



**CARBON SIX
CONSTRUCTION**



Home Upgrade: Weekly Comparison Progress Report

2112 Walnut Ct.
Walnut Hills ST
12345

Weekly Progress 10/02/ 2015

INSPECTED BY: malcolm@imfuna.com
COMPANY: C6 Construction
PREPARED FOR: Owner

DATE OF INSPECTION: 10/02/2015

Weekly Progress 10/08/ 2015

INSPECTED BY: malcolm@imfuna.com
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DATE OF INSPECTION: 10/08/2015

INSPECTION INFORMATION

Inspected By MSA
 Model 3-bed/2-bath
 Status Vacant

SCHEDULE OF CONDITION

Upgrade Projects

During current tenant change improve curb appeal to increase rent, Replace old single pane windows with dual pane windows. Repaint entire house exterior. Upgrade master bathroom. Add recessed can lighting in 3 rooms.



10/02/2015 14:36 (UTC)

SPACES

Painting

Upgrade exterior painting for improved curb appeal and rental increase.

INSPECTION INFORMATION

SCHEDULE OF CONDITION

Upgrade Projects

Dual pane windows, exterior house repaint, and lighting projects complete. Master bathroom 60% complete.



10/08/2015 15:03 (UTC)

SPACES

Painting

Painting completed. Dramatically improved curb appeal and rental increase potential.



Weekly Progress 10/02/2015

Weekly Progress 10/08/2015

**Painting – Front
Painter**

**Painting – Front
Painter**

Incomplete

OK



10/02/2015 18:16
(UTC)



The front elevation
master bedroom section
has been painted body
color.
10/02/2015 14:40
(UTC)



10/08/2015 14:26
(UTC)



10/08/2015 14:26
(UTC)



The front elevation
garage has been body
color painted.
10/02/2015 14:40
(UTC)



New support posts
installed.
10/02/2015 14:40
(UTC)



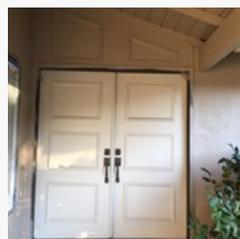
10/08/2015 14:27
(UTC)



10/08/2015 14:27
(UTC)



The front entry eaves
has been body color
painted.
10/02/2015 14:41
(UTC)



The front door needs to
be prepped and painted.
10/02/2015 14:41
(UTC)



10/08/2015 14:28
(UTC)



Door was painted to
owner selected purple.
Did not work so door
repainted to classic
black.
10/08/2015 14:28
(UTC)

Weekly Progress 10/02/2015

Weekly Progress 10/08/2015

Painting – Left Painter

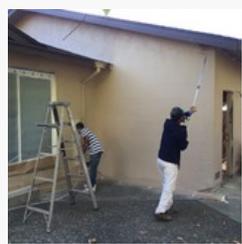
Painting – Left Painter

Incomplete

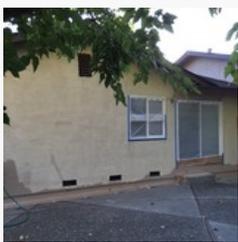
OK



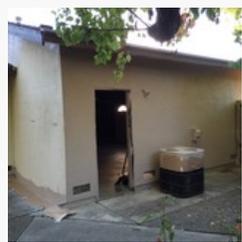
In the 3 locations, at the left patio section, there are 3 drops of caulking material that need to be cleaned
 10/02/2015 15:11 (UTC)



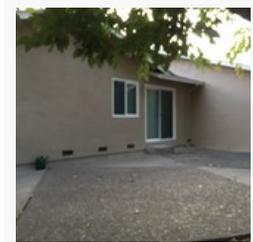
The home is being sprayed and than also rolled to ensure proper coverage.
 10/02/2015 15:35 (UTC)



The dining and kitchen side wall, painting was started around the edges to then be filled in the middle
 10/02/2015 15:03 (UTC)



The left elevation garage section has been body color painted.
 10/02/2015 15:03 (UTC)



10/08/2015 14:31 (UTC)



10/08/2015 14:32 (UTC)

Weekly Progress 10/02/2015

Weekly Progress 10/08/2015

Painting – Back Painter

Painting – Back Painter

Incomplete

OK



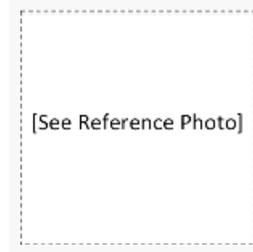
The back down spout hole has been repaired. Additional material will need to be applied.
10/02/2015 15:05 (UTC)



Hairline cracks across back wall have all been patched.
10/02/2015 15:35 (UTC)



[See Reference Photo]



[See Reference Photo]



The back wall at kitchen, dining, living room is been prepped for painting
10/02/2015 15:04 (UTC)



The back wall to bedroom's windows need to be covered
10/02/2015 15:04 (UTC)



10/08/2015 14:33 (UTC)



10/08/2015 14:34 (UTC)

Weekly Progress 10/02/2015

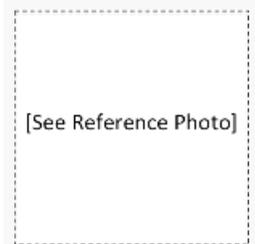
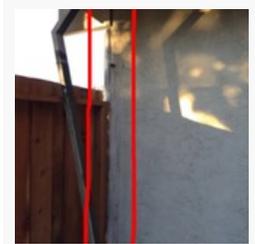
Weekly Progress 10/08/2015

Painting – Right Painter

Painting – Right Painter

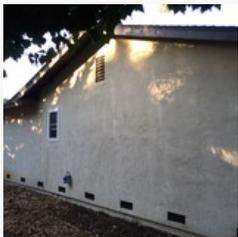
Incomplete

OK



The old fence post has been removed, and the holes have been patched.
10/02/2015 15:06 (UTC)

The right front downspout has been removed. The holes for both the downspout and the old fence post that used to be mounted to the wall have been patched.
10/02/2015 15:07 (UTC)



Exterior wall prep for painting has not started yet.
10/02/2015 15:05 (UTC)



10/08/2015 14:34 (UTC)

Weekly Progress 10/02/2015

Weekly Progress 10/08/2015

Master Shower

Upgrade Master Shower from dated dated tiles and aged pan.



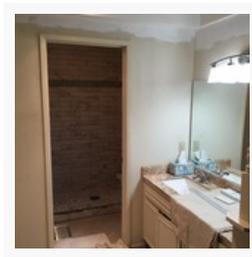
Overview of entry.
10/02/2015 15:14 (UTC)



Staging of removed materials.
10/02/2015 15:14 (UTC)

Master Shower

No change from prior



10/08/2015 14:44 (UTC)



10/08/2015 14:47 (UTC)

**Master Shower – Floor
Tiler**

Incomplete



Ready to be mudded.
10/02/2015 15:14 (UTC)

**Master Shower – Floor
Tiler**

Incomplete



10/08/2015 14:44 (UTC)

Weekly Progress 10/02/2015

Weekly Progress 10/08/2015

Master Shower – Pan
Tiler

Incomplete



10/02/2015 15:15 (UTC)



Wall: galvanized wire stapled up until neoprene liner is installed.
10/02/2015 15:15 (UTC)

Master Shower – Pan
Tiler

Incomplete



10/08/2015 14:45 (UTC)



10/08/2015 14:46 (UTC)

Weekly Progress 10/02/2015

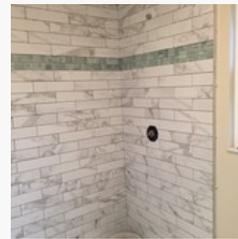
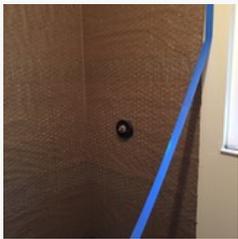
Weekly Progress 10/08/2015

**Master Shower – Wall
Tiler**

**Master Shower – Wall
Tiler**

Incomplete

OK



Shower: waterproof walls installed and nailed to studs. Water barrier added and final galvanized steel affixed.
 10/02/2015 15:15 (UTC)

Back wall. Shower niche will be added after the wall is mudded.
 10/02/2015 15:16 (UTC)

10/08/2015 14:46 (UTC)

10/08/2015 14:46 (UTC)



10/08/2015 14:47 (UTC)

Lighting

Lighting

Remove dated metal framed box lights with recessed cans.

No change from prior

Weekly Progress 10/02/2015

Weekly Progress 10/08/2015

Lighting – Master Vanity
Electrician

Incomplete

No original observation



The recessed light box has been textured and is now setting.
10/02/2015 15:18 (UTC)



The texturing matches the surrounding walls nicely.
10/02/2015 15:18 (UTC)

Lighting – Master Vanity
Electrician

OK

Ready for final painting.



2 recessed can lights installed
10/08/2015 14:48 (UTC)



Box has been textured and prime painted. Ready for final coat.
10/08/2015 14:49 (UTC)



Weekly Progress 10/02/2015

Weekly Progress 10/08/2015

**Lighting – Guest Bath
Electrician**

**Lighting – Guest Bath
Electrician**

Incomplete

OK



The original fan mounted in the wall has been removed. The hole has been filled and has been textured and is now drying.
10/02/2015 15:20 (UTC)

The recessed light box has been textured and 2 recessed can light holes have been cut.
10/02/2015 15:19 (UTC)

10/08/2015 14:50 (UTC)

10/08/2015 14:50 (UTC)



10/08/2015 14:50 (UTC)



Weekly Progress 10/02/2015

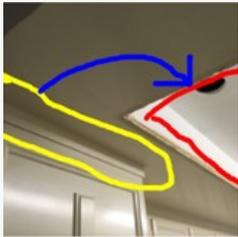
Weekly Progress 10/08/2015

Lighting – Kitchen Electrician

Lighting – Kitchen Electrician

Incomplete

OK



The corner edges will not be taped and textured, instead we are going to use a similar trim to those on the cabinet at the horizontal and vertical surfaces to cover wall board joints.
10/02/2015 15:23 (UTC)

The kitchen recessed box has 6 recessed can holes cut.
10/02/2015 15:21 (UTC)

10/08/2015 14:51 (UTC)

10/08/2015 14:51 (UTC)



The recess box needs to be taped and textured.
10/02/2015 15:22 (UTC)

10/08/2015 14:52 (UTC)

10/08/2015 14:52 (UTC)

Weekly Progress 10/02/2015

Weekly Progress 10/08/2015

Lighting – Garage Electrician

Lighting – Garage Electrician

Incomplete

OK



Consider adding supplemental florescent light over washer/ dryer area as well.
 10/02/2015 18:31 (UTC)



The propose retro fit is to take the 8' long kitchen fluorescent lights and bring them into the garage and mount them.
 10/02/2015 15:29 (UTC)



The 3 car garage is very poorly lit with 2 incandescent single bulb lights.
 10/02/2015 15:28 (UTC)



[See Reference Photo]



10/08/2015 14:53 (UTC)



10/08/2015 14:53 (UTC)

Electric

Electric

Weekly Progress 10/02/2015

Weekly Progress 10/08/2015

Electric – Attic Fan
 Electrician

Attic Fan



Have requested a cost estimate from the contractor to install a thermostatically controlled attic fan to control heat in the summer.
 10/02/2015 16:07 (UTC)



Purchase off-the-shelf attic fan.
 10/02/2015 22:42 (UTC)

Electric – Attic Fan

Attic Fan



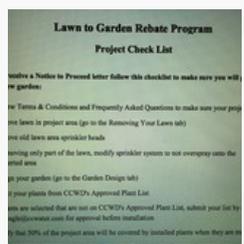
Landscaping

Landscaping

Landscaping – Lawn To Garden
 Landscaper

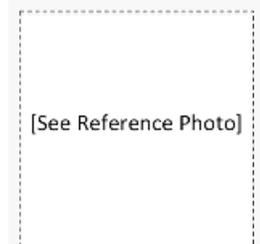


10/02/2015 19:36 (UTC)



Local water district offering lawn to garden rebates.
 10/02/2015 19:38 (UTC)

Landscaping – Lawn To Garden
 Landscaper



Weekly Progress 10/02/2015

Weekly Progress 10/08/2015

Landscaping – Front Lawn
 Landscaper



10/02/2015 14:37 (UTC)



10/02/2015 14:37 (UTC)

Landscaping – Front Lawn
 Landscaper



Outside Maintenance

Outside Maintenance

Outside Maintenance – Right Tap
 Handyman

Repair



The tap has a constant leak and needs to be replaced.

10/02/2015 15:40 (UTC)

Outside Maintenance – Right Tap

Repair





Weekly Progress 10/02/2015

Weekly Progress 10/08/2015

**Outside Maintenance – Crawl Space Vents
Handyman**

Repair



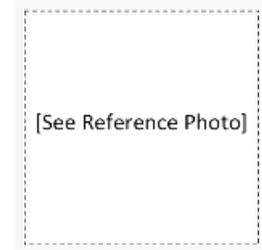
1 crawl space vent has no fine wire mesh and will need to be installed to control rodent access.
10/02/2015 15:42 (UTC)



The 2nd crawl space vent has a fine mesh that has been damaged. Remove and replace.
10/02/2015 15:43 (UTC)

Outside Maintenance – Crawl Space Vents

Repair



**Outside Maintenance – Abandoned Spa
Handyman**

Incomplete



The spa was abandoned at house sale 4 years ago.
10/02/2015 15:44 (UTC)



The fill has compacted and now the tile at prior water line is showing. Fill with dirt.
10/02/2015 15:45 (UTC)

**Outside Maintenance – Abandoned Spa
Handyman**

OK



10/08/2015 14:42 (UTC)

Weekly Progress 10/02/2015

Weekly Progress 10/08/2015

Outside Maintenance – Front Sprinkler Handyman

Outside Maintenance – Front Sprinkler Handyman

Replace

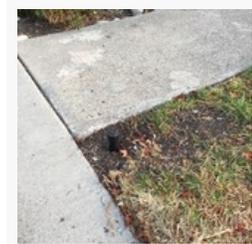
Repair



10/02/2015 18:14 (UTC)



Repair broken sprinkler at driveway to walkway entry.
10/02/2015 15:49 (UTC)



10/08/2015 14:41 (UTC)

Outside Maintenance – Front Electric Handyman

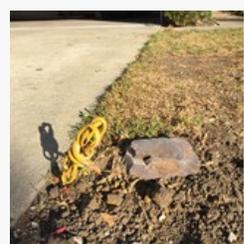
Outside Maintenance – Front Electric Handyman

Replace

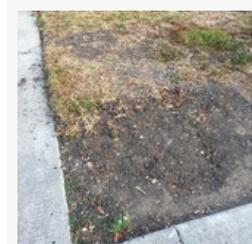
Repair



10/02/2015 18:15 (UTC)



The front decorative column, that also held a light, has been demolished. Remove electrical wiring.
10/02/2015 15:50 (UTC)



10/08/2015 14:41 (UTC)

Inside Maintenance

Inside Maintenance

Weekly Progress 10/02/2015

Weekly Progress 10/08/2015

Inside Maintenance – Kitchen Faucet Handyman

Inside Maintenance – Kitchen Faucet Handyman

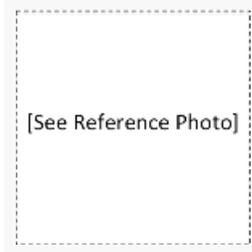
Replace

OK



New 3-hole chrome finish faucet purchased.
 10/02/2015 18:19 (UTC)

10/02/2015 15:25 (UTC)

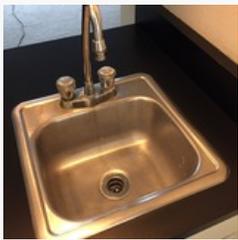


10/08/2015 14:55 (UTC)

Inside Maintenance – Wet Bar Handyman

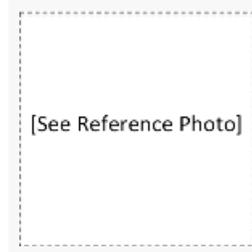
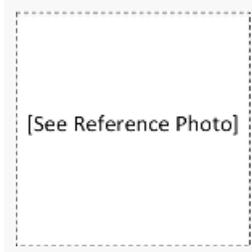
Inside Maintenance – Wet Bar Handyman

Repair



The wet bar faucet is showing signs of age.
 10/02/2015 15:26 (UTC)

Repair or replace existing combo spigot and 2 control knob faucet.
 10/02/2015 15:26 (UTC)



Weekly Progress 10/02/2015

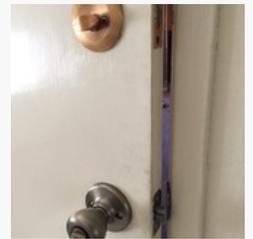
Weekly Progress 10/08/2015

Inside Maintenance – Internal Garage Door Handyman

Inside Maintenance – Internal Garage Door Handyman

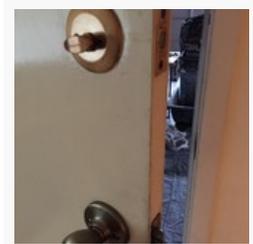
Repair

OK



Repair or replace with new piece furnished with door handle kit.
10/02/2015 18:21 (UTC)

The family to garage fire door handle has been replaced. Currently the door does not latch closed and will need to be fixed.
10/02/2015 15:27 (UTC)



10/08/2015 14:56 (UTC)

PRESENT AT INSPECTION

PRESENT AT INSPECTION

Present at this Inspection

Present at this Inspection

M Adkins

Malcolm A