

2015 Projects

Rear Patio & rear cement stair case

Remove deteriorating sand stone from rear patio and renew with stamped concrete on patio surface and stair treads. Currently working with Cline Concrete - a highly recommended concrete specialty company to estimate cost. The concrete work MUST BE DONE FIRST before the deck and railings are replaced. Budget \$8000

North Deck second floor stairs & patio railing

Remove old north deck and exterior stairs and rebuild to code using engineered drawing approx. 8' longer. This will entail using composite materials similar to those used on the South deck. Budget \$28,500

Door from Deck to Bathroom

While building the new deck, the window in the rear of the executive / study room will be changed to a 36" door enabling easier bathroom access from the deck, to do this, the concrete block work will have to be modified and a new header created. A small amount of plaster work will be needed Budget \$2300

Waste Line Imaging

Through Larry Prosser, I have contacted Jason from A Better Plumber from Apopka. He specializes in video inspection and repair of waste lines. During his inspection, Jason will take pictures and / or video of the waste lines to document their condition for HC. After the inspection, we will be better able to make decisions as to the best course of action for repair or replacement of the lines. Any repairs to the waste lines will be done in increments and may or may not be done this year. It all depends on what we find. It is important to get the exploratory work done immediately so that we can make decisions.

Budget \$9350

*** This does not include any repairs. Jason will be in contact with us throughout the process to let us know of any major developments that happen during the scoping. The house is old and this inspection has long been needed especially because the north wing has had its share of backups over the years. Things that are typically seen in waste lines this age are: Scaling lines grabbing toilet paper and feminine products or cracked lines that are crumbling. It is possible that we will find very few problems with most of the lines with just a couple of problem spots.

If the lines are scaling, Jason's company specializes in jetting the lines to bring them back to like-new condition. If the lines are cracked or have roots growing through them (as we know,

some exterior lines do) there are techniques using pipe liners to correct them. If there are lines, such as the exterior lines that are completely broken, they would be dug up and replaced with schedule 40 PVC. This is something I would handle not Jason.

A few things to note: Jason does not have to be the one to do this job but again he was found through Larry Prosser's connections and I have further checked on him and understand that this is his specialty—and he shows up.

HVAC

I have received an estimate from Atlantic Coastal HVAC to install a new Carrier HVAC system in the North wing and to clean and relocate the air handler in the South wing. The air handler will be relocated from the attic to a closet in room 14 as well as remove, clean, and reinstall the south wing air handler in a closet in room 5. Both of these would include new ductwork to tie into the existing ductwork and (2) new 4" filter systems. The reason we are replacing the unit in the north wing is because the system was installed with a mismatch of parts causing freeze-ups and no A/C condition. In turn it has also caused condensation over flow from the air handler pan damaging the ceiling. This will be remedied removing the units from the attic heat and humidity. The addition of a condensate pump instead of a gravity flow drain will also add reliability. In short, we are going to mimic the way we did the two air handlers in the main house this past year. \$14,600

The HVAC quote doesn't include the high voltage wiring-to be done by the electricians.

Spray Foam

After the HVAC work is completed, I would like to get a spray foam company to foam the ceiling above all 4 HVAC units, reducing the warm ceiling vs. cold utility closet from creating condensation, mold and mildew. \$1500

Front Columns

The front column covers are rotted and will be replaced with a PVC plastic material. There are (4) 16' full front columns supporting the overhang with an additional 2 half columns mounted to the house for aesthetics. I have located the materials from a supplier out of California that can supply us with the full 16' material instead of having horizontal seams in the columns.

At the same time we are replacing the column covers, we need to paint the underside of the overhang roof or cover it with a vinyl siding / soffit material.

PVC column material \$3042. Paid

Labor and material to replace column covers and repair any effected stucco budget \$5000

Install new vinyl ceiling on overhang and trim with crown molding budget \$2700

Total Budget \$10,742

Electrical work

The electricians have renewed the wiring in the kitchen feeding the half column on the North side of the house. When the old column cover is removed they will also replace the exterior portion of the wire to the flood lamp on top of the column. The way the wiring was renewed from the kitchen will be duplicated in room #8 but to the backside of the South column. At the same time we are having this done, I would like to replace the 4 existing halogen flood lights with 4 LED flood lights to reduce energy costs and having to replace bulbs 16' in the air.

I want to have the ground rods checked by the electricians. With the type of amperage used at Eta Iota along with all the electronics at the house, it is important to know that the ground circuits are good.

I want to install an LED pool light. Years ago, it was a pain in the ass to have to change a pool light if it blew but now with the advent of LED technology, if one diode burns out, there are many others still lit. The pool light will be great for not only aesthetics but it is also an important safety feature. I'm in the process of checking on any effect the new light may have on our grandfathered pool regulations with the city and state inspectors.

We have lost the neutral circuit for the South wing spot lights that needs to be found and repaired.

There will be some wiring cleanup that must be done under the old deck before the new deck is installed. I have much of it done but there is still more to go.

Replace attic fans.

Hookup high voltage to new HVAC in wings

Budget \$5500

Equipment Rental

highlift for replacing column covers

backhoe
cutoff saw
Budget: \$2000

Mailboxes - cascading design

The old mailboxes have been removed from the kitchen to open the kitchen back to its original size. We need to build a new set of angled / cascading mailboxes to put in the new study room that isn't so cumbersome. Budget \$1200

Miscellaneous

There will be miscellaneous excavating and construction costs this summer that I need a slush fund for. Budget \$5000

Roof

The ridge vents on the wings are crushed, trapping the attic heat and humidity. They need to be replaced. The roofing material on the wings has about 5 years left before replacement. Budget \$1800

Interior/exterior doors

We have replaced the majority of the doors in the house. I would like to replace another 5 or 6 if we can. Budget \$2400

Total

The total summer renovation budget comes to \$89,850.

These numbers are somewhat fluid because of the nature of the work so they should be considered approximate values.

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Call or email with questions