

Thursday, April 4, 2024

1015 Woodward

SOW

- Installed New Appliances
- Installed new wall cabinets by door and stained to match
- Installed Laundry closet
- Painted basement
- Patched and painted throughout
- Install new blinds
- Repaired upstairs bathroom to include shower with new tub, toilet, and vanity
- Chimney needs a cap
- Right side of house, at the electric mast, a section of the siding missing, needs fixed
- Left side of house, old bathtub should be removed
- Left side of house, small shed needs left door placed
- Left side of house, the front gate, right post appears to be twisting, top is now bent into door, must push on post to latch/close gate, needs fixed
- Front storm door needs closer, piece at door frame coming out of frame
- Interior
- Front door light does not work, needs bulb and checked, CFL type there, hazard
- Construction debris in living room, clean up/carpet checked
- Front door window blind needs replaced, badly stained/old/slats broken
- Inside front door to the left, coat hooks? needs removed or painted, stains/sanded?
- We should remove all the curtains/sheers in property, they are old, not appear very well, most windows have blinds for privacy.
- Dining room, right back wall has holes need sanded painted
- Dining room, right upper ceiling section needs re-plastered, and opened up to see if further damage is occurring, appears stained/cracked
- Some clean up needed in kitchen, under stove, sink/counter, stairs to basement, many paint cans need trashed/removed from house, unless from recent touchup paint.
- Kitchen floor appears to have many paint splotches, drips
- Some kitchen cabinets need shelves and or pins to hold shelves in place
- Stairs to basement, needs railing, and to go all the way to the bottom, past the end of the wooden stairs also.
- Minor, for looks, back edge of sink counter, need to place trim right back edge, to seal that area, water does not get back there
- Behind stove, gas line shut off valve does not turn on fully, need to change valve, or maybe cut end of handle off so that it can be fully opened

- Once water is back on, upstairs bathroom, toilet inside and out will need extra cleaning
- Upstairs bath, the small window at the floor, needs the blinds to be the correct length, side to side, they fall out of the holders, too short
- Minor, could we put some molding on the wall/floor behind the toilet area, and clean out the debris there
- Bathroom, surround grout needs to be cleaned up
- Middle bedroom, left blind needs replaced
- Middle bedroom, closet needs shelf and clothes rod placed
- Three floors, all need CO detectors placed, two bedrooms/rooms upstairs, upstairs hall, and one in main floor and one in basement, a good distance away from furnace, etc.
- Stairs to the second floor has an older smoke detector, need to remove that.
- Basement, there is a dehumidifier there, but there isn't any place to drain it to, so, it will not stay running, but it appears to be needed
- Did not find dryer venting, contractor needs to check and provide
- Basement, one end is a crawl space needs vapor barrier placed
- Finding mold most ceiling areas of basement
- Furnace filter, needs changed
- Middle of basement, floor joist is badly cracked, one side appears to have a thin piece of plywood on it, but needs 2x length of wood to support
- Dining room, door bottom of stairs to second floor does not latch.