



Scope of Work

11650 Nagel

The house had been substantially completed except for previously created punch list which was not completed. 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.
3. Documentation shows existing garage. The existing garage was removed and new garage built.

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. 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. The house and crawl space to be cleaned out before work is started.
5. Check condition and operation of all windows. Clean all window glass, sash and sash track.
6. All wood flooring to be sanded, stained and refinished.
7. Clean all ductwork.
8. After installing furnace and bringing house up to 70 degrees evaluate house for drywall cracks and cracks in caulking. Repair and paint.
9. Repair and paint all walls and ceilings that are damaged.

INTERIOR GENERAL ITEMS

1. Install missing hot water tank and laundry tub faucet.
2. Install missing furnace and ac condenser per specifications.
3. 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.
4. Exterior overhead electrical service has been cut and removed. Contact local utility company and replace.
5. Provide and install all appliances except existing dishwasher.
6. Existing carpet to be steamed cleaned and stains removed.

KITCHEN

1. Touch up paint repair on range hood vent

LAUNDRY ROOM

1. Install wood trim at door jamb/floor transition strip

UPPER BATHROOM

Patch ceiling, sand and paint around exhaust fan.

UPPER BEDROOM

1. Adjust or realign door to bedroom

BASEMENT

1. Fill in all openings in basement wall to crawl space
2. Patch recess in floor at bottom of steps.
3. Overhead sanitary pipe leaks when upstairs water is on.
4. Install floor drain cover
5. Clean glass block and screen
6. Replace all cracked wood stair treads and paint entire stair
7. Cut concrete floor and install sewer back flow preventer

HOUSE EXTERIOR

1. Clean vinyl siding
2. Repair and or replace front and rear metal doors, frames and thresholds.
3. Repair and or replace front and rear screen doors
4. Stain front porch posts, railing, guards
5. Stain front wood fence
6. Finish all pressure treated lumber at front and rear porches by cleaning, power washing and staining the lumber
7. Install AC pad, condenser and line sets
8. Install mailbox and front address numbers
9. Install missing front porch light
10. Install missing narrow rear porch decking along the house
11. Repair or replace aluminum trim at front dormer window and rear upper window
12. Install additional nails on aluminum trim at front porch overhead beam
13. Repair all loose siding including on north side of house
14. Install AC pad, condenser and line sets

GARAGE (during last inspection garage was not accessible)

1. Cut excess blue wall sill sealer
2. Repair loose siding along north wall
3. Provide two remotes for garage door operator and make sure unit operates properly

LANDSCAPING

1. 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.
2. Install top soil along concrete edges and grass seed
3. Raise grade under rear deck and install fabric and mulch
4. Install missing or replace all damaged concrete splash blocks
5. Remove stump along foundation north side of house

END OF SCOPE OF WORK