

**HOME RENOVATED
WITH THE ASSISTANCE OF
THE WESTERN RESERVE COMMUNITY DEVELOPMENT CORPORATION, BDL AND
ABV CONTRACTORS**

SCOPE OF WORK

Property: 352 Clarmont St., Willowick

Owner: Lake County Land Reutilization Corp.

Lead safe work practices were followed and a containment and clearance was conducted. No lead was found in the house and minor amounts were located on the garage's exterior which were removed and properly disposed of.

EXTERIOR

Excavation down to footer, inspect wall, clean and crack seal. Apply damp proofing type material, Tamoseal or equivalent foundation coating, followed by application of tar. Remove and replace all footing drain tile with SDR 35 pipe. Replace downspout pickups. Install drain tile clean outs. Backfill trench to within 8" of grade with #57 washed gravel. Replace topsoil removed for excavation. Grade, seed and straw. Install backflow preventer, perform dye test of sanitary and storm in compliance with applicable zoning codes.

Remove and replace concrete - including driveway, walkway to front door and rear door. Include demo of removal of existing concrete slab at the rear of the house. Install 12" drain, 3' deep in driveway in front of garage, tie into downspout line. Remove all brush and debris around garage, Finish grade, seed and straw.

Roofing: Replace roof, following WRCDC roofing standard sheet. Replace chimney top clay and install chimney cap.

All 14 windows to be replaced per WRCDC window standards, matching existing configuration i.e.: dbl. hung, one picture and sliders. No grids and all windows to include screens.

Replace 2 glass block windows with vents.

Complete removal and replacement of siding, fan fold insulated backer board. Install Dbl. 4" Dutch lap textured vinyl siding (.040) min. gauge, wrap all trim with .019 aluminum per WRCDC siding standard. Install 2 new pair of shutters.

Replace rear and front entryway doors with steel insulated paneled doors, adjustable threshold. Match existing glass configuration as close as possible, install new lockset, and deadbolt, keyed

All plumbing fixtures and connections are to be inspected and repaired as needed. All cut copper lines in basement are to be replaced. Test circulation upon completion. All gas lines replaced.

Existing hose bibs are to be replaced with frost proof types, cap gas line to dryer and range after shutoff valve. Install new gas dryer and electric washer when delivered.

Basement walls and floor are to be power washed. Set dehumidifier and fans to dry out. Clean and prep for paint, paint walls with 2 coats of paint and cement flooring with 2 coats gray porch and floor paint.

Main Floor

Remove and replace existing carpet and pad. Padding shall be a 6-lb minimum and carpet shall provide a min 10-year warranty against wear and a 5- year warranty against stains and fading.

Remove existing kitchen cabinets and replace with Merillat Spring Valley Square or equal. Install laminated countertops, stainless steel sink, Moen faucet, and disposal. Install microwave over range. Install all new appliances upon delivery. Install floating engineered vinyl flooring.

Bath - remove and replace existing drywall throughout bathroom with green board and replace existing tub with Mustee fiberglass shower stall, following manufacturer's instructions for adhesive and setting. Install 2 Mustee soap shelves. Seal all seams with silicone. Replace existing faucets with a new single lever handle Moen brand faucet. Replace supply lines with shut off valves. Replace waste trap, supply and install shower liner and securely mounted rod. Replace vanity, top, mirror, towel bar, paper holder and light fixture. Replace toilet with American Standard-Cadet 3, Eljer, Kohler or equal, 1.6 gallon high efficiency flush with 5 year warranty. Inspect flange and supply and install new shutoff valve. Flooring is to match kitchen flooring. Install new bath, fan vented to exterior and HVAC supply.

Smoke detectors shall be installed throughout, as per code requirements.

Supply and install all new interior trim and doors.

Painting: Painting to include interior walls, doors, woodwork, and ceilings. Include prep and repair of any cracks and flaking. Surfaces to be primed and 2 finish coats of paint as a minimum or as needed to properly cover. Floors are to be cleaned prior to carpet installation.

Miscellaneous: Check and adjust all doors to latch properly. Cut doors to swing freely over carpet. Check all windows to ensure they work properly.

Install Ceiling Fan with Light fixtures in dining area and bedrooms.

Final cleaning includes cleaning of all surfaces, cabinets, floors, windows etc. Remove all window screens, hose off and reinstall.