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STEVEN C. FLUM, INC.
architecture • urban planning



Scope of Work

12033 St. Aubin

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. 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.
10. 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. Provide and install Refrigerator, Range/Oven and Dish Washer.
4. Existing carpet to be steamed cleaned and stains removed.
5. Install wood transition strip at all ceramic tile transitions

LAUNDRY ROOM

1. Clean metal floor transition strip to kitchen
2. Fix floor tile grout at kitchen opening

KITCHEN

1. Repair or replace installed garbage disposal

LIVING ROOM

1. Clear programs on thermostat and clean device

FIRST FLOOR BEDROOMS

1. Paint closet door trim

REAR HALLWAY

1. Repair damaged drywall and paint

BASEMENT

1. No light fixture cover at top of stairs
2. Check existing sump pump works properly
3. Cut concrete floor and install sewer back flow preventer

UPPER BATHROOM

1. Install GFI
2. Caulk gap between tub and enclosure

Second Floor

1. Patch hallway wall and repaint.
2. Replace damaged window blinds

HOUSE EXTERIOR

1. Clean vinyl siding
2. Replace rear metal door, frame and threshold.
3. Repair and or replace front and rear screen doors
4. Fill in gap on side of house between concrete wall and vinyl skirting
5. Vertical vinyl base skirting not properly fasten
6. Finish grading around house and garage, making sure water sheds away from house
7. Replace damaged downspouts and concrete splash blocks
8. Redirect both downspouts on north side of house out of side yard
9. Install all damaged or missing downspout straps
10. Replace cracked vinyl siding
11. Provide screening for all thru-wall exhaust penetrations
12. Caulk all thru-wall penetrations
13. Remove old telephone box and wire from north side of house
14. Secure loose stair porch posts
15. Replace damaged wood post caps
16. Repair top of porch columns and repair aluminum trim
17. Stain cedar front porch posts, guards and railings

18. Finish all pressure treated lumber at front and rear porches by cleaning, power washing and staining the lumber
19. Install AC pad, condenser and line sets
20. Properly install dryer vent
21. Paint metal conduit and box at rear of house

GARAGE(during last inspection garage was not accessible)

1. Provide working general lighting upstairs
2. Remove loose hanging wires from ceiling
3. Install gutter and downspout at dormer
4. Install cap with aluminum trim on south masonry parapet
5. 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. Trim front tree away from house
3. Re-grade side yard on north side of house so water sheds towards front of house. Place top soil and new grass seed.

END OF SCOPE OF WORK