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STEVEN C. FLUM, INC.
architecture • urban planning



Scope of Work 11676 Lumpkin

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.

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. 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.

INTERIOR GENERAL ITEMS

1. Install missing hot water tank
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.
4. Check all GFI electrical outlets many are not working properly.
5. Provide and install all appliances
6. Existing carpet to be steam cleaned and any stains removed.
7. Install wood transition strip at all ceramic tile transitions
8. Remove exposed screws in hallway wall to stairs
9. Caulk both bathroom tubs at surrounds

LIVING AND DINING ROOM

1. Repair crack in ceiling

PANTRY

1. Missing hinge on door

UPSTAIRS

1. Anchor railing at top of stairs

BASEMENT

1. Remove and replace door and hardware at top of stairs
2. Plug hole where old toilet was located
3. Reconnect water meter
4. Cut concrete floor and install sewer back flow preventer

GARAGE (during last inspection garage was not accessible)

1. Install address plate facing alley
2. Install motion sensor alley light
3. Provide two remotes for garage door operator and make sure unit operates properly

HOUSE EXTERIOR

1. Clean vinyl siding
2. Repair and or replace rear metal door, frame and threshold.
3. Repair and or replace rear screen door
4. Install aluminum trim on exposed wood window surround
5. Install aluminum trim at bottom of dormer and properly flash along roof line
6. Repair eave at dormer
7. Install missing vinyl starter strip at southeast corner of house
8. Replace damaged vinyl corner trim southeast corner of house
9. Caulk all small holes in siding on north side
10. Reposition rear deck posts closer to house
11. Enclose under front porch steps with pressure treated wood
12. Patch chip in front porch slab north side
13. Clean, scrape and paint front concrete porch
14. Stain porch posts, railing and guards
15. Finish all pressure treated lumber at front and rear porches by cleaning, power washing and staining the lumber
16. Replace front porch top wood riser.
17. Install AC pad, condenser and line sets

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. Install landscape fabric and mulch under deck
4. Remove weeds in alley along garage

END OF SCOPE OF WORK