

March 31, 2014

STEVEN C. FLUM, INC.
architecture • urban planning



Scope of Work

11663 St. Aubin

The house is in the rough stage with minimal completed on the interior. The exterior has vinyl siding installed but many items are still outstanding.

ARCHITECTURAL DOCUMENTATION

1. The documentation should be used only as a reference. The layout may have changed.

GENERAL ITEMS

1. Submit for all building permits and obtain inspections on all items that are completed and not completed.
2. Provide lead inspection and "lead clearance letter" dated after HVAC duct has been cleaned.
3. Home shall achieve a Home Energy Rating System index of 85. All energy audits and certifications will be conducted by a third party reviewer.
4. After rough plumbing, hvac and electrical inspection has been approved the crawl space shall be cleaned out. Closed cell spray applied foam insulation installed with vapor barrier mat. An exterior access hatch shall be installed at the rear crawl space.
5. Remove and dispose of properly all existing trim, plaster and wood lath in house
6. Check condition and operation of all windows. Clean all window glass, sash and sash track.

INTERIOR GENERAL ITEMS

1. Complete plumbing work including hot water tank.
2. Complete hvac including furnace and ac condenser.
3. Complete electrical work.
4. Install closed cell spray applied foam insulation all exterior walls and bond beams.
5. Install all drywall, prime and paint
6. Install all wood trim, doors and paint
7. Install door hardware
8. Install shelving in laundry room and all closets
9. Install window blinds
10. Install carpet on stair to second floor and all second floor except for bathroom

11. Install cement backer board and ceramic tile in bathrooms, kitchen, rear entry laundry and utility room. Install wood transition strips at all exposed edges.

LIVING ROOM

1. Repair sand and refinish wood floor if possible. If wood floor is beyond repair and refinishing, pull up floor and install new solid wood floor and finish.

KITCHEN / DINING

1. Install wood base and wall cabinets
2. Install granite countertop
3. Install range hood with exhaust ducted to exterior
4. Install ceiling drops over wall cabinets, paint
5. Install kitchen sink with disposal

BATHROOMS

1. Install wood vanity cabinet and cultured marble top with intergraded sink
2. Check install steel tub and fiberglass surrounds for damage. Repair or replace
3. Install all bathroom accessories
4. Install energy star rated bath exhaust

ATTIC

1. Roof rafter to be furred out in order for closed cell spray applied foam insulation to be installed. Attic gable end walls to be insulated.
2. Attic to be drywall, mudded and taped
3. All ductwork on attic floor to be enclosed with wood sheathing

HOUSE EXTERIOR

1. Remove extra roof plumbing vent flashing. Repair and install shingles to match existing
2. Replace rear metal door, frame and threshold
3. Provide and install front and rear screen doors
4. Repair porch soffit drainage system. System is "Dry-Snap Under Decking"
5. Install cedar planks to enclose header supporting upper deck.
6. Install vertical vinyl siding over wood boards to enclose under front porch
7. Install handrail front and rear porch steps
8. Install front, rear and upper deck screen door
9. Install gutters and downspout properly. System only has two front downspouts to carry the full drainage load whereas originally had four

- (4). Properly install two missing downspouts on rear of house and properly drain away from house
10. Repair or replace damaged windows first floor north side
11. Relocate electrical cable to a more direct route from meter into house
12. Install exterior lighting
13. Prime and paint cmu block at exterior face of crawl space
14. Install access door to crawl space
15. Repair hole in second floor balcony soffit
16. Stain cedar front porch post, railing and guards
17. Finish all pressure treated lumber at front and rear porches by cleaning, power washing and staining the lumber
18. Install AC pad, condenser and line sets

GARAGE

1. Home building material present in garage
2. Install exterior lighting fixture at alley and man door
3. Install light switch and outlet at door
4. Install address plate facing alley
5. Repair hole in roof and install shingles to match existing
6. Relocated down overhead door push button
7. Provide two remotes for garage door operator and make sure unit operates properly

SITE

1. Concrete walk minimum 36" at bottom of rear porch stair
2. Replace cracked sidewalks
3. Install concrete service walk between sidewalk and curb
4. Replace concrete walk from sidewalk to front steps
5. Replace concrete walkway on side of house, pitch away from house

LANDSCAPING

1. Install landscaping shrubs in front yard
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 south side of garage
4. Raise grade under rear deck and install fabric and mulch
5. Re-grade south side of house in order for water to drain out between houses
6. Install missing or replace all damaged concrete splash blocks
7. Repair fence and posts next to alley north side.
8. Install missing gate

END OF SCOPE OF WORK

