Capital Improvements by Year

2022

Stucco work at rear of building all floors: apply two coats stucco with the mesh then put finish coat and install drywall above six doors and apply two coat stucco with finish coat
Concrete work at back of building by the first step, demo existing concrete in two areas 4'x5' and 12"x 58" then frame and pour new concrete with wire mesh

2021

Asphalt contract to mill and pave section of approximately 2,700 Sq. Ft: grind 2" of old asphalt, apply prime coat then install 2" of new hot bituminous asphalt surface.
New striping and numbering: latex traffic paint applied with heavy Model C Striper, material used meets Illinois State Specs. M122-93 and Federal Specs. TTP 1952 B
Roof work:
Removed perimeter of coping tiles & reinstalled coping tiles when flashing completed
Remove and reinstalled skylight upon completion of roofing,
Remove and reinstall heat cables upon roofing completion,
Cut and bled the water waves on current roof to smooth out,
Elevated and suspended all AC compressors, installed new rubber and silver coated, double rubber laid under all AC compressors
Masonry repair to brickwork, tuckpointing and grinding on south wall

2020

Gutter and downspout heaters installed
Installed new skylight
Masonry work at windows in front of the house:
Spot tuckpointing, grind out failed mortar joints and apply new mortar
Caulk three windows
Caulk limestone sills with polyurethane stone color caulking

2018

Remove old gutter and downspout, install new galvanized 8" gutter [28'] & 6" downspout to discharge by the alley [85'] and install two layers of rubber over the newly attached gutter

2017

Demo existing porch and replace it with new open wood porch same size and location with premium grade treated #1, Southern Yellow Pine, with new concrete footings, tuck pointing all ledgers as necessary
Inspected by City of Chicago before pour for new footings

2016

Remove loose stone pieces and relay about 45 sqft under the back porch and
tuckpoint entire stone.
Brick wall repair under porch (120 sqft); pour new concrete cap 4" high 4' long and 16" wide
with reinforced number 5 re bar
Professional landscaping

2012

Front elevation custom fabricated double metal cornices
Stucco installed at north side of building at bottom of the brick wall 25 linear feet by 48"
high, applied two-part polyurethane caulking between the house and the concrete
sidewalk (41 linear feet)
Cut, break and remove existing concrete on south side of building against the brick wall
(approx 150 sq.foot), frame and pour new concrete sidewalk with wire mesh, stucco installed
at bottom of brick wall 33 linear feet x 42" high

2010

Remove existing flat roof, slope 2 x 4 towards downspout and install ¾" CDX plywood, install
basecoat, 4mil rubber certified torch down, install counter flashing around walls with caulking,
silver coat the new roof.
Install new wood framing and plywood over parapet framing, fabricate and install 24-gauge
prefinished steel cornice on the wall
Cover small crown below the cornice with 24-gauge prefinished steel
Masonry work to façade:
Tuck-point parapet walls, grind out and replace all failing mortar joints, vertical
masonry cracks grind out and blow with air compressor then install polyurethane
caulking to match brick
Sand and scrape all window lintels and paint with rust-proof paint
Caulk all windows
Applied two-part concrete caulking between existing house and concrete side
Masonry work at roof:
New limestone copings on the west side, remove one course of the brick 53 linear feet and
install 3 "x 11 " limestone caps with two-part limestone caulking between
South side parapet tuck-pointed area 30' x 3' with second part of south side parapet wall
ground out and tuck-pointed area 1 'x 28'
North parapet rebuilt,
East side 1' x 17' tuck-pointed
Top two course of chimney brick removed- frame and pour new chimney cap with number
5 re bar and tuck-point chimney
Replace six broken clay copings with roofing tar over mortar join