



## **Scope of Work**

### **2314 Burger**

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. Provide lead inspection and "lead clearance letter" dated after HVAC duct has been cleaned.
3. The house has been Energy Star certified and documentation has been obtained. No further audit or inspections are required.
4. The house and crawl space to be cleaned out before work is started.
5. Entire house to be cleaned including cleaning window glass, sash track, floor and walls.
6. Remove dust covers to all smoke detectors
7. All wood flooring to be sanded, stained and refinished.
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. Hot water tank is present
2. Install missing furnace and ac condenser per specifications.
3. Provide and install all appliances
4. Existing carpet to be steam cleaned and any stains removed.
5. Install wood transition strip at all ceramic tile transitions

#### **FIRST FLOOR BEDROOM**

1. Bedroom: paint base vent screws and patch ceiling at smoke detector

## **FIRST FLOOR BATHROOM**

1. Bath: install hinge door stop
2. Install missing tub overflow cover

## **BASEMENT**

1. Stair light does not work
2. Install floor drain
3. Reconnect water meter
4. Clean and repaint floor
5. Cut concrete floor and install sewer back flow preventer

## **SECOND FLOOR**

1. Eliminate trip hazard under carpet at top of steps.
2. Paint balcony exterior door
3. Level balcony door
4. Install metal threshold over painted wood floor at door
5. Master bedroom exterior door to balcony repair and paint wood trim

## **ATTIC**

1. Replace six (6) hazardous treads stairway leading to attic
2. Install wood cap on wall guard

## **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. Repair and or replace front and rear screen doors
5. Install AC pad, condenser and line sets
6. Replace damaged rear door trim, paint
7. Replace damaged siding
8. Replace all damaged downspouts and replace missing straps
9. Repair hole at upper deck southeast corner
10. Stain upper and lower porch posts, railing and guards
11. Finish all pressure treated lumber at front upper and lower and rear porches by cleaning, power washing and staining the lumber
12. Seal seam where sidewalk abut dwelling.

## **GARAGE (during last inspection garage was not accessible)**

1. Replace all damaged downspouts and replace missing straps
2. Replace damaged siding at bottom of garage
3. Provide two remotes for garage door operator and make sure unit operates properly

**SITE**

1. Replace concrete walk from sidewalk to street curb
2. Install concrete walk from garage man door to alley

**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. Remove weeds
3. Edge grass at all concrete

**END OF SCOPE OF WORK**