



June 2023

FutureHomes is a program of FutureHeights, a non-profit, community development organization serving the Cleveland Heights and University Heights communities

Dear Contractor,

You are being invited to bid on two residential renovation projects in the Cleveland Heights community, **including acquisition and renovation of the homes**. Once complete, the homes must be made available for sale to an owner occupant. Please find the following:

- Project overview/scope
- Draft specifications
- Cleveland Heights Point of Sale inspection
- Application
- Budget sheet

The homes will be open for your review on the following days:

Friday, June 16 from 10:00 a.m. to 2:00 p.m.

Saturday, June 17 from 10:00 a.m. to 2:00 p.m.

All bids and forms are due by Monday, June 26, 2023 no later than 4:00 pm

FutureHeights
2843 Washington Boulevard, #105
Cleveland Heights, OH 44118

Questions:
Contact Hilary Schickler
at 216-320-1423 ext 104 or
hschickler@futureheights.org

Scope of Work

2124 Rossmoor Road Cleveland Heights OH, 44118
PPN 687-05-095

Historic features must be preserved. Exterior features may include siding, windows, porch design, soffit, masonry and any other features that are considered unique. Interior features may include wood flooring, woodwork, built in cabinets, fireplaces, staircases and other unique materials.

This scope of work is a general description of the minimum improvements to be made at this property. Specifications are provided as a guide and may not include all necessary work items. 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.

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 and gutters
- Siding
- Porches
- Interior room layout
- Interior flooring
- Interior woodwork
- Kitchen finishes
- Bathroom finishes
- Lighting fixtures
- Exterior painting



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Site

Landscaping

1. Remove all vegetation/shrubs around foundation. Clear debris from entire yard
2. Remove trees; 4 total - 2 large in rear, 2 by garage, grind stumps and remove wood chips
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/sidewalk

1. Resurface asphalt driveway. (replace?)
2. Replace damaged sidewalk

Garage

1. Rehang/adjust overhead door and replace man door
2. Provide underground electrical service to code; include automatic garage door opener
3. Tear off and re-roof, include new gutters and downspouts (tie in?)
4. Replace any rotten/deteriorated wood trim
5. Remove vegetation, properly prep and paint (color roved by FH)

Fencing

1. Determine who fence belongs to; remove/replace



House Exterior

Roofing

1. Complete tear off, re-roof including ice guard; replace any deteriorated sheeting.
2. Remove and replace flat roof over breakfast nook, using .045 EDPM

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



East

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any blockage exists. Replace any deteriorated gutter boards

Siding

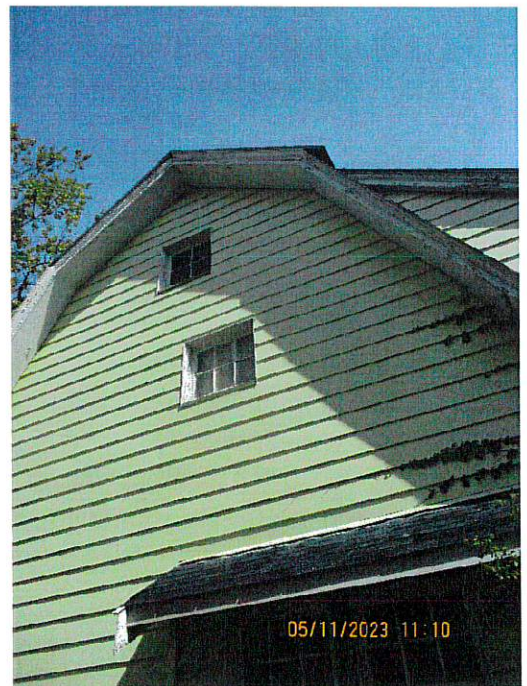
1. Remove all unnecessary wires and cables from exterior. Remove vegetation.
2. Repair any damaged or missing siding, replaced siding must match existing or remove aluminum siding and restore original wood underneath or install vinyl siding
3. Paint film stabilize wood or enclose with vinyl siding (as described in the lead risk assessment report)
4. Soffits and fascia trim need to be paint film stabilized or enclosed with vinyl siding.

Windows and Doors

1. Remove and replace existing wood windows with new vinyl windows, match grid pattern of those being replaced
Locations: north & south, including 3rd floor
 - a. All exterior windows must be enclosed with aluminum coil stock
 - b. All window wells/jambs must be removed and replaced
2. Replace back door to rear deck (up) with double hung (first and second floor). Match siding.
3. Replace back door to lower porch with double hung window, match siding
4. Frame and install new back door from porch to "nook"
5. Rework/adjust front and rear entrance doors. Install new hardware
6. All windows must be wet wiped and HEPA vacuum

Porches (need plans)

1. Front porch - Stabilize existing brick foundation. Match brick and mortar.
2. Front porch - Replace damaged sandstone tread with like material.
3. Front porch – Demo, rebuild porch per plans using 2" x 8" treated lumber, composite T & G



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flooring, wrought iron handrails and columns per details

4. Replace back porch (drawings)

Painting

1. Properly clean and prepare all (wood?) 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. (unless replacing)
3. Or remove aluminum siding and restore original wood or install new vinyl siding on entire house.

Misc

1. Install 3" metal house numbers, mounted on skirtboard
2. Replace mailbox



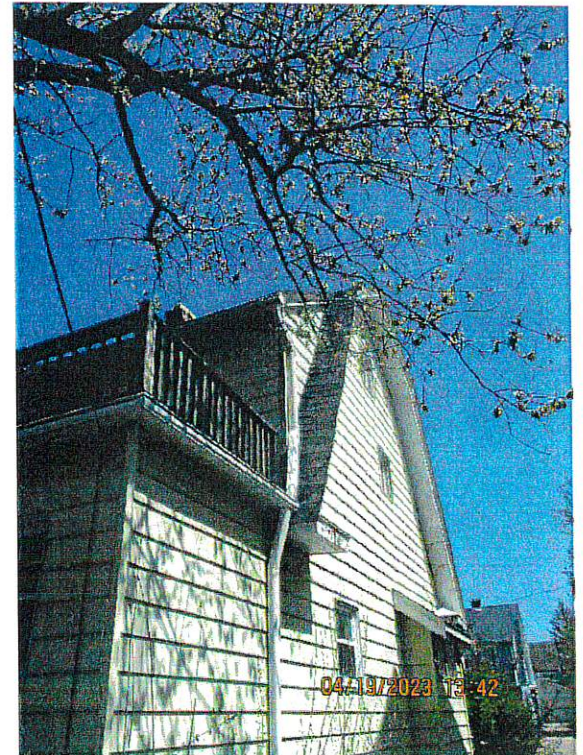
House Interior

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. 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. Install glass block vents in windows.
3. Clean, patch and repair concrete floor. Paint floor with appropriate material for uniform appearance.
4. Ensure basement has no moisture intrusion and all materials are moisture resistant.



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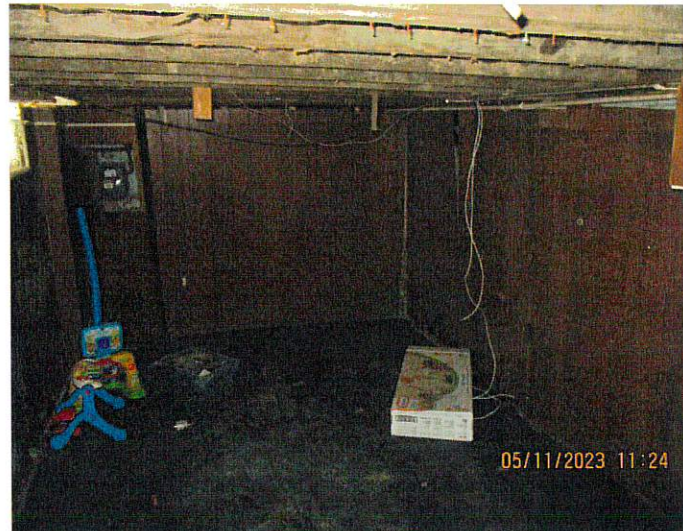
Plumbing

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



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

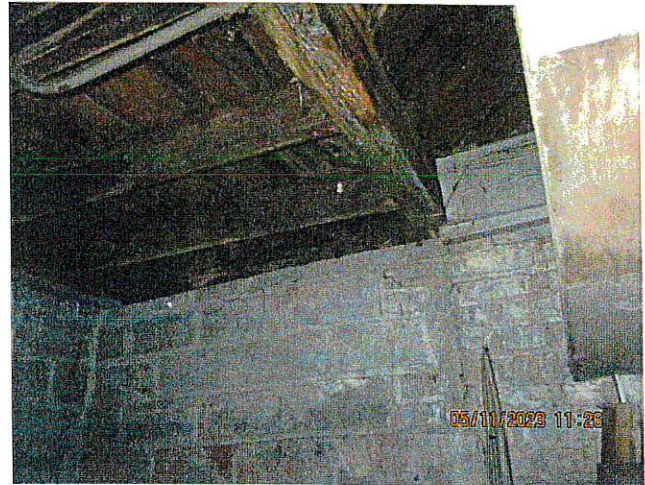
1. Install new 100-amp (or larger) circuit breaker panel. Label all circuits.
2. Make entire electrical system code complaint.

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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.
6. Install new smoke and carbon monoxide detectors in all locations as 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.

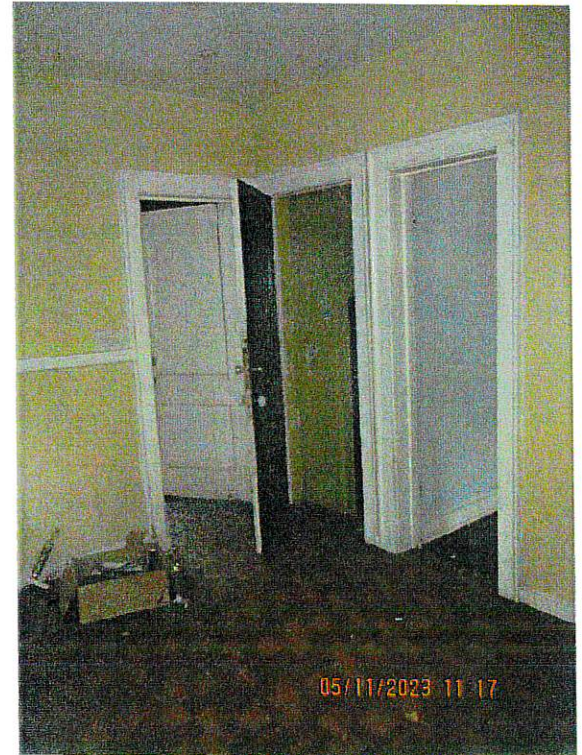


Kitchen (plans)

1. Fully remodel kitchen with new design, all new cabinets and granite countertops, ceramic flooring, fixtures, and appliances. Insulate exterior walls. Allow for 20 lf granite
2. Appliances must include refrigerator, range, over-range microwave, 24" dishwasher, and garbage disposal.

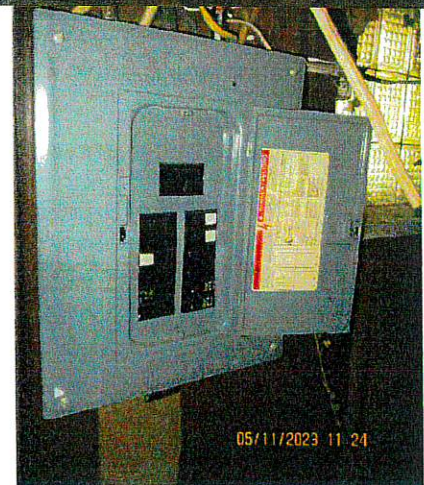
Pantry/back hall (plans)

1. Gut walls, flooring and ceiling. Insulate exterior walls. Install ½" moisture resistant drywall; mud, tape, sand and paint.
2. Install commode and sink
3. Install new flooring per manufacturer's installation instructions.



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

1. Refinish existing wood flooring including stairs from one to two. Install shoe molding.
2. Install pad and carpet in bedrooms and second floor hall
3. Repair and paint all walls and ceilings to eliminate cracks, inappropriate texture, and any other defects.



Scope of Work

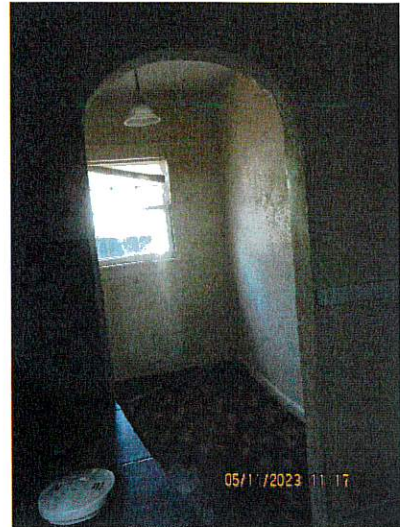
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4. Clean, repair and stain/paint all existing wood trim or replace with new of similar dimension and profile.
5. Repair or replace closet shelving and rods.
6. Repair or replace all interior doors and hardware. Doors must properly operate, and all hardware must be functional and clean of paint or other defects.
7. Replace mantle at fireplace.
8. Remove all added framing and drywall surrounding fireplace

Second-floor bathroom

1. Gut walls and ceiling. Insulate exterior walls. Install ½" moisture resistant drywall, tape, mud, sand and paint.
2. Build new full bathroom with new vanity/sink, medicine cabinet, mirror, towel bars, flooring, tub surround, vented exhaust fan and plumbing/electrical fixtures.
3. Remove existing flooring, replace with ceramic per manufacturer's installation. Owner choice of materials.



Attic/bonus room

1. Carpet steps and attic floor



SPECS BY LOCATION/TRADE with Costs

9/26/2022

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: _____
 Project Manager: _____
 Phone: _____

| | |
|------------------------------------|--|
| Address: 2124 Rossmoor Road | Unit: Unit 01 |
| Location: 1 - General Requirements | Approx. Wall SF: 0 Ceiling/Floor SF: 0 |

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|----------|--|----------|-------|------------|-------------|
| Trade: 1 | General Requirements | | | | |
| 10 | OWNER ACCEPTS SCOPE OF WORK The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU. X _____ X _____ Applicant Date Applicant Date | 1.00 | DU | \$0.00 | \$0.00 |
| 14 | CONTRACTOR ACCEPTS SCOPE OF WORK The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU. X _____ Contractor Date | 1.00 | DU | \$0.00 | \$0.00 |
| 35 | VERIFY QUANTITIES/MEASUREMENTS All measurements (i.e SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e. number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal. | 1.00 | GR | \$0.00 | \$0.00 |
| 42 | CERTIFICATE OF OCCUPANCY Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy for the individual dwelling unit. Contractor to include the cost of the Certificate of Occupancy when obtaining the building permit | 1.00 | EA | \$0.00 | \$0.00 |
| 45 | CONTRACTOR PRE-BID SITE VISIT The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction. | 1.00 | DU | \$0.00 | \$0.00 |
| 85 | CLOSE-IN INSPECTIONS REQUIRED Call the agency for inspection of all work that will be concealed from view before it is closed in. This type of inspection frequently includes, but is not limited to footings, roof sheathing & flashing prior to installation of new felt & shingles, and repaired framing & decking prior to installation of underlayment & floor coverings. | 1.00 | EA | \$0.00 | \$0.00 |

Address: 2124 Rossmoor Road

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|----------|---|----------|-------|------------|-------------|
| Trade: 1 | General Requirements | | | | |
| 90 | 1 YEAR GENERAL WARRANTY Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment. | 1.00 | DU | \$0.00 | \$0.00 |
| Trade: 5 | Demolition & Disposal | | | | |
| 702 | DEMOLITION--GENERAL REQUIREMENTS The discovery of hazardous materials shall be communicated to the owner and project designer immediately. All demolition workers shall wear half-face respirators, steel toed boots and eye protection. Debris shall be removed to a legal landfill as required by EPA and local regulations. An interim lead clearance is required after all demo work has been completed. The report to be delivered to the owner prior to the start of any rehab work on the property. DEMO: -FRONT PORCH DECK AND FRAMING -REAR PORCH COMPLETE -CLEAN OUT GARAGE -CLEAN OUT BASEMENT -FLOOR COVERINGS THROUGHOUT STRUCTURE. -KITCHEN COMPLETE TO INCLUDE FLOORING, CABINETS TOPS, APPLIANCES, WALL COVERINGS -BATHROOM COMPLETE TO INCLUDE PLASTER WALLS TO STUDS, FLOORING, APPLIANCES AND CABINETS -BEDROOM #1-REMOVE WALL PANELING -WINDOW TREATMENTS THROUGHOUT HOME | 1.00 | EA | | |
| Trade: 9 | Environmental Rehab | | | | |
| 9002 | APPLICABLE LEAD-SPECIFIC DEFINITIONS The measures used to control lead-based paint with a design life of at least 20 years whose primary intent is to control lead-based paint hazards. Adhesion: The ability of an encapsulant to attach to or remain fixed on a surface without blistering, flaking, cracking or being removed by tape. CRF - The Code of Federal Regulations: The basic component of the Federal Register publication system. The CRF is a codification of the regulations of various Federal Agencies. De minimus - Safe work practices and clearance are not required when no more than: - 20 SF on exterior - 2 SF per interior room - 10% of small component is deteriorated or will be disturbed by renovation. HEPA - High Efficiency Particulate Air: A filter capable of removing 99.97% of all particles of 0.3 microns. Interim Controls: A set of measures designed to temporarily control lead-based paint hazards. | 1.00 | DU | \$0.00 | \$0.00 |

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Ceiling/Floor SF: 0

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| Trade: 9 | Environmental Rehab | | | | |
| | ug - Micrograms: A microgram is 1/1,000,000 of a gram. Work Area: The area where lead hazard reduction work is performed which is defined by containment to prevent the spread of lead dust and entry by unauthorized personnel. | | | | |
| 9003 | LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments. Some of these include: OSHA 29 CFR 1926 - Construction Industry Standards; 29 CFR 1926.62 - Construction Industry Lead Standard, 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - EPA Regulations; 24 CFR Part 35 - HUD Regulation on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance; and HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing. | 1.00 | DU | \$0.00 | \$0.00 |
| 9004 | PROHIBITED PAINT REMOVAL METHODS The following paint removal methods are prohibited on all HUD-funded projects: - Open flame burning or torching; - Machine sanding or grinding without a HEPA local exhaust control; - Abrasive blasting or sandblasting without a HEPA local exhaust control; - Heat guns operating above 1,100 degrees Fahrenheit or charring the paint; - Dry sanding or dry scraping except: dry scraping in conjunction with heat guns within one (1) foot of electrical outlets, or below the deminimus; and - On site chemical paint removal in a poorly ventilated space using a volatile stripper that is a hazardous substance in accordance with regulations of the Consumer Product Safety Commission and/or a hazards chemical in accordance with the Occupational Safety and Health Administration. | 1.00 | EA | \$0.00 | \$0.00 |
| 9057 | WORKER TRAINING - INTERIM CONTROLS All persons carrying out "interim controls" and/or "standard treatments" lead hazard reduction activities must either be supervised by a trained and certified lead abatement supervisor or provide proof of completion of a one day, HUD-approved, I worker training course in lead hazard awareness, self protection and safe work practices prior to commencement of work. | 1.00 | AL | | |
| 9122 | EXTERIOR GROUND CONTAINMENT Attach two layers of 12' wide 6 mil polyethylene sheeting to the building perimeter with staples or furring strips extending 10' past the work area. Construct a work site perimeter curb of 4" x 4" timbers wrapped under the containment. Create an outer barrier of flags or plastic tape 3' on center, 20' from work site. Close and lock all windows and doors from the interior on the work site elevation. Remove and replace daily. | 1.00 | EA | | |

Trade: 10 Carpentry

3260 REWORK INTERIOR DOOR

17.00 EA

Address: 2124 Rossmoor Road

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 10 Carpentry

Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting.

Trade: 19 Paint & Wallpaper

| | | | | | |
|------|---|----------|----|--|--|
| 5568 | PREP & PAINT VACANT ROOM w/ NATURAL TRIM--LOW VOC--GCI | 7,500.00 | SF | | |
|------|---|----------|----|--|--|

NOTE: Refer TO LEAD HAZARD CONTROL SPECIFICATIONS FOR VACANT STRUCTURES # 3507 - TRIM, WALL & CEILING PAINT FILM STABILIZATION: WALL SURFACE PREPARATION: Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, re-secure or remove & replace with drywall patch. TRIM REPAIR: Repair all trim as necessary w/ A STAINABLE WOOD FILLER shaped & sanded to match existing cross sections exactly. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as a HEPA filtered sanding vacuum or a wet sanding method. CEILINGS & WALLS: Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in FLAT CEILING WHITE & walls in EGGSHELL OR SATIN finish cut-in neatly to trim & at all corners & edges. NATURAL TRIM & DOORS: Clean & prep all trim. Rub down & remove all paint, marks, dirt etc. & blend finish in areas where it has been removed (gouges, etc.). Coat all trim using a combination stain/water based polyurethane finish of natural or golden oak color. PAINTS: Use Sherwin-Williams Harmony line or approved best grade paints and primers meeting the Green Seal G-11 Environmental Standard
<http://www.greenseal.org/certification/standards/paints.cfm>. All caulks and sealants must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District. COLOR(S): Wall color selected by CM.

ALL EXISTING STAINED AND SEALED WOOD TO BE REFINISHED. PAINTED TRIM TO BE PAINTED WHITE. OWNERS CHOICE OF COLOR FOR WALLS INCLUDE REPAIR AND PAINTING OF THIRD FLOOR

Trade: 23 Electric

| | | | | | |
|------|--|------|----|--|--|
| 7404 | ELECTRICAL-REWIRE STRUCTURE TO CODE | 1.00 | AL | | |
|------|--|------|----|--|--|

Wire structure to code. Existing electrical wire behind plastered walls meeting code is acceptable. Correct all violations to N.E.C. Any open walls must be wired to N.E.C. The contractor is responsible to correct all code violations whether or not stated on the "itemized list." Refer to "City Charter" on electrical wiring.

To Include:

- * 100 AMP service with 24/48 panel with main disconnect - 8' electrode grounding rod - cold water ground continuous to within 5' of water entrance.
- * General lighting in basement. Fixtures controlled by wall switches in all habitable rooms. Exterior lighting at all entrances.

Address: 2124 Rossmoor Road

Unit: Unit 01

Location: 1- General Requirements

Approx Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------|----------|----------|-------|------------|-------------|
| Trade: 23 | Electric | | | | |

See Fixture Allowance for detail in exterior and interior light fixtures. Three way switches to all habitable 2nd. and 3rd. floor living areas. Proper stair illumination.

* G.F.C.I. outlets in bathrooms, within 6' of kitchen sink, basement and exterior outlets. Grounded outlets in kitchen. Sufficient outlets in all rooms to meet code, and to be equally spaced on opposite walls (Minimum (4) outlets per bedroom, (4) outlets per dining room, (4) outlets per living room. Replace all existing receptacles, switched and cover plates.

* All furnaces and major appliances on separate grounded circuits.

* All existing wire mold to be removed, unless otherwise specified.

* Door bells required..

* 220 volt line for dryer.

* 220 volt line for stove.

* Smoke detectors per code. Smoke detectors to be hard wire with battery back-up.

Install one carbon monoxide detector on each floor per code.

* Bathroom(s) to have combination exhaust fan(s) with light fixtures.

* Install fixture and switch over kitchen sink and over bathroom mirror or vanities

* Install phone lines in living room, kitchen and master bedroom

Rewire detached garage to N.E.C. Correct all violations. All wiring shall be installed in conduit. ELECTRICAL BIDS WILL NOT BE ACCEPTED WITHOUT AN ITEMIZED LIST. NO EXCEPTIONS! The elimination of required work from the list does not relieve the contractor of the responsibility of performing such work.

a. Branch circuit supplying detached garage shall be minimum 20 AMP.

b. Branch circuit aerial shall be a minimum of 10' to lowest point or shall be buried a minimum - 24" of cover.

c. Minimum of (1) one G.F.C.I. outlet.

d. (2) porcelain fixtures controlled by a wall switch.

d. Exterior fixture to be controlled by a motion detector / or photo-sensor. Include a manual wall switch to over ride the system.

e. Exterior fixture to be controlled by a 3-way switch. Switch to be located in the garage and in the house.

7405

FIXTURE ALLOWANCE-ENERGY STAR

1.00 AL

Contractor to add \$ 1200 material allowance for Energy Star Advanced Lighting package for electrical fixtures. This does not include closet fixtures, basement fixtures, and can ceiling fixtures but these fixtures must be Energy Star. All closet and basement fixtures to be keyless compact fluorescent (CFL) ceiling lampholders to be operated by switch. Install daylight sensors on all exterior lighting including front and rear porches and garage. Install a motion sensing, energy star flood light at garage with photocell override.

Location Total:

Address: 2124 Rossmoor Road

Unit: Unit 01

Location: 2- Exterior

Approx Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|---------------------------------------|---|----------|-------|------------|-------------|
| Trade: 4 Site Work | | | | | |
| 412 | LANDSCAPING--GENERAL REQS. Plant native landscaping material in soil amended to 50% organic, perimeter fertilize, mulch to 4" deep and apply "Wiltproof." Provide written care instructions to owner. | 1.00 | AL | | |
| 465 | REMOVE TREE AND GRIND STUMP Cut and remove tree to legal dump. Grind stump to 18" below grade. Install top soil and reseed all disturbed areas. LOCATIONS: LARGE TREE AT REAR BY BACK PORCH TWO TREES BY GARAGE REMOVE ALL DEBRIS FROM PROPERTY INCLUDING CHIPS FROM STUMP GRIND | 1.00 | EA | | |
| Trade: 6 Concrete & Paving | | | | | |
| 906 | CONCRETE SIDEWALK-REPLACE Break up slab sections. Form and install new 4 foot wide sidewalk to extend along front of the property. Grade and compact soil. Apply a bonding agent per manufacturers specs on exposed concrete. Pour a 4", concrete slab over 4" of gravel. Installation to be to City of Cleveland Heights code. LOCATIONS: REMOVING AND REPLACE WALK FROM REAR DOOR TO DRIVEWAY AND FRONT STEPS TO PUBLIC WALK. | 264.00 | EA | | |
| Trade: 10 Carpentry | | | | | |
| 2565 | POWER WASH SIDING Remove stains and dirt from siding using high pressure water and detergent mix. Adjust pressure to eliminate damage to wood trim and aluminum siding or coil wrap. | 1.00 | AL | | |
| 2675 | SIDING--ALUMINUM REPAIR Secure aluminum siding and replace missing or damaged siding, matching existing as closely as possible. Use pop rivets, if needed. | 1.00 | AL | | |
| 2977 | WINDOW-VINYL DBL GLZ-LOW-E Field measure, order and install vinyl replacement windows, double glazed, low E, and U value of .30 or better window and jamb. Match style and grill pattern of window being replaced. Window to be installed to manufacturer's instructions. Windows to meet Energy Star for area per specifications and qualify for federal tax abatement. Owners choice of color. LOCATIONS: WOOD WINDOW UNITS ON NORTH AND SOUTH SIDE OF THE HOME INCLUDING 3RD FLOOR UNITS. NEW WINDOW UNIT FOR 2ND FLOOR HALL TO REPLACE DOOR TO REAR DECK-MATCH SIZE WITH EXISTING BATHROOM WINDOW. | 8.00 | EA | | |
| 3062 | EXTERIOR DOOR HARDWARE Install Schlage lever style entrance lock set and mortised dead bolt keyed alike. Install interlocking threshold, weatherstripping if needed. Prime and top coat interior and exterior. Owners | 2.00 | EA | | |

Address: 2124 Rossmore Road

Unit: Unit 01

Location: 2 - Exterior

Approx Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|---------------------------------|---|----------|-------|------------|-------------|
| Trade: 10 Carpentry | | | | | |
| | choice of colors. FRONT AND REAR DOORS | | | | |
| 3063 | REMOVE EXTERIOR DOOR-FRAME Remove existing door and all hardware and casing. Frame with 2x4 studs 16" oc. Level wall surfaces on both sides of wall. Drywall interior to match existing surface. Install baseboard to match existing as close as possible. Caulk/seal and insulate wall cavity. Install sheathing on exterior and match exterior siding as close as possible. Stagger siding joints to conceal original opening. LOCATION: REAR EXTERIOR DOOR TO 1ST FLOOR ENTRY DOOR TO 2ND FLOOR REAR DECK. FRAME FOR NEW WINDOW UNIT. | 2.00 | EA | | |
| 3065 | DOORS--REWORK EXTERIOR Plane, sand, adjust and/or repair exterior doors and jambs to assure weathertight, smoothly operating door and lock set. FRONT AND REAR DOORS-DOORS TO BE KEYED ALIKE INCLUDING MAN DOOR TO GARAGE. | 2.00 | EA | | |
| 3210 | STORM DOOR--ALUMINUM Install an owner approved aluminum full view storm and screen door with white baked enamel aluminum finish, pneumatic closer and top chain. Material allowance of \$250.00 | 2.00 | EA | | |
| 3875 | HOUSE NUMBER SET Install 3" high metal house numbers mounted on skirtboard above front steps. | 1.00 | EA | | |
| 3885 | MAILBOX Dispose of mailbox and install a steel, black enamel finish, letter-size mail box with magazine rack and lock-eye for padlock. | 1.00 | EA | | |

Trade: 15 Roofing

| | | | | | |
|------|---|-------|----|--|--|
| 4580 | TEAR OFF AND REROOF SHINGLES Remove and dispose of all roofing & defective sheathing. Replace any deteriorated sheathing-up to 10 sf of sheathing per 100 sf of roof using OSB or CDX plywood of matching thickness. Install ridge vents. Staple 30 lb felt. Replace all flashing with preformed aluminum flashing. Install aluminum drip edge, and vent pipe boots. Install ice guard along all leading edges. Install Owens Corning AR 30 year asphalt shingle. | 22.00 | SQ | | |
|------|---|-------|----|--|--|

Trade: 19 Paint & Wallpaper

| | | | | | |
|------|--|----------|----|--|--|
| 5657 | PREP & PAINT ALUMINUM SIDING AND WOOD TRIM Paint Exterior Aluminum Siding Complete Remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, steel wool, or other abrading method. Prime any areas where bare aluminum is exposed. All siding to have 2 coats total coverage painted with | 3,064.00 | SF | | |
|------|--|----------|----|--|--|

Address: 2124 Rossmoor Road

Unit: Unit 01

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 19 Paint & Wallpaper

exterior latex flat paint comparable to "Sherwin Williams A-100".

INCLUDE ALL WOOD TRIM. REPLACE ANY DETERIORATED WOOD SOFFITS, TRIM, CASING TO MATCH EXISTING AS CLOSE AS POSSIBLE.

Trade: 1601 Gutters and Downspouts

4637 GUTTERS AND DOWNSPOUTS

190.00 LF

\$4,750.00

Install new 5" seamless aluminum gutters and 3"x4" downspouts with baked enamel finish. Gutters to be .027 gauge and downspouts .019 gauge. Gutters shall be properly secured and downspouts cemented into sewer hubs. If sewer hubs do not exist, empty onto splash blocks. Include:

- Removal of old gutters. Haul away debris.
- Inspect and notify owner of any deteriorated gutter board/rafter tails.
- Properly pitch gutters to downspout.
- Homeowner choice of color.

Trade: 1602 Driveways

4502 FLAT ROOF-EDPM

1.00 JB

\$2,000.00

\$2,000.00

Remove existing roofing material to sheathing. Notify owner of any deteriorated sheathing or framing. Install .045 mil EDPM installed to manufacturer's specifications.

LOCATION:

FLAT ROOF OVER BREAKFAST NOOK

Location Total:

Location: 3 - Porch

Approx. Wall SF: 0

Ceiling/Floor SF: 225

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 7 Masonry

1230 MASONRY--REPOINT

1.00 LF

\$2,000.00

Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/2" lifts using portland cement mortar. Reinstall flashing, tool concave joints and clean brick face.

STABILIZE EXISTING BRICK FOUNDATION UNDER PORCH DECK TO ASSURE FOUNDATION CAN CARRY THE WEIGHT OF THE PORCH ABOVE. INCLUDE FAILED BRICK FOUNDATION UNDER FRONT ENTRY AND FRONT MASONRY STEPS.

ANY REPLACED BRICK TO MATCH EXISTING AS CLOSE AS POSSIBLE AND BE APPROVED BY OWNER BEFORE INSTALLATION.

3591 REPLACE DAMAGED TREAD WITH SANDSTONE

1.00 EA

Address: 2124 Rossmoor Road

Unit: Unit 01

Location: 3 - Porch

Approx. Wall SF: 0

Ceiling/Floor SF: 225

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------|---|----------|-------|------------|-------------|
| Trade: 7 | Masonry | | | | |
| | Replace damaged lower sandstone tread to steps. Support slab on all four sides. Point existing brick where nec. | | | | |
| Trade: 8 | Metal Work | | | | |
| 1461 | WROUGHT IRON HANDRAILS | 1.00 | AL | | |
| | Install wrought iron handrails to the porch steps. Rails to be minimum of 1" wrought iron not steel, and to be securely anchored with mechanical fasteners or set in cement. Handrails will be mounted on both sides of steps, unless otherwise specified. Location: Front masonry step install new handrail to both sides of steps. | | | | |
| Trade: 10 | Carpentry | | | | |
| 3460 | PORCH DECK JOIST-2"x 8" | 1.00 | JB | | |
| | Install 2"x 8" preservative treated pine joist, at maximum 12" on center level, crown up. Use new treated doubled 2"x 8" at perimeter and main cross framing. Perimeter framing bearing on masonry piers. Use treated 2"x 8" ledger board anchored to existing structure. All joists to be on metal joist hangers. 12" ON CENTER MAXIMUM | | | | |
| | DRAWINGS? | | | | |
| 3467 | COMPOSITE PORCH DECKING-T&G | 200.00 | SF | | |
| | Install KOMA HARMONY PORCH FLOORING. Porch framing to slope away from building 1/4" per foot for proper runoff and drainage of water. Confirm joist system has no crowns high spots or hollow low spots. All fasteners to be stainless steel (305 grade) per manufacturers recommendations. Use Hot Spot adhesive compatible with PVC along joist at all points of contact to eliminate squeaks. Allow 1/4" gap at walls for movement. Rip grooved edge off starter board prior to installation. Fasten flooring at each joist. The ends of the floor boards to overhang framing no more than 3/4". | | | | |
| 3486 | REPLACE PORCH POSTS | 4.00 | EA | | |
| | Support porch roof. After establishing any required ground containment with polyethylene sheeting, wet mist, remove, package in polyethylene sheeting and dispose of lead painted column. Install new structural posts trimmed to fit between pier and header and properly support the weight above. Secure to the pier and header. | | | | |
| | SEE EXHIBIT A FOR POST DETAIL | | | | |
| | CHECK EXISTING HEADER FOR ANY WOOD FAILURE/DETERIORATING. NOTIFY OWNER OF CONDITION. | | | | |
| | LEVEL HEADER. | | | | |
| 4757 | PORCH FASCIA | 1.00 | AL | | |
| | Install a 1"x 10", treated fascia with bevel cut joints using galvanized finish nails. Caulk over joints. | | | | |

Address: 2124 Rossmoor Road

Unit: Unit 01

Location Total:

Location: 4 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 400

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--|---|----------|-------|------------|-------------|
| Trade: 10 Carpentry | | | | | |
| 3185 | DOOR--PREHUNG METAL ENTRANCE Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat. KEYED TO MATCH FRONT AND REAR DOORS | 1.00 | EA | | |
| 3195 | DOOR--OVERHEAD GARAGE ADJUST Restore door and hardware to include spring adjustment, tightening hasp and lock and track alignments. | 1.00 | EA | | |
| 3196 | GARAGE DOOR OPENER Install electric garage door opener per manufacturers specifications using "1/2 H.P. motor/chain driven style" or equivalent. Include two remotes and interior/exterior emergency disconnects as needed. | 1.00 | EA | | |
| Trade: 15 Roofing | | | | | |
| 4580 | TEAR OFF AND REROOF SHINGLES Remove and dispose of all roofing & defective sheathing. Replace any deteriorated sheathing-up to 10 sf of sheathing per 100 sf of roof using OSB or CDX plywood of matching thickness. Install ridge vents. Staple 30 lb felt. Replace all flashing with preformed aluminum flashing. Install aluminum drip edge. Install ice guard along all leading edges. Install Owens Corning AR 30 year asphalt shingle. | 7.00 | SQ | | |
| Trade: 19 Paint & Wallpaper | | | | | |
| 5657 | PREP & PAINT ALUMINUM SIDING AND WOOD TRIM Paint Exterior Aluminum Siding and wood trim complete. Remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, steel wool, or other abrading method. Prime any areas where bare aluminum is exposed. All siding to have 2 coats total coverage painted with exterior latex flat paint comparable to "Sherwin Williams A-100". REPLACE AND DETERIORATED WOOD TRIM TO MATCH TRIM BEING REPLACE. REPLACE ANY DAMAGED OR MISSING ALUMINUM SIDING AND TRIM. | 1.00 | JB | | |
| Trade: 23 Electric | | | | | |
| Custom | ELECTRIC-UNDERGROUND SERVICE TO GARAGE SEE ELECTRICAL-REWIRE STRUCTURE TO CODE-GENERAL REQUIREMENTS #7404 | 1.00 | JB | \$0.00 | \$0.00 |

Location Total:

Address: 2124 Rossmoor Road

Unit: Unit 01

Location: 5 - Basement

Approx. Wall SF: 644

Ceiling/Floor SF: 528

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--|---|----------|-------|------------|-------------|
| Trade: 7 Masonry | | | | | |
| 1185 | GLASS BLOCK Install vents in existing basement glass block window units | 4.00 | EA | | |
| Trade: 19 Paint & Wallpaper | | | | | |
| 5755 | PREP & PAINT CONCRETE FLOOR Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of premixed basement floor low VOC paint recommended by Sherwin Williams and applied per manufacturer's recommendations. | 528.00 | SF | | 13.00 |
| 5760 | PREP & PAINT BASEMENT WALLS Tuck point all loose deteriorated mortar joints. Scrape loose, peeling, cracked, blistered paint from block surfaces. Wash dirt fungus, dust from surface. Spot prime and top coat with owner's choice of premixed acrylic latex Sherwin Williams low VOC paint. | 650.00 | SF | | |
| Trade: 21 HVAC | | | | | |
| 6040 | REPLACE FURNACE-90+ AND 13 SEER AIR CONDITIONER/GAS-GC! Use the Air Conditioning Contractors of America (ACCA) 8th Edition of their Manual J Heat loss calculation tool http://www.acca.org/tech/manualj/ (calculate manual J based on the post rehab building envelope), and use ACCA's Manual S for equipment selection. NOTE: Provide both Manual J & S reports with first Draw documents. Size furnace to the living unit considering any areas which may be added or subtracted from the plan. Remove existing furnace and AC units, recycle all metal components and dispose of all other materials in a code legal dump. FURNACE: install a 90+ gas fired forced air furnace with minimum AFUE rating of 90% on 2" patio block to existing duct work & gas line. Install compatible 13 SEER AC unit. New furnace to be vented with PVC piping per manufacturer's specifications. New furnace will have minimum limited warranties of: 20 years on heat exchangers; 5 years on parts. Include auto set back thermostat controls, vent pipe & new shut-off valve. Rework cold air return if necessary to ensure easy access, good fit & easy replacement of air filter. An exterior return air filter box shall be installed on one side, both sides, or bottom of new furnace. Seal all exposed duct joints as a part of this item with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic. Prepare site with an exterior pad for condensing unit, exterior electrical disconnect, and properly sized unit to properly condition the air in the house. Minimum SEER value of 13. Evaporator to match the condensing unit and properly installed in the plenum. Include: a. All proper plumbing and electrical connections to code. b. Factory charged line sets. Unit must be fully charge with Freon and tested, meeting manufacturer specifications. c. Proper sized duct work, thermostat, P.V.C. drain line to discharge water from the evaporator. (Note: If drain line is | 1.00 | AL | | 1500.0 |

Address: 2124 Rossmoor Road

Unit: Unit 01

Location: 5 - Basement

Approx Wall SF: 644

Ceiling/Floor SF: 628

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 21 HVAC

obstructive to walkway, an electric pump must be installed, unless a written lease is obtained from the home owner allowing the drain line to be obstructive).

d. Return air must be TIED BACK to the furnace.

e. Contractor is responsible to provide proper amounts of return air, especially from the second floor. The contractor is to state the locations of additional cold air returns

RUN NEW SUPPLY DUCT WORK TO 1/2 BATH AND 3RD FLOOR BONUS ROOM

Trade: 22 Plumbing

6636 REPLACE WATER SUPPLY LINES-PEX

1.00 LF

Remove any existing galvanized water supply lines. Install new PEX supply lines from meter to all fixtures. Install 3/4" pipe to branches and provide shut off valves at all fixtures. Installation includes hookup for the laundry room. All work to be per City of Cleveland hHeights Code.

6710 STORM AND WASTE LINES--SNAKE

1.00 EA

Power snake storm and waste drains to clear lines from crocks to main street sewer.

6715 DRAIN, WASTE, VENT--PVC

1.00 JB

Demo all existing waste lines to basement floor. Install schedule 40 PVC pipe and fittings, solvent welded after a dyed cleaning step. Install pipe with hangers 3' on center without critical damage to structural members. Include drain for laundry.

INCLUDE NEW WASTE LINES FOR 1/2 BATH TOILET AND AND SINK.

6765 GAS LINE

1.00 JB

Hang 3/4" main and 1/2" fixture gas supply lines of schedule 40 black steel pipe with malleable iron screwed fittings. Install brass stop valves at all equipment.

INCLUDE PIPING TO FURNACE, HOT WATER TANK AND NEW STOVE LOCATION.

7071 HWH - 90+ 40 GAL GAS POWER VENTED--GCI

1.00 EA

Install a 40 gallon, glass lined, 90+ efficient power vented, insulated to R-7, gas water heater with a 10 year warranty. Include pressure & temperature relief valve, discharge tube to within 6" of floor, condensate pump, owners manual & all duct work to power vent to exterior. Provide separate electrical circuit & new gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump. If the HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Recycle the existing HWH.

Location Total:

Address: 2124 Rossmore Road

Unit: Unit 01

Location: 6 - Entry

Approx. Wall SF: 136

Ceiling/Floor SF: 16

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------|---|----------|-------|------------|-------------|
| Trade: 10 | Carpentry | | | | |
| 2351 | FLOOR--REFINISH WOOD LOW VOC--GCI Counter sink all nails and fill holes. Drum sand and edge floor finishing with 120 grit sandpaper. Vacuum and tack rag room. Apply a coat of Minwax Water Based Polyurethane Base Coat followed by 3 coats of Minwax Water-Based Polyurethane for Floors, or a floor finish that complies with regulation 8, rule 51, of the Bay Area Air Quality Management District and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases. | 20.00 | SF | | |
| 2415 | SHOE MOLDING Install pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads. | 12.00 | LF | | |
| 3065 | DOOR--REWORK EXTERIOR Plane, sand, adjust and/or repair exterior door and jamb to assure weathertight, smoothly operating door and lock set. REHANG EXISTING DOOR. REPLACE ANY DAMAGED HARDWARE. OWNER TO APPROVE ANY NEW HARDWARE INSTALLED. | 1.00 | EA | | |

Location Total:

Location: 7 - Living Room

Approx. Wall SF: 566

Ceiling/Floor SF: 266

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------|---|----------|-------|------------|-------------|
| Trade: 10 | Carpentry | | | | |
| 2351 | FLOOR--REFINISH WOOD LOW VOC--GCI Counter sink all nails and fill holes. Drum sand and edge floor finishing with 120 grit sandpaper. Vacuum and tack rag room. Apply a coat of Minwax Water Based Polyurethane Base Coat followed by 3 coats of Minwax Water-Based Polyurethane for Floors, or a floor finish that complies with regulation 8, rule 51, of the Bay Area Air Quality Management District and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases. | 266.00 | SF | | |
| 2415 | SHOE MOLDING Install pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads. | 52.00 | LF | | |
| Custom | REPLACE FIREPLACE MANTLE OWNER TO SUPPLY CONTRACTOR WITH ONE PIECE WOOD MANTLE-CONTRACTOR TO INSTALL. | 1.00 | AL | | |
| Custom | FIREPLACE-REMOVE FRAMING Remove all added framing and drywall surrounding the original fireplace unit. | 1.00 | AL | | |

Address: 2124 Rossmoor Road Unit: Unit 01

Location: 7 - Living Room Approx. Wall SF: 566 Ceiling/Floor SF: 286

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------|--|----------|-------|------------|-------------|
| Trade: 10 | Carpentry | | | | |
| | REPAIR ALL DAMAGE TO WALLS TO MATCH ADJACENT SURFACES. | | | | |

Location Total:

Location: 8 - Dining Room Approx. Wall SF: 442 Ceiling/Floor SF: 169

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------|--|----------|-------|------------|-------------|
| Trade: 10 | Carpentry | | | | |
| 2351 | FLOOR--REFINISH WOOD LOW VOC--GCI Counter sink all nails and fill holes. Drum sand and edge floor finishing with 120 grit sandpaper. Vacuum and tack rag room. Apply a coat of Minwax Water Based Polyurethane Base Coat followed by 3 coats of Minwax Water-Based Polyurethane for Floors, or a floor finish that complies with regulation 8, rule 51, of the Bay Area Air Quality Management District and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases. | 170.00 | SF | | |
| 2415 | SHOE MOLDING Install pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads. | 42.00 | LF | | |

Location Total:

Location: 9 - Kitchen Approx. Wall SF: 374 Ceiling/Floor SF: 120

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------|--|----------|-------|------------|-------------|
| Trade: 10 | Carpentry | | | | |
| 2415 | SHOE MOLDING Install pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads. | 30.00 | LF | | |
| 3714 | CABINETS-KITCHEN Remove and dispose of existing cabinets. Install new upper and lower kitchen cabinets as per floor plan. Installation to include all hardware. Install to manufacturer's specifications. (Cabinet and hardware allowance of \$3,500) | 1.00 | AL | | |
| 3750 | COUNTER TOP--GRANITE Field measure and install to base cabinets granite counter tops. Provide cutout for sink. ALLOW FOR 20 LINEAL FEET OF COUNTERTOP | 1.00 | AL | | |

| | | | | | |
|-----------|--------------------|--------|----|--|--|
| Trade: 18 | Ceramic Tile | | | | |
| 5425 | CERAMIC FLOOR TILE | 120.00 | SF | | |

Address: 2124 Rossmore Road

Unit: Unit 01

Location: 9 - Kitchen

Approx Wall SF: 374

Ceiling/Floor SF: 120

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-------------------------------|---|----------|-------|------------|-------------|
| Trade: 18 Ceramic Tile | | | | | |
| | Using adhsvie, lay owner's choice of \$2/sf ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- portland grout. Clean floor and apply mildew resistant white silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at door. | | | | |
| 5430 | CERAMIC WALL TILE Install subway ceramic wall tile over a sound surface with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations. ALLOW FOR 40 SQUARE FOOT OF WALL TILE | 1.00 | AL | | |
| Trade: 22 Plumbing | | | | | |
| 6835 | SINK--SINGLE BOWL UNDERMOUNT COMPLETE/FAUCET-GCI Install a 19 gauge 33" x 22" x 7" single bowl, stainless steel, undermount kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. (\$150.00 sink allowance and \$150.00 faucet allowance) | 1.00 | EA | | |
| 7846 | GARBAGE DISPOSAL AND CIRCUIT Install an ISE, model Badger 9, 3/4 horsepower garbage disposal or owner approved equal under sink and connect to waste line. (\$120.00 appliance allowance) Install an Ivory toggle switch on wall adjacent sink and power wiring on independent circuit. Fish wire and patch all tear out. | 1.00 | EA | | |
| Trade: 23 Electric | | | | | |
| 7831 | MICROWAVE RANGE HOOD VENTED TO EXTERIOR Install an Energy Star rated 30" over the range microwave exterior ducted range hood. (\$300.00 appliance allowance) Attach unit to manufactures instructions to cabinet. Fan capable of a minimum 150 cfm at a maximum of 10 sones. Include metal vent with all seams sealed with duct mastic, and roof or wall cap/damper assembly flashed appropriately for the exterior finish. Owner's choice of color. | 1.00 | AL | | |
| Trade: 25 Appliances | | | | | |
| 8489 | DISHWASHER-ENERGY STAR Provide and install Whirlpool model # DU1055XTSS, Energy Star, 24", 4 cycle, built- in dishwasher or owner approved equal. Including all alterations and connections to plumbing and electric system. Color-Stainless Steel. (\$450.00 appliance allowance) | 1.00 | EA | | |

Address: 2124 Rossmoor Road Unit: Unit 01

Location: 9 - Kitchen Approx. Wall SF: 374 Ceiling/Floor SF: 120

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 1603 Insulation

| | | | | | |
|------|---|-------|----|--|--|
| 4905 | INSULATE WALL--R-13 BATT Caulk with silicone along sill plates at exterior walls and all other openings to stop air infiltration. Staple 3-1/2" thick, R-13, foil faced fiberglass roll insulation to studs per manufacturer's specifications. LOCATION: EXTERIOR WALL | 90.00 | SF | | |
|------|---|-------|----|--|--|

Trade: 1604 Plaster/Drywall

| | | | | | |
|------|--|--------|----|--|--|
| 5226 | GUT ROOM AND DRYWALL WALLS AND CEILINGS Gut plaster and lath from interior walls and ceiling. Install 1/2" drywall to areas listed below. Use paper less gypsum board in wet areas. Fir out studs to insure that window and door jambs are flush to the finish condition of the drywall. Tack, tape, plaster, and sand to a finished condition. Three coat process. Prime new work. Finish ceiling smooth. | 500.00 | SF | | |
|------|--|--------|----|--|--|

Location Total:

Location: 10 - Nook Approx. Wall SF: 224 Ceiling/Floor SF: 41

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 18 Ceramic Tile

| | | | | | |
|------|--|-------|----|--|--|
| 5425 | CERAMIC FLOOR TILE Using adhesive, lay owner's choice of \$2/sf ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- portland grout. Clean floor and apply mildew resistant white silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at door. | 45.00 | SF | | |
|------|--|-------|----|--|--|

Location Total:

Location: 11 - 1/2 Bath Approx. Wall SF: 168 Ceiling/Floor SF: 28

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 10 Carpentry

| | | | | | |
|------|--|------|----|--|--|
| 2977 | WINDOW-VINYL DBL GLZ-LOW-E Field measure, order and install vinyl replacement windows, double glazed, low E, and U value of .30 or better window and jamb, including screen. Match style and grill pattern of window being replaced. Window to be installed to manufacturer's instructions. Windows to meet Energy Star for area per specifications and qualify for federal tax abatement. Owners choice of color. FRAME AND INSTALL 32X37 DOUBLE HUNG. MATCH EXTERIOR TRIM/SILL TO REAR WINDOW OF NOOK | 1.00 | EA | | |
| 3356 | DOOR-2 PANEL 24" INTERIOR-SOLID CORE | 1.00 | EA | | |

Address: 2124 Rossmoor Road

Unit: Unit 01

Location: 11- 1/2 Bath

Approx. Wall SF: 168

Ceiling/Floor SF: 28

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------------------|--|----------|-------|------------|-------------|
| Trade: 10 | Carpentry | | | | |
| | Install a 24" wide solid pine, 2-panel prehung door. Add an allowance of \$90 for hardware. MATCH HARDWARE TO BASEMENT DOOR AS CLOSE AS POSSIBLE. | | | | |
| Trade: 18 | Ceramic Tile | | | | |
| 5425 | CERAMIC FLOOR TILE Using adhsvie, lay owner's choice of \$2/sf ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- portland grout. Clean floor and apply mildew resistant white silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at door. | 30.00 | SF | | |
| Trade: 22 | Plumbing | | | | |
| 6903 | PEDISTAL SINK/COMPLETE Install a Countryside 20" pedistal sink or owner approved equal, with a Moen black faucet, braided stainless steel supply risers, shut-off valves and all required waste connectors to complete the installation. Inspect branch waste line and inform owner of condition. (\$150.00 sink allowance and \$100.00 faucet allowance) | 1.00 | EA | | |
| 7010 | COMMODE--REPLACE--1.6 GPF--GCI Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode. Material allowance of \$150.00 | 1.00 | EA | | |
| Trade: 1603 | Insulation | | | | |
| 4905 | INSULATE WALL--R-13 BATT Caulk with silicone along sill plates at exterior walls and all other openings to stop air infiltration. Staple 3-1/2" thick, R-13, foil faced fiberglass roll insulation to studs per manufacturer's specifications. | 170.00 | SF | | |
| Trade: 1604 | Plaster/Drywall | | | | |
| 5226 | GUT ROOM AND DRYWALL WALLS AND CEILINGS Gut plaster and lath from interior walls and ceiling. Install 1/2" drywall to areas listed below. Use paper less gypsum board in wet areas. Fir out studs to insure that window and door jambs are flush to the finish condition of the drywall. Tack, tape, plaster, and sand to a finished condition. Three coat process. Prime new work. Finish ceiling smooth. | 200.00 | SF | | |

Location Total:

Address: 2124 Rossmoor Road

Unit: Unit 01

Location: 13 - Stairs

Approx. Wall SF: 277

Ceiling/Floor SF: 40

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------|--|----------|-------|------------|-------------|
| Trade: 10 | Carpentry | | | | |
| 2351 | FLOOR--REFINISH WOOD LOW VOC--GCI Counter sink all nails and fill holes. Drum sand and edge floor finishing with 120 grit sandpaper. Vacuum and tack rag room. Apply a coat of Minwax Water Based Polyurethane Base Coat followed by 3 coats of Minwax Water-Based Polyurethane for Floors, or a floor finish that complies with regulation 8, rule 51, of the Bay Area Air Quality Management District and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases. REFINISH STAIR TREADS AND RISERS TO 2ND FLOOR. REFINISH LANDING. | 11.00 | RI | | |

Location Total:

Location: 14 - Bedroom 1

Approx. Wall SF: 362

Ceiling/Floor SF: 124

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------|---|----------|-------|------------|-------------|
| Trade: 10 | Carpentry | | | | |
| 4020 | CLOSET-WIRE SHELVING WITH ROD Install 12" vinyl clad wire shelving with integral clothes rod, cut to width of closet and capped. Use manufacturer's hardware and installation method. | 1.00 | LF | | |
| Trade: 20 | Flooring | | | | |
| 5972 | CARPET (CUT PILE) & PAD--GREEN LABEL--GCI Install FHA approved, Nylon/Olefin blend cut pile weave carpet. Install over a matched 1/2" medium density rebond pad w/ a minimum of seams. Carpet and Pad must meet the Carpet and Rug Institute's Green Label certification. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips & mending tape to cover entire floor including closets. Use same carpet in all locations specified. | 17.00 | SF | | |

Location Total:

Location: 15 - Bedroom 2

Approx. Wall SF: 373

Ceiling/Floor SF: 133

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------|---|----------|-------|------------|-------------|
| Trade: 10 | Carpentry | | | | |
| 4020 | CLOSET-WIRE SHELVING WITH ROD Install 12" vinyl clad wire shelving with integral clothes rod, cut to width of closet and capped. Use manufacturer's hardware and installation method. | 1.00 | LF | | |
| Trade: 20 | Flooring | | | | |
| 5972 | CARPET (CUT PILE) & PAD--GREEN LABEL--GCI | 17.00 | SY | | |

Address: 2124 Rossmoor Road

Unit: Unit 01

Location: 15 - Bedroom 2

Approx. Wall SF: 373

Ceiling/Floor SF: 133

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------|----------|----------|-------|------------|-------------|
| Trade: 20 | Flooring | | | | |

Install FHA approved, Nylon/Olefin blend cut pile weave carpet. Install over a matched 1/2" medium density rebond pad w/ a minimum of seams. Carpet and Pad must meet the Carpet and Rug Institute's Green Label certification. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips & mending tape to cover entire floor including closets. Use same carpet in all locations specified.
INCLUDE CLOSET

Location Total:

Location: 16 - Bedroom 3

Approx. Wall SF: 374

Ceiling/Floor SF: 134

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------|-----------|----------|-------|------------|-------------|
| Trade: 10 | Carpentry | | | | |

4020 CLOSET-WIRE SHELVING WITH ROD
Install 12" vinyl clad wire shelving with integral clothes rod, cut to width of closet and capped. Use manufacturer's hardware and installation method.

105.00 LF \$100.00

Trade: 20 Flooring

5972 CARPET (CUT PILE) & PAD--GREEN LABEL--GCI
Install FHA approved, Nylon/Olefin blend cut pile weave carpet. Install over a matched 1/2" medium density rebond pad w/ a minimum of seams. Carpet and Pad must meet the Carpet and Rug Institute's Green Label certification. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips & mending tape to cover entire floor including closets. Use same carpet in all locations specified.
INCLUDE CLOSET

18.00 SY \$336.00

Location Total:

Location: 17 - Hall

Approx. Wall SF: 315

Ceiling/Floor SF: 58

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------|----------|----------|-------|------------|-------------|
| Trade: 20 | Flooring | | | | |

5972 CARPET (CUT PILE) & PAD--GREEN LABEL--GCI
Install FHA approved, Nylon/Olefin blend cut pile weave carpet. Install over a matched 1/2" medium density rebond pad w/ a minimum of seams. Carpet and Pad must meet the Carpet and Rug Institute's Green Label certification. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips & mending tape to cover entire floor including closets. Use same carpet in all locations specified.

7.00 SY \$245.00

Location Total:

Address: 2124 Rossmore Road

Unit: Unit 01

Location: 18 Bathroom

Approx Wall SF: 213

Ceiling/Floor SF: 43

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-------------------------------|--|----------|-------|------------|-------------|
| Trade: 10 Carpentry | | | | | |
| 3821 | TOWEL SET--3-PIECE-BLACK Install black finished bath set comprised of a tub soap dish, 24" towel bar and toilet paper holder. | 1.00 | EA | | |
| 3828 | MEDICINE CABINET-RECESSED Install a 24" X 36" recessed cabinet with hinged plate glass mirror and two shelves. \$100.00 cabinet allowance. | 1.00 | AL | | |
| Trade: 18 Ceramic Tile | | | | | |
| 5425 | CERAMIC FLOOR TILE Using adhsvie, lay owner's choice of \$2/sf ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- portland grout. Clean floor and apply mildew resistant white silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at door. | 43.00 | SF | | |
| Trade: 22 Plumbing | | | | | |
| 6897 | VANITY-24" COMPLETE/TOP AND 1.5 GPM FAUCET Install a 24" vanity complete with cultured marble top, faucet (1.5 GPM), supply lines, shut-off valves and all required waste connectors to complete the installation. Replace branch waste line. (\$250 cabinet allowance and \$125.00 faucet allowance) | 1.00 | AL | | |
| 6958 | BATHTUB/SOWER--5' FIBERGLASS--COMPLETE--GCI Install a 5', 4 piece, Sterling Advantage™, 60" x 30" x 72" Product #: 61030126 Tub/Shower - Complete Unit - http://www.sterlingplumbing.com/home.str1 - fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and Delta Faucet "Monitor" Model 1343 tub/shower faucet - http://www.deltafaucet.com/ - & a shower head with a maximum 2.0 GPM flow rate. | 1.00 | EA | | |
| 7012 | COMMODE--REPLACE--1.3 GPF--2008 GCI Install a 1.3 GPF close coupled, white, vitreous china commode such as an American Standard FloWise Compact Cadet 3 EL 2403.128, or any commode tested through the latest "Maximum Performance" (MaP) testing sponsored by Canadian Water and Wastewater Association (CWWA), the California Urban Water Conservation Council (CUWCC), the U.S.-Canadian Alliance for Water Efficiency (AWE) and Veritec Consulting Inc. that has shown to score 800 or better on the MaP Flush Performance test (grams of solid waste removed in a single flush). See the following link for the January 2008 report. http://www.cwwa.ca/pdf_files/Map%2011th%20Edition%20Full%20Report1.pdf Include a manufacturer's approved plastic or pressed wood white seat, supply pipe, shut-off valve, and wax seal. | 1.00 | EA | | |
| Trade: 23 Electric | | | | | |
| 7819 | FAN/LIGHT FIXTURE-ENERGY STAR--2008 GCI Install an Energy Star approved ceiling mounted Fan/Light | 1.00 | EA | \$325.00 | \$325.00 |

Address: 2124 Rossmoor Road

Unit: Unit 01

Location: 18 - Bathroom

Approx. Wall SF: 213

Ceiling/Floor SF: 43

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------|----------|----------|-------|------------|-------------|
| Trade: 23 | Electric | | | | |

fixture rated for a min 100 watts w/ an exterior ducted vent fan capable of min. 80 CFM operating at 1 Sone or less, vented w/ damper to exterior such as NuTone QTREN080FLT. Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch part # 5100.505 (In Ivory) http://www.energyfederation.org/consumer/default.php/cPath/39_766_134) or equipped with a humidistat sensor. Install 4" metal duct and vent to the exterior ideally through a wall or gable end using a 4" hooded vent with damper. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 6 minimum duct insulation. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.

Trade: 1603 Insulation

4905 INSULATE WALL--R-13 BATT

120.00 SF

Caulk with silicone along sill plates at exterior walls and all other openings to stop air infiltration. Staple 3-1/2" thick, R-13, foil faced fiberglass roll insulation to studs per manufacturer's specifications.

Trade: 1604 Plaster/Drywall

5226 GUT ROOM AND DRYWALL WALLS AND CEILINGS

260.00 SF

Gut plaster and lath from interior walls and ceiling. Install 1/2" drywall to areas listed below. Use paper less gypsum board in wet areas. Fir out studs to insure that window and door jambs are flush to the finish condition of the drywall. Tack, tape, plaster, and sand to a finished condition. Three coat process. Prime new work. Finish ceiling smooth.

Location Total:

Location: 19 - Bonus Room-3rd Floor

Approx. Wall SF: 522

Ceiling/Floor SF: 304

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------|----------|----------|-------|------------|-------------|
| Trade: 20 | Flooring | | | | |

5972 CARPET (CUT PILE) & PAD--GREEN LABEL--GCI

33.00 SY

Install FHA approved, Nylon/Olefin blend cut pile weave carpet. Install over a matched 1/2" medium density rebond pad w/ a minimum of seams. Carpet and Pad must meet the Carpet and Rug Institute's Green Label certification. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips & mending tape to cover entire floor including closets. Use same carpet in all locations specified.

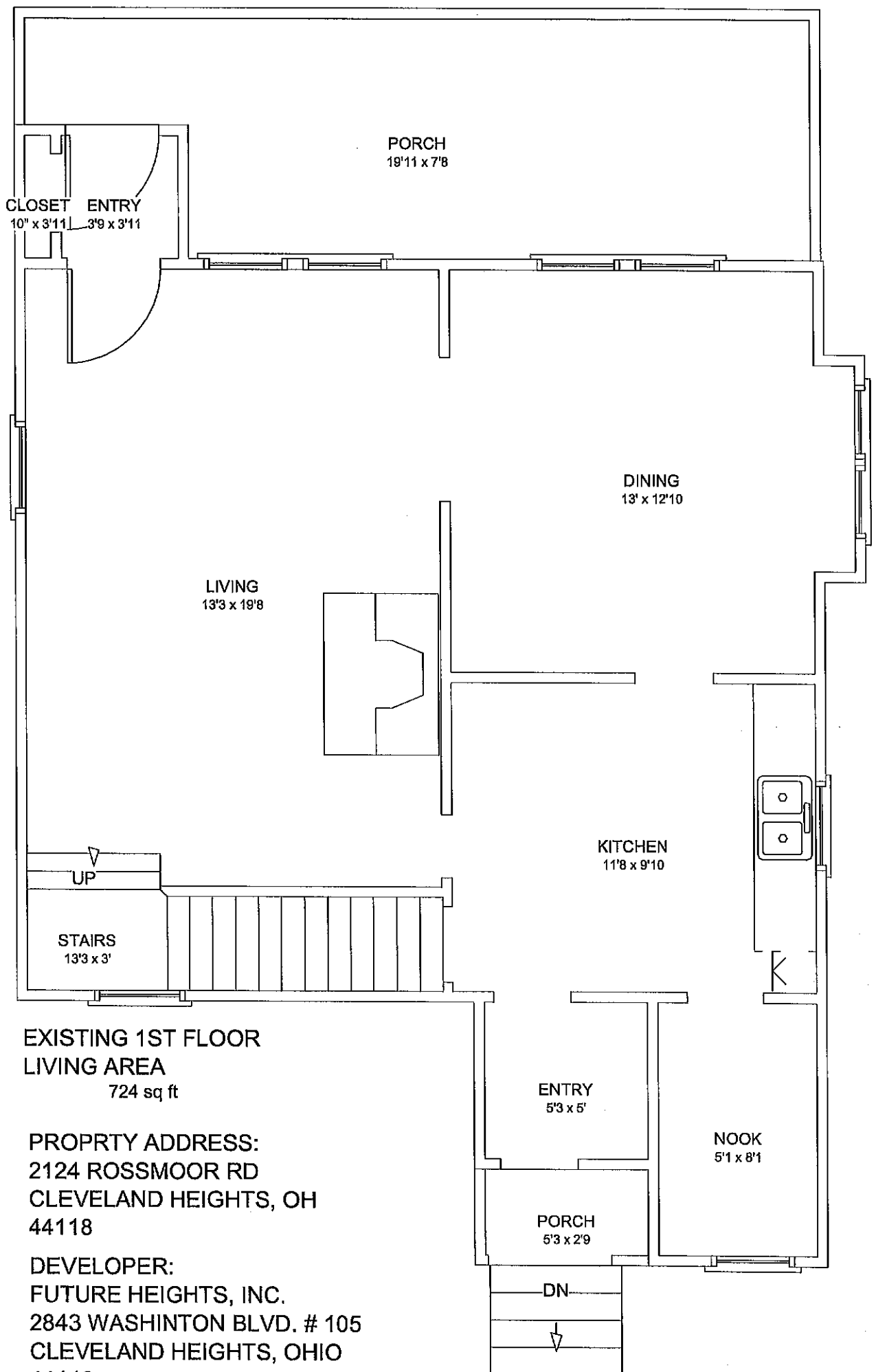
INCLUDE STEPS TO 3RD FLOOR

Location Total:

Unit Total for 2124 Rossmoor Road, Unit Unit 01:

Address Grand Total for 2124 Rossmoor Road:

Bidder: _____



Rework existing
entry doors

CLOSET
10' x 3'8"

ENTRY
3'11' x 3'8"

PORCH
25'3' x 7'8"

Install new porch
deck/framing/skirtboard

Refinish HW floors

Refinish HW floors

DINING
13' x 12'10"

Remove framing
around fireplace

LIVING
13'3' x 19'8"

Install ceramic
tile

Gut room complete

Insulate
exterior
wall

Refinish landing, stair treads
and risers

KITCHEN
11'8' x 9'10"

STAIRS
13'3' x 3'

UP

Replace exterior door

BATH 1/2
5'3' x 5'

Install ceramic tile

Insulate
exterior wall

Install ceramic
tile

NOOK
5'1' x 8'1"

Remove rear door

Demo rear
porch and
steps

PROPERTY ADDRESS:
2124 ROSSMOOR RD
CLEVELAND HEIGHTS, OH
44118

DEVELOPER:
FUTURE HEIGHTS, INC.
2843 WASHINGTON BLVD. # 105
CLEVELAND HEIGHTS, OHIO
44118

PROPOSED
LIVING AREA
724 sq ft



HOUSING INSPECTION DEPARTMENT

POINT OF SALE CERTIFICATE OF INSPECTION

CASE 22-004979
PARCEL 6870509F

TO: City Of Cleveland Heights ALLAN BUTLER
40 Severance Circle

Cleveland Hts, Oh 44118

PROPERTY INSPECTED:

2124 ROSSMOOR RD

TYPE OF STRUCTURE:

TYPE OF INSPECTION:

Point of Sale Inspection

INSPECTION DATE: Aug 09, 2022

COMPLIANCE DUE DATE: Nov 09, 20.

Inspector: John Julian

CERTIFICATE EXPIRES **Aug 09, 2023**; after this date, a new Point of Sale inspection is required before a transfer of property can take place. This Certificate of Inspection, however, will continue to be used as the City's instrument for determining code compliance, unless it is replaced by a new Point of Sale Inspection. Please note that Point of Sale reinspection notices are NOT to be used in lieu of the Certificate of Inspection.

STATEMENT OF PURPOSE

The City of Cleveland Heights has undertaken its Point of Sale inspection program for the benefit of the community as a whole. These inspections are not performed with the intention or purpose of benefiting or assisting any individual. In performing such Point of Sale inspections, and subsequent reinspections, the City is fulfilling its duty to the entire citizenry of Cleveland Heights to protect the health and safety of its citizens and to maintain property values by identifying code violations that create the potential of injury or which adversely affect the value of the property. These violations also provide for the minimum, ongoing maintenance of the property.

RELIANCE ON CERTIFICATE OF INSPECTION

In issuing the Certificate of Inspection, the City of Cleveland Heights does not ensure, warrant, or guarantee that the certificate contains all the violations of the Codified Ordinances of the City of Cleveland Heights. The City does not guarantee that all violations have been found nor does it warrant the repairs made pursuant to inspection. The Certificate shall be considered by all parties the City's best effort to make known the violations on the property at the time of the original inspection.

SCOPE OF INSPECTION

As notes above the Point of Sale Certificate of Inspection represents the City's best effort to make known the repairs necessary for a safe and well-maintained property. This inspection report does not represent that all violations have been found, or that when repairs are completed, a property is "violation-free".

- The inspection itself is primarily a visual check of a property's major systems - electrical, plumbing, heating, and general structural condition (walls, foundations, supports, etc.). Inspectors will physically check outlets with circuit testers, operate light switches, and will turn on plumbing fixtures to determine whether these items are operating properly.

- Items or areas that are hidden from view, for example, plumbing and wiring behind walls, above dropped ceilings, or in inaccessible crawl spaces are not inspected. Inspectors generally do not move furniture or possessions for inspection purposes nor do they disassemble fuse boxes, circuit breakers, furnaces, or other machinery or appliances.
- The inspection does not certify the operation of furnaces, air conditioners, or hot water tanks. Home appliances are not subject to inspection unless their condition represents a safety hazard.
- The inspection is not a guarantee that a roof does not leak or that a foundation is free from a water seepage problem. Where there is evidence of roof or foundation leakage problems - standing water in a basement, water on walls, active leaks in roofs or ceilings - a violation will be stated and repairs required.
- The inspection does not guarantee that a home is free from vermin infestation.
- The inspection generally will not address minor cosmetic defects involving painting, plastering, and wallpapering. It is expected that purchasers will decorate to taste.

Prospective purchasers are urged to carefully review the attached inspection report. The City, however, expects that your standards surpass the minimum health, safety, and maintenance codes established by the City of Cleveland Heights. If you have questions involving items beyond the scope of the inspection, please pursue them with either the seller or real estate agent.

USE OF CERTIFICATE OF INSPECTION, CHAPTER 1329, SECTION .05, POINT OF SALE ORDINANCE

(a) Title to any property in the City shall not be transferred unless an escrow account with an amount of money equal to at least one hundred twenty-five percent (125%) of the estimated cost of correction of all outstanding Class "A" violations has been established and approved in writing by the Building Commissioner. In lieu of the establishment of an escrow account hereunder, a purchaser may present proof of a commitment for a 203K or rehabilitation loan from a recognized lending institution in an amount adequate to correct all Class "A" violations as approved by the Building Commissioner.

(b) The signed Acknowledgment Form must be deposited in escrow and a copy provided to the Housing Inspection Department as a condition of transfer of title.

This is to advise you that you are in violation of the CODIFIED ORDINANCES of the City of Cleveland Heights, Ohio as indicated below.

FURTHER INSPECTIONS WILL BE MADE AS NOTED TO DETERMINE IF CORRECTIVE MEASURES HAVE BEEN TAKEN.

If the violation(s) have not been corrected by the date(s) indicated, appropriate legal action will be taken to force compliance.

PLEASE SEE INFORMATION SHEET TO LEARN MORE ABOUT INSPECTION PROCESS AND PROCEDURES.

If you want further information regarding this notice, please call 216-291-5900.

When permits are required as a result of code violations, all repairs must conform to applicable codes (National Electrical Code, Ohio Plumbing Code, Residential Code of Ohio).

FOR PERMIT INFORMATION CONTACT THE BUILDING DEPARTMENT AT 216-291-4900



**HOUSING INSPECTION DEPARTMENT
CERTIFICATE OF INSPECTION**

**CASE 22-004979
PARCEL 68705095**

PROPERTY INSPECTED:
2124 ROSSMOOR RD

TYPE OF STRUCTURE:

TYPE OF INSPECTION:
Point of Sale Inspection

INSPECTION DATE: Aug 09, 2022
COMPLIANCE DUE DATE: Nov 09, 2022

Inspector: John Julian

***Note:**

- On violations in which a building permit is required, please make sure the permit is obtained before you start any work.
- This point of sale inspection is valid for title transfer until - Aug 09, 2023
- Please note: any violations remaining eighteen (18) months after the initial inspection will be subject to a \$50.00 reinspection fee for each reinspection until the property is in compliance. The date for this report is: Feb 09, 2024
- Allowable occupancy - TBD

VIOLATIONS

Exterior

- 1. Replace/repair damaged storm door. ALL SIDES**
Section: 1351.23, 1369.02
- 2. Putty window(s) where compound is loose or missing. at all wood windows as needed**
Section: 1351.23, 1369.02
- 3. Tuck point foundation where mortar is loose or missing. Mortar color should match as closely as possible. Compliance will not be granted if mortar is placed on brick facing..**
Section: 1351.24, 1369.03
- 4. Replace deteriorated roof covering to include all deteriorated wood members - the entire house. Permit required. Escrow \$6200**
Section: 1351.25, 1369.04
- 5. Scrape and paint the entire house and trim. Escrow \$5000**
Section: 1351.26, 1369.05
- 6. Repair damaged. SIDING AND/OR CORNER CAPS**
Section: 1351.26, 1369.05
- 7. Secure loose. SIDING AND/OR CORNER CAPS**
Section: 1351.26, 1369.05
- 8. Trim tree branches to avoid contact with the roof and/or gutter. and remove ively**
Section: 1351.29, 1369.07
- 9. Replace missing gutter(s) and downspout(s).**
Section: 1351.25, 1369.04
- 10. Secure loose gutter(s).**
Section: 1351.25, 1369.04
- 11. Secure loose downspout(s).**
Section: 1351.25, 1369.04
- 12. Replace and paint to conform, deteriorated/missing gutter board(s).**
Section: 1351.26, 1369.05

INSPECTION INFORMATION SHEET

Q: WHAT DO I DO IF I HAVE A QUESTION ABOUT MY INSPECTION OR ABOUT A VIOLATION?

A: Should you have any questions about your inspection, contact the inspector whose name is at the bottom of the report by calling 291-5900. The best times to call are between 8:30 and 9:00 a.m., 1:00 to 1:15 p.m., or 4:30 to 5:00 p.m., Monday through Friday. If you wish, you may call at any time during the day and leave a message; the inspector will return your call. If your questions can not be answered over the phone, or you wish to meet with an inspector in person, you may call and schedule an advisory appointment. The advisory may take place at the property in question or in the inspector's office at Cleveland Heights City Hall.

Q: HOW DO I APPEAL VIOLATIONS?

A: If you wish to appeal a violation, contact the Chief Inspector at 216-291-4971. If the Chief Inspector is not available, leave your name, address, and telephone number and your call will be returned. Again, please call and schedule an appointment if you wish to meet in person at the property or in the Housing Inspection Office at Cleveland Heights City Hall.

Q: CAN I GET MORE TIME TO COMPLETE REPAIRS (Extensions)

A: The City of Cleveland Heights requires that repairs called for in housing inspection notices be completed within 90 days. While the City hopes that repairs are done as soon as possible, we recognize that it is not always possible for property owners to achieve code compliance in that amount of time, especially when major repairs are needed.

For example, a property owner may face the replacement of a garage, driveway, or roof. In other cases, an entire house or garage may need painting, or substantial plumbing or electrical work may be needed. Also, the weather may prevent some exterior repairs from going forward, or time may be needed to find a contractor. At the same time, the ability to finance repairs may be a factor.

In consideration of these circumstances, the City may grant property owners additional time to complete the repairs provided, however, that satisfactory progress has been made in addressing the violations.

The Housing Inspection Department monitors progress through reinspections which are conducted shortly after the compliance date. After this review, supervisory staff, in consultation with the inspector, will determine if and for what duration an extension will be granted. In considering your case, staff will take into account the condition of the property, number, and scope of repairs, weather conditions, and overall progress. The length of time granted for an extension may range from 30 to 180 days. The City will expect rapid compliance if a property is in extreme disrepair, has serious health or safety violations, or blights a neighborhood.

When the City confirms the correction of all identified violations, property owners will receive either a compliance document or a "Thank You" notice.

Property owners who are not making progress may be issued a summons to appear in Housing Court. It is the City's hope, however, that this option can be avoided. Therefore, if extenuating circumstances delay your repair efforts, please contact us so we can review your situation.

Individuals with financial difficulties are urged to consider the various housing repair and loan programs offered by the City's Housing Preservation office at 216-291-4877.

The Home Repair Resource Center is available to provide assistance with finding contractors, repair advice, on-site repair consultations, and many other homeowner services including financial assistance for qualifying applicants. Hands-on repair classes and clinics are also available. HRRC staff can be reached at 216-381-6100 or visit us on the web at WWW.HRRC-CH.ORG

If you have questions regarding the extension policy, please call the Housing Inspections Department at 216-291-5900.

Exterior - Front

13. Replace deteriorated step tread(s). FRONT PORCH BOTTOM STEP

Section: 1351.26, 1369.05

14. Rebuild porch - Permit required. FRONT PORCH INCLUDING FOUNDATION AND ELIMINATE SAG TO PORCH ROOF Escrow \$9000

Section: 1351.26, 1369.05

Exterior - Opposite Drive Side

15. Properly repair. FOUNDATION AT OPPOSITE DRIVESIDE Escrow \$800

Section: 1351.23, 1369.02

Exterior - Drive Side

16. Properly replace. MISSING GLASS BLOCK DRYER VENT AT DRIVESIDE

Section: 1351.23, 1369.02

Exterior - Rear

17. Rebuild porch - Permit required. REAR 1ST FLOOR PORCH Escrow \$2000

Section: 1351.26, 1369.05

18. Properly level service walks block(s).

Section: 1351.29, 1369.07

Garage - Interior

19. Properly remove. ALL DEBRIS

Section: 1351.23, 1369.02

Garage - Exterior

20. Replace missing door knob(s). AT SIDE SERVICE DOOR

Section: 1351.23, 1369.02

21. Replace Garage roof covering: Permit Required. Escrow \$1500

Section: 1351.25, 1369.04

22. Replace, and paint to conform, damaged/missing siding boards.

Section: 1351.26, 1369.05

23. Replace and paint to conform, damaged/missing siding corner caps.

Section: 1351.26, 1369.05

24. Secure siding corner cap(s).

Section: 1351.26, 1369.05

25. Replace, and paint to conform, damaged/missing trim. Escrow \$200

Section: 1351.26, 1369.05

26. Scrape and paint the entire garage. Escrow \$1000

Section: 1351.26, 1369.05

27. Trim tree branches to avoid contact with the roof and/or gutter. AND REMOVE ALL IVEY

Section: 1351.29, 1369.07

28. Make garage door(s) fully operable.

Section: 1351.30

29. Properly repair garage door(s). INCLUDING SIDE SERVICE DOOR

Section: 1351.30

Exterior - Yard

- 30. Remove dead tree limb(s)/branches from:. REAR YARD TREE Escrow \$500
Section: 1351.29, 917.10
- 31. Repair or remove damaged fence. AT REAR NORTHSIDE OF YARD Escrow \$375
Section: 1351.29, 1121.12 (I)
- 32. Obtain a building permit and replace damaged/deteriorated public sidewalk block(s). ALL Escrow \$2400
Section: 1351.29, 1369.07
- 33. Replace deteriorated asphalt driveway - permit required.. Escrow \$6000
Section: 1351.29, 1369.07
- 34. Properly maintain landscaped areas - leaves and yard waste must be placed in "Kraft" bags and placed on tree lawn for regular rubbish pickup.
Section: 1351.29, 1369.07

All Floors - All Rooms

- 35. Utilities were off at the time of inspection. Electrical, plumbing, and heating systems to be inspected at a later date.
Section: note
- 36. Replace damaged/missing face plate(s) for receptacle(s).
Section: 1351.20, 1369.09
- 37. Replace damaged/missing face plate(s) for switch(es).
Section: 1351.20, 1369.09
- 38. Replace damaged/missing light fixture(s).
Section: 1351.20, 1369.09
- 39. Properly install a smoke detector. This violation requires immediate compliance. ONE IS REQUIRED ON EACH LEVEL
Section: 1351.211
- 40. Properly install a CO detector outside of the sleeping area in the immediate vicinity of the bedrooms or within the bedroom where a fuel-burning appliance is located. Including one on every level where a fuel-burning appliance is located. ONE IS REQUIRED ON EACH LEVEL
Section: 1103.09
- 41. Properly clean/disinfect and maintain in a sanitary condition. AND REMOVE ALL MOLD/MILDEW LIKE SUBSTANCES FROM ALL SURFACES
Section: 1351.22, 1369.01
- 42. Repair/replace door to properly close.
Section: 1351.23, 1369.02
- 43. Replace missing light globe.
Section: 1351.23, 1369.02
- 44. Replace damaged floor covering. IN ALL ROOMS OR REFINISH Escrow \$3500
Section: 1351.27, 1369.06
- 45. Replace damaged/missing trim molding.
Section: 1351.27, 1369.06
- 46. Repair damaged area(s) of ceiling and wall(s). Including basement and attic and whole house to be finished and painted Escrow \$3000
Section: 1351.27, 1369.06
- 47. Find and correct cause of water damage.
Section: 1351.27, 1369.06

Basement - All Rooms

- 48. Replace deteriorated/missing water line(s) (permit required). Escrow \$1500
Section: 1351.13, 1369.08
- 49. Replace leaking hot water tank: Permit required. Escrow \$1125
Section: 1351.13, 1369.08
- 50. Properly install main distribution panel for electrical service - permit required.. and rewire entire basement Escrow \$2500

Section: 1351.20, 1369.09

- 51. Make furnace/boiler fully operable. OR REPLACE INCLUDING ALL COMPONENTS Escrow \$2500**

Section: 1351.15, 1369.10

- 52. Remove non-approved heating equipment from. UTILITY AREA / GAS STOVE AND PROPERLY CAP ALL LINES**

Section: 1351.19

- 53. Secure loose. conductors hanging loosely from ceiling and walls**

Section: 1351.20, 1369.09

Basement - Bathroom

- 54. Provide ventilation to basement bathroom, lavatory, or water closet.**

Section: 1351.10

Stairway to 1st Floor

- 55. Properly install handrail.**

Section: 1351.23, 1369.02

- 56. Properly remove. BOARD FROM REAR DOORWAY AND REPAIR/REPLACE DOORS TO PROPERLY CLOSE AND LATCH INCLUDING STORM DOOR**

Section: 1351.23, 1369.02

1st Floor - Kitchen

- 57. Properly replace. KITCHEN FACILITY PERMIT REQUIRED Escrow \$5000**

Section: 1351.23, 1369.02

- 58. Repair weak/sagging floor. AT KITCHEN AND REAR FOYER SUBFLOOR Escrow \$1000**

Section: 1351.27, 1369.06

1st Floor - Living Room

- 59. Tuck point fireplace where mortar is loose or missing. Mortar color should match as closely as possible. Compliance will not be granted if mortar is placed on brick facing.. INCLUDING DAMPER**

Section: 1351.17

- 60. Make fireplace damper fully operable.**

Section: 1351.17

2nd Floor - Sunroom/Porch

- 61. Properly seal/repair roofing membrane. OR REPLACE Escrow \$800**

Section: 1351.25, 1369.04

- 62. Repair roof to eliminate ponding of water.**

Section: 1351.25, 1369.04

- 63. Replace and paint to conform, all damaged/missing members of the porch railing.**

Section: 1351.26, 1369.05

2nd Floor - Bathroom

- 64. Properly replace. BATHROOM FACILITY PERMIT REQUIRED Escrow \$4000**

Section: 1351.23, 1369.02

Attic - Main Room

- 65. Replace broken/cracked window pane(s).**

Section: 1351.26, 1369.05

TOTAL ESCROW AMOUNT REQUIRED: \$ 59,900.00

Section 1329.051 prohibits the transfer of titled to property in the City unless an escrow account is established in an amount equal to at least 125% of the estimated cost of correction of all Class "A" violations. Cost estimates are provided on this certificate for the sole purpose of determining the amount of the required escrow account. Your actual costs of repair may vary substantially depending on the size, age and condition of the house, the method of construction, and other such factors. The City recommends that the party who is to make repairs obtain cost estimates from licensed professionals prior to entering into a purchase agreement.