

Scope of Work

832 Woodview Road, Cleveland Heights
PPN 682-08-013

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/1n8xDsP2JKgMCo-00AzLQETg12vNe2CBq>

Site

Landscaping

1. In back yard, remove all overgrowth of vegetation. Grind down tree stumps. Clear

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debris from entire back yard including behind garage.

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. Pave entire driveway with new asphalt.

Walkways

1. Replace front walk from driveway to porch steps with new concrete. New walk must be same width as existing walk.
2. Replace walk from driveway to back 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. Clean existing garage floor and seal any cracks with concrete crack filler.
4. Re-wire garage and install new electric door opener with remote controls and keypad on exterior of garage.
5. Tear-off existing shingles, replace any deteriorated sheathing and install new roofing felt, drip edge and shingles.
6. Install new gutter and downspout.

House Exterior

Masonry

1. At front steps, tuckpoint between tread and riser where necessary. Keep mortar off face of stone. Color mortar to match existing.

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

Porch

1. Make sure porch railings are secure and extend to the edges on the entirety of the porch.
2. Install roof over back door with a light next to or above

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 existing siding. Thoroughly scrape and paint the existing siding.

Windows and Doors

1. Repair existing windows or replace existing double-hung windows with new vinyl windows.
 - a. All windows to be double-pane one-over-one glazing (no mullion grids).

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2. Replace rear door with new insulated steel door with glass lite (at top of door). Include new storm door.
3. Install new door locks and latches at all exterior doors.

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

1. Remove and properly dispose all trash, furnishings, carpet, appliances, and any other debris remaining in the house and on all porches.
2. Remediate all water damage and properly eliminate any mold and environmental hazards.
3. Remove and dispose existing plumbing, HVAC, and electrical systems that are to be replaced
4. 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. Install glass block at all window openings.
3. Clean, patch and repair concrete floor. Paint floor with appropriate material for uniform appearance.
4. Build new stairs to basement. Include rubber treads and handrail.
5. If finished living space is to be built in basement, ensure basement has no

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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.

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).

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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.
2. Determine with FH if the kitchen can be opened to the living space for a better layout.
3. 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 able and budget allows. 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 or, if necessary, install new flooring, to be approved by Future Heights.
2. Repair all walls and ceilings to eliminate cracks, inappropriate texture, and any other defects.

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3. Clean and repair all existing wood trim or replace with new of similar dimension and profile.
4. Repair 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. Remove mirror and clean up brick surround.

Second-floor bathroom

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

Attic

1. Remodel attic as a finished space complete with insulation, partitions and drywall, trim carpentry, electrical, HVAC, and flooring.
2. Repair all bathroom damage from the roof
3. Remodel new full bathroom with new vanity, medicine cabinet, mirror, towel bars, flooring, tub surround, and plumbing/electrical fixtures.