

4520 OBERLIN AVE, LORAIN OH 44053

EXTERIOR OF BUILDING

Parking Lot

- Removal of all vegetation/growth on fence and along it, starting from the front of the property to right to the back of the property
- Right side-complete removal of trees and scrubs from property along the sides and back. 2 feet from the the end of curb into the next side.
- Left side-complete removal of all trees and scrubs
- Left side-Prune the small scrubs and remove the small growth plant.
- End of property line at the very back –complete removal of all trees, scrubs and vegetation
- All vegetation growing in parking lot removed.
- All areas sprayed to kill vegetation.

Driveway Asphalt

- Patched all holes and driveway with asphalt.

Drains in parking lot

- Snaked all three drains up to city line which were all clog up and flooding Parking lot each time it rained.

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Trees

- Removal all trees surrounding property App 10 large trees.
- All landscape beds replace all old mulch and replace with stones.
- Existing landscape pruned and cleaned out.

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Sidewalk

Removed all broken sidewalk and replaced with new. Sidewalks in front of all the doors replaced with new.

Gutters;

- Completed gutted and replaced the gutters and down spouts system throughout the whole building. Added additional drains at the back of

building underground to drain water into the sewer drains which was flooding the back.

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Lighting

- Added flood lights to both ends of parking lot.
- Added Small lights in front of all doors and building.
- Added huge illuminating signage in front of building.

Power wash

- Power washed the whole building including sidewalks

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ROOF

Inspected. Repaired, replaced, sealed where necessary and required. Removed 5 inactive power fans and installed them with new turbine vents and reinstalled shingles. Gutters were cleaned out.

Lawncare

- Started lawn care and fertilized and weed control.
- Added soil where need to be fixed and repair.
- Pest control

INTERIOR OF ALL 4 SUITES

JUNK REMOVAL:

All suites were full upto brim with junk that was left behind and had to be emptied out.

PAINTING and FLOORS

- All 4 suites completely gutted out the walls and had it repaired and painted.
- All woodwork repaired and painted.
- All flooring, carpets removed and replaced with new vinyl planks including new base boards
- All tile floors strip, wax and high speed buffed and polished

- Broken,missing or damaged ceiling tiles replaced with new.

KITCHEN

Tore out existing small kitchen area. Install new cabinets, countertop, new sink. Plumb in sink and drain. Install white board and trim for back splash.

New Closet doors installed with new doorknobs for all doors.

Napkins holders installed with new throughout all rooms and bathrooms

WINDOWS

- Replaced broken windows and all units. Repaired and replaced rotten window base.
- Vertical blinds installed
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ELECTRICAL

- All 4 suites had electric upgraded.
- All ceiling lights removed and replaced with LED light.
- All outlets and GFI checked and fixed.
- Bathroom Fans with light replaced with new.
- Carbon monoxide and smoker detectors installed. All exit lights changed to new.
- All phone lines restored and replaced.

PLUMBING

- All 4 suites had the toilets removed and replaced with new.
- All 4 suites, faucets and valve hoses replaced with new
- Hot water tank 38 gallons and 50 gallons replaced with new
- Upgraded the utility area.

HVAC SYSTEM

- Replaced HVAC A/C and furnace in unit 1 and 2 with new. Unit 3 and 4 serviced and repaired as necessary.
- Vents in all units repaired or replace.

PHONE LINES SPECTRUM CONSTRUCTION 4 INVIDUAL POLES FOR EACH UNITS. EACH UNIT HAS ITS OWN GAS AND ELECTRIC METER