead inspections have been completed and certificate obtained.
3. The house has been Energy Star certified and documentation has been obtained. No further audit or inspections are required.
4. Entire house to be cleaned including cleaning window glass, sash track, floor and walls.
5. Remove dust covers to all smoke detectors
6. All wood flooring to be sanded, stained and refinished.
7. After installing furnace and bringing house up to 70 degrees evaluate house for drywall cracks and cracks in caulking. Repair and paint.
8. Repair and paint all walls and ceilings that are damaged.
9. Check all GFI electrical outlets many are not working properly.
10. Clean ductwork

INTERIOR GENERAL ITEMS

1. Install missing hot water tank
2. Install missing furnace and ac condenser per specifications.
3. Provide and install all appliances. Except dishwasher which is present. Check if operational, replace if it is not.
4. Electrical wiring at circuit panel has been cut. Replace all missing wiring and correct all electrical to meet code. Check all GFI electrical outlets many are not working properly.
5. Existing carpet to be steam cleaned and any stains removed.
6. Install wood transition strip at all ceramic tile transitions
7. Caulk both bathroom tubs at surrounds
8. Interior doors are not installed. Many of these doors are currently in the garage

9. Install missing door stops throughout house

LIVING ROOM

1. Repair hole in wood floor and refinish
2. Install thermostat

KITCHEN

1. Caulk backsplash

FIRST FLOOR BATH

1. No GFI outlet
2. Install wood trim over gap between vanity and wall
3. Install shoe molding on base trim

MUD ROOM

1. Install bi-fold door to pantry
2. Install wire shelf and pole
3. Install shoe molding on base trim

LAUNDRY

1. Dryer exhaust not installed
2. Resolved ceramic floor tile tripping hazard by installing a stone beveled transition piece

UPSTAIR WEST BEDROOM

1. Resolve dip in carpet at door

BATHROOM

1. Install wood shoe molding at base trim
2. Caulk backsplash

ATTIC

1. Install wood cap on guard wall
2. Bottom of stair patch hole in stair stringer

BASEMENT

1. Cover gap in trim and drywall at stair
2. Secure header at bottom of stair
3. Clean, scrape and paint walls and floor
4. Cut concrete floor and install sewer back flow preventer

HOUSE EXTERIOR

1. Clean siding
2. Replace rear metal door, frame and threshold
3. Repair and or replace rear screen door

4. Replace siding or repair small holes and cracks on north side of house
5. Repair or replace vinyl siding at upper window north side of house
6. Repair exhaust vent in glass block north side
7. Repair siding around furnace exhaust / intake
8. Fill in hole in wall south west corner of house
9. Remove loose wiring at south east corner of house
10. Caulk all thru-wall penetrations
11. Replace damaged vinyl corner trim
12. Repair or replace vinyl trim where porch guard meets house
13. Repair alum eave trim at front dormer
14. Repair and paint second floor balcony soffit and install painted wood molding at house and porch beam
15. Repair trim over front door
16. Caulk around storm door at second floor balcony
17. Enclose exposed foam insulation under rear addition overhang with pressure treated wood sheathing and trim
18. Enclose under front porch steps with pressure treated wood trim
19. Stain front porches posts, railing and guards
20. Finish all pressure treated lumber at front upper and lower porches and rear porch by cleaning, power washing and staining the lumber
21. Install AC pad, condenser and line sets

GARAGE

1. Replace damaged man door and frame
2. Missing downspout north west corner
3. Provide two remotes for garage door operator and make sure unit operates properly

SITE

1. Install metal cover for water shut off connection, contact City
2. Replace cracked sidewalks
3. Install concrete service walk between sidewalk and curb
4. Cap all abandoned downspout drain holes

LANDSCAPING

1. Replace all front landscaping shrubs
2. Remove weeds, cut and rake all grass areas. Spread weed and feed fertilizer on grass areas. Install top soil and new grass seed where necessary.
3. Install fabric and mulch along narrow north side of garage
4. Replace all damaged concrete splash blocks

END SCOPE OF WORK