

HOME RENOVATION COMPLETED WITH THE ASSISTANCE OF THE WESTERN RESERVE COMMUNITY DEVELOPMENT CORPORATION, ABV CONTRACTORS, ARW CONTRACTING AND PILLAR EXCAVATION AND DEMOLITION.

SCOPE OF WORK COMPLETED

Property: 668 N. St. Clair St., Painesville

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 and were removed and properly disposed of.

HOME EXTERIOR:

Waterproof foundation and basement exterior, replacing drain tile, adding rear yard drainage tile and catch basin with tie-in to street main. Rear yard graded as needed.

Sump pump added on exterior at front, with new GFCI electrical service.

Replaced water line from main to house and install new meter.

Siding: Match and replace missing panels, secure loose panels, power wash front siding, and porch area.

Gutter and Downspouts repairs: Replace any missing downspouts with extensions to splash blocks and secure any loose gutters or downspouts.

Glass Block Window: Replace one vented window.

Rear Wood Deck: Demo and replace existing deck with new 12' x 24' deck per WRDCDC specifications

Replace Concrete Drive: Remove existing cement, prep base, and add base material as needed. Include a 6" apron at the street and walkway between deck and drive. Pitch away from house.

Front Porch Wood Flooring: Power wash deck and railing. Stain deck, Behr, solid color waterproofing wood stain (5 yr.) or equal. (Grey color)

Caulk windows on exterior and aluminum trim:

Caulk visible cracks in foundation and front step repair, Quikrete Polyurethane non-sag sealant. Epoxy repair of broken front step corner.

HOME INTERIOR:

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

Kitchen Ceiling Repair: After repair of the leak visible in the ceiling, replace damaged drywall, tape and match existing texture as close as possible. Ceiling is to be primed and finish with 2 coats of paint as a minimum or as needed to properly cover. Hang new drywall ceiling in dining room, tape, finish and texture.

Kitchen -add new Countertops installed, including new vinyl flooring, stainless double bowl sink and faucet.

All new appliances installed.

Add full bathroom on first floor during remodeling to include fiberglass one piece tub, toilet, vanity, sink, light fixture, new vinyl floor, towel bar, paper holder, bath fan vented to exterior, HVAC supply. Closet added in the bedroom in northwest corner of first floor.

Install Hand Rails to both stairs: Poplar railing on main stair, stain and finish, minimum 4 brackets per railing. Pine railing on basement stair, stain and finish, minimum 4 brackets per railing. Railing returns to end on wall.

Smoke Detectors: Install interlinked (hardwired) smoke detectors per code requirements.

Insulation: Insulate perimeter of floor joist box in basement with R13 fiberglass batts.

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 to be sealed with Kilz paint where any obvious staining has occurred. Prior to carpet.

Miscellaneous: Check and adjust all doors to latch properly. Cut doors to swing freely over carpet. Check all windows to ensure they work properly. Replace toilet paper dispense in upstairs bath up. Replace missing cove base in kitchen. Install piece of scribe at bottom of rear door to hold vinyl in place.

HOME BASEMENT:

Remove carpet from basement stairs, paint stair stringer, and install vinyl treads with nosing.

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 drylok paint.

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.

Hot Water Heater: Replace with new natural gas fed 40 gallon hot water heater. Include new shut off valves and dielectric unions and venting.

The two existing hose bibs are to be replaced with frost proof types

Remove and replace existing laundry tub in basement with a double bowl, Mustee brand and include new chrome faucet.

Cap gas line to dryer and range after shutoff valve.

HOME UPSTAIRS:

Replace gasket and shower floor drain body with new in the upstairs bathroom. Assure base of shower is properly supported from underneath. Test all shower components before closing up ceiling below. Replace shower head and on/off valve with (pressure balanced, anti-scald) Moen valve or equal. Replace shut off valves with access panel.

Replace existing toilet with a white, with a WRDC approved 1.6 gallon high efficiency flush with 5 year warranty and a no-seep wax seal. Mount toilet seat. New supply line and shutoff valve. Check condition of existing flange at floor.

Replace bath fan vented to new cap on exterior.

Replace bathroom floor with new one piece vinyl flooring.

HVAC and Electric :

Replace existing furnace with a new 2 stage 90 Series Rheem Classic up flow gas furnace, 95% AFUE, or equal, sized according to ACCA Manual J. Include digital thermostat. Replace attached A/C unit including exterior fan.

Check baseboard heater in 2nd floor closet for function and safety issues.

Replace dryer vent in basement with metallic vent.

Electrical: Electric panel: Inspect for safety issues and install panel covers. Install 5 GFCI outlets, kitchen and bath. New 30 space electric service panel installed. Including new electric service line in conduit. Replace outlet at clothes washer to GFCI type, wire to be in conduit.

Purchase and install ceiling fan with light in room next to kitchen.

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

GARAGE:

Roofing: Replace roof consistent with main house roofing.

Gutters and Downspouts: Install new white seamless aluminum gutters and downspouts with splash blocks.

Siding of Garage: Install double 4" vinyl siding (white) (.040-.045) gauge. Include soffits and fascia wrap.

Replace man door with steel insulated paneled door, install lockset and paint door with 2 coats of exterior paint.

Check operation of Garage overhead door: Adjust as necessary. Replace existing garage door opener, and trim on right exterior side of overhead door.

Replace 2 existing windows: with vinyl replacements, wrap trim with aluminum coil.

Electric: Disconnect abandoned line, remove post and outlet. Check operation of all outlets and fixtures. New conduit and electric service line to garage installed.

Interior: clean and remove debris from interior of garage and power wash floor.