

Work Plan for 939 Charles Ave:

June 2022:

Pull building, electrical, and plumbing permits.

Rough in of plumbing and electrical work completed, with inspections. The plumber estimated 2.5 days of work. The electrician estimated 5 days of work to complete all rough in work. Scheduling a month, will be enough time for both the plumber and the electrician to fit the jobs into their schedule, complete the rough in work and get the work inspected.

Concurrently, I will remove construction debris; correct exposed framing to code; correct the roofing and flashing to code; and grade around the foundation of the house and garage to code. I will have the framing inspected.

July 2022:

Pull HVAC permit for two dryer vents. Dryer vents will be installed and ORSAT tests on the two furnaces completed. Since these furnaces were installed new, on a permit when I was first working on this property, they definitely will not need to be replaced.

In July, I will insulate and Sheetrock the newly framed areas with inspections. I will also make any other repairs to walls throughout, including any adjustments to maintain a 1 hour fire barrier between the units. I will also fire block the basement and seal the chases in the basement. Once the walls are intact, the electrician will be able to complete their work and have their permit closed out.

I will also make necessary adjustments to both stairways and repair or replace all exterior doors and unit doors and add new hardware.

August 2022:

I will make necessary repairs to the exterior of the house and garage so that it is impervious to the elements and vermin. I will also add a complete gutter system and house numbers to the house and garage.

September 2022:

I will install a shower surround to code on the first and second floors; and kitchen cabinets. Installation of the shower surround and kitchen cabinets will allow the plumber to finish.

The plumber will take less than a day to complete any remaining connections.

Final the plumbing permit.

Additionally, I will repair or replace all windows, storms, screens, and components to code. Then, I will repair subfloor and install flooring throughout. Finally, I will install handrails, smoke detectors and carbon monoxide detectors.

Final building permit.