

## 19 W 38<sup>th</sup> Rehab Project Scope

- The association has been in charge of the rehab of the building. Some of the EFIS on the building failed and the association hired Creative Concepts LLC to redo the entire stucco part of the building.
- The EFIS on the side of the building up to the top of the third floor but not including the crown or the deck areas was torn off.
- Approximately 50% of the OSB on the building was replaced, any piece that was damaged from water.
- Some of the windows had rot underneath them and must have moved with the stucco and prior craftsmanship so all of the windows on the 1st, 2nd and 3rd floor were replaced, installed and flashed correctly. The 4th floor is metal siding.
- There is new lap siding on the side of the building and the front of the building.
- All of the flashing on the top of the 3rd floor parapet were removed and EPDM rubber membrane was run up and over the parapet wall covering it and the metal was reinstalled correctly.
- A very small part of the insulation was removed, and the building was covered in new house wrap from Everbuilt.
- The roof on the front door cover has a new saddle on it to divert the water and a gutter will be installed to keep the water from the garage.
- The intercom system was replaced approximately 3 years ago.
- The elevator is checked quarterly, by Metro Elevator, and last quarter had a \$9000 pump replaced.
- Halls were painted in July 2020
- The stucco was painted in August 2020.
- The siding is LP siding