

9647 Hampton Circle South, Indianapolis, IN
Repairs and Upgrades

1. *Windows Replaced*

- 8 rotten windows replaced including 2 in the kitchen, 2 in the SW breakfast room, 1 in the SW bedroom, 1 in master bath, and the master bedroom 4 light window
- New Alside vinyl windows installed with wood trim look on the interior and white or almond on the outside
- All new windows properly flashed with sill and z-flashing, window tape, and insulated with foam insulation to finish
- Windows caulked and trimmed on the exterior and interior to finish

2. *Siding and Trim Replaced and Painted to match*

- Existing LP lap siding removed and replaced with new James Hardie Fiber Cement lap siding to match the existing reveal and profile on the entire house
- New z-flashing, seam flashing, and caulking installed to James Hardie specs
- All rotten cedar trim boards on the home removed and replaced with new
- Typar housewrap installed on all exterior walls prior to siding
- All new siding and trim boards primed, caulked, and painted with Sherwin Williams Super Paint to owner's specs

3. *Exterior Doors Replaced*

- Existing patio door, breakfast room entry door, and garage service door removed and replaced with new
- Patio door replaced with new vinyl sliding door, rotten subfloor replaced as needed
Breakfast room door to deck and garage service doors replaced with new steel doors w/deadbolt, subfloor repaired as needed
- Proper sill flashing, door tape, and foam insulation installed
- All new work caulked and painted to match on the exterior and interior

4. *Deck/Crawl Space Work/Repairs*

- New barrier lattice installed around deck/buried under the soil to prevent reentry
- Hole under the deck filled with concrete
- Critter droppings removed from crawl space
- Wood and debris removed from crawl space

5. *Attic Work*

- Bath fan ductwork reattached as needed, mold substance cleaned and sealed as needed with Kilz, insulation moved away from soffit vents, new baffles installed to maintain airflow

6. *Misc Repairs*

- Chimney flashing repaired as needed
- Sump pump discharge leak corrected
- New 15 amp breaker installed in panel (per electrician's inspection, improper breaker size was found)
- Gas line ground installed
- Romex installed to outlet in furnace room

7. Flooring

- Bruce Waltham Plank, 3.25" x .75" solid prefinished oak, color Brass, nailed down in front entry hall, closet, half-bath, kitchen, and utility room. New stained quarter round and covebase.
- Daltile Continental Slate 12x12 laid in upstairs hall bath over new Durock subfloor. New stained quarter round.

8. Interior Painting

- Master bedroom: sand stencil and paint
- Blue room: paint, remove shelves
- Dining room: remove wallpaper, paint
- Laundry room: remove wallpaper, paint
- Family room: remove wallpaper, paint

9. Carpet

- Mohawk Solo 27oz BCF SmartStrand Plush (country path) installed in living room, family room, and master suite.