

Scope of Work

1040 Elbon Road, Cleveland Heights
PPN 681-36-107

This scope of work is a general description of the minimum improvements to be made at this property. The contractor is expected to provide a full rehabilitation bringing the property to a code-compliant and modern condition that will ensure long-term stability of the property.

Remaining historic features must be preserved. Exterior features may include siding, windows, porch design, soffits, masonry, and any other feature that is considered to be unique. Interior features may include wood flooring, woodwork, built-in cabinets, fireplaces, staircases, and other unique materials.

The contractor is responsible for all work necessary to provide a thorough, complete, and marketable renovation, which may include work in addition to that which is listed in this scope of work.

The contractor must obtain all necessary permits and display permits such that they are always visible from the street, with copies provided to Future Heights. In addition, any existing point-of-sale violations must be eliminated, and, upon completion, the property must receive a new point-of-sale inspection with no violations.

Obtain Future Heights approval of materials and workmanship prior to start of the following items:

- Landscaping
- Fencing
- Masonry
- Roofing & gutters
- Siding
- Windows & Doors
- Porches
- Exterior painting
- Interior room layout
- Interior flooring
- Interior woodwork
- Kitchen finishes
- Bathroom finishes
- Lighting fixtures

Photos:

<https://drive.google.com/drive/u/0/folders/1NYEO8nQHxbxOhRNOHQi8aobpzaEV8NjF>

Site

Landscaping

1. In back yard, remove overgrowth of vegetation and trees. Clear debris from entire back yard including behind garage.

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2. In front yard, remove all shrubs including roots.
3. Include allowance of \$5,000 for new plant materials in front yard. Install plantings after Future Heights review and approval of landscape plan.
4. Mulch all landscape beds.

Driveway

1. Clear debris and pave entire driveway with new asphalt.

Walkways

1. Replace walk from driveway to front door with new concrete.

Garage

1. Remove and replace all deteriorated framing members including roof and walls.
2. Remove and replace all deteriorated siding with similar (and paint entire garage) or install new vinyl siding on entire garage.
3. Remove hanging frame on the front of the garage.
4. Remove dog house attached to garage and repair any missing or damaged siding.
5. Clean existing garage floor and seal any cracks with concrete crack filler.
6. Re-wire garage and install new electric door opener with three remote controls and keypad on exterior of garage.
7. Tear-off existing shingles, replace any deteriorated sheathing and install new roofing felt, drip edge and shingles.
8. Install new gutter and downspout.

Fencing

1. Install new 6 ft wood privacy fence across rear of property and if budget allows.

House Exterior

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Masonry

1. Inspect exterior of house foundation and tuckpoint any missing or deteriorated mortar. Keep mortar off face of brick. Color mortar to match existing.

Roofing

1. Tear off existing roofing and remove all gutters and downspouts.
2. Repair roof sheathing as necessary.
3. Install new roofing felt, ice guard, flashing, drip edge and shingles on entire house. Flashing must be properly installed at chimney and behind siding at all areas adjacent to roofing.

Gutters & Downspouts

1. Install new gutters and downspouts for entire house. Connect downspouts to existing crocks. Verify clear flow in crocks and snake drains if any blockage exists.

Siding

1. Remove all unnecessary wires and cables from exterior. Remove any satellite TV dishes.
2. Repair and replace all deteriorated siding.
3. Clean and remove debris from siding.

Windows and Doors

1. Replace existing double-hung windows with new vinyl windows.
 - a. All windows, except as noted below, to be double-pane one-over-one glazing (no mullion grids).
 - b. Repair front bay window to match the existing configuration.
2. Replace side door with new insulated steel door with glass lite (at top of door). Remove and replace door casing with composite material of similar dimensions to existing.

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3. Replace rear door with new insulated steel door with glass lite (at top of door). Include new storm door.
4. Remove front storm door and replace with high-quality full-view aluminum door with color compatible with exterior color scheme.
5. Remove aluminum coil from front bay window and install new window trim to match original. Use durable paintable material such as composite or cedar.
6. Install new door locks and latches at all exterior doors.

Porches

1. Restore front porch to original appearance.
 - a. Remove trellis structure from front porch
 - b. Install railings to match original appearance.
2. Replace any deteriorated flooring with new composite tongue & groove flooring similar to:
[Link to sample T&G flooring available at Lowes.](#)
3. Replace any deteriorated floor framing members using pressure-treated lumber.
4. Replace lattice with new paintable material (plastic or pressure-treated wood) with openings similar to existing, similar to:
[Link to sample lattice available at Lowes.](#)

Painting

1. Properly clean and prepare all exterior surfaces for new paint.
2. Paint all siding, trim and other exterior detail with a color scheme of up to three colors to be approved by Future Heights.

House Interior

Cleanout & Demolition

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1. Remove and properly dispose all trash, furnishings, carpet, appliances, and any other debris remaining in the house and on all porches.
2. Remove and dispose existing plumbing, HVAC, and electrical systems that are to be replaced
3. All trash must be placed in a Dumpster and not placed at the curb for City pick-up.

Basement floor and walls

1. Clean, tuckpoint, and repair foundation walls. Paint all interior foundation walls with appropriate masonry paint.
2. Repair walls and ceiling.
3. Install glass block at all window openings.
4. Clean, patch and repair concrete floor. Paint floor with appropriate material for uniform appearance.
5. Repair stairs to basement. Include rubber treads and handrail.
6. If finished living space is to be built in basement, ensure basement has no moisture intrusion and all materials are moisture-resistant.

Plumbing

1. Replace complete sanitary and water piping system. Include piping and hose-bibs for exterior use.
2. Install new 40-gallon water heater with all gas or electric connections and exhaust piping.
3. Install new plumbing fixtures throughout.
4. Install new water supply connections and drain for laundry.
5. Repair or replace gas piping and valves to kitchen range (if necessary).
6. Verify proper flow in sanitary drain from house to main sewer at street. Snake sewer line if necessary, to remove any blockage.

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HVAC

1. Install complete new forced air heating and cooling system. Include:
 - a. New air conditioning compressor and all coolant lines.
 - b. New gas furnace of no less than 90% efficiency. Include all gas piping and exhaust venting.
 - c. All supply and return ducts.
 - d. New duct registers throughout.
 - e. Digital programable thermostat.
2. Install exhaust fan in each bathroom ducted to an exterior vent.
3. Install new vent and duct for laundry dryer.

Electrical

1. Install new 100-amp (or larger) circuit breaker panel.
2. Make entire electrical system code complaint.
3. Ensure adequate quantity of receptacles in all rooms. Install additional if necessary (all wiring must be concealed inside walls).
4. Replace all switches, receptacles, and cover plates with new (white).
5. Provide 220 V power supply to laundry dryer and kitchen range (if necessary).
6. Install new smoke and carbon monoxide detectors in all locations required by code.
7. Install new lighting fixtures throughout house including any walk-in closets, basement, and exterior locations. Include one exterior motion light on rear of house.
8. Bring all communication wiring to current standards (co-axial cable, high-speed internet, USB plug-ins, etc.).
9. Provide properly operating doorbell system.

Kitchen

1. Fully remodel kitchen with new design, all new cabinets and countertops, flooring, fixtures, and appliances.

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2. Appliances must include refrigerator, range, over-range microwave, 24" dishwasher, and garbage disposal.

First-floor bathroom

1. Incorporate a half-bath/powder room on the first floor in appropriate location if budget allows. (potentially in area off the kitchen) Include toilet, sink, ventilation, electrical, mirror, towel bars, and finishes.

Living areas (living room, dining room, stairway, hallways, bedrooms, closets)

1. Refinish existing wood flooring
2. Repair all walls and ceilings to eliminate cracks, inappropriate texture, and any other defects.
3. Clean and repair all existing wood trim or replace with new of similar dimension and profile.
4. Clean and refinish wood stairs to second floor. Install new handrail if necessary.
5. Repair or replace closet shelving and rods.
6. Repair or replace all interior doors and hardware. Doors must properly operate, and all hardware must be functional and clean of paint or other defects.
7. Renovate fireplace
 - a. Clean the existing brick and repaint if necessary.
 - b. Restore the built in shelving surrounding the fireplace.
 - c. Clean and store the floor tile surrounding the fireplace.

Second-floor bathroom

1. Build new full bathroom with new vanity, medicine cabinet, mirror, towel bars, flooring, tub surround, and plumbing/electrical fixtures.

Attic

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1. Upon access: remodel attic as a finished space complete with insulation, partitions and drywall, trim carpentry, electrical, HVAC, and flooring.