

## Capital Improvements by Year

### 2022

Demo concrete slab at rear of building and repour new concrete slab 11' x 78', 5" deep  
Replace limestone caps at front entrance  
Professional landscaping

### 2020

#### Roof work:

Seal 54 heating vent pipes  
Repair detached siding panel at doghouse stairs  
Install new downspout at doghouse  
Rubber patches as needed on existing rubber Repair galvanized gutter on north side  
Replace and install 80' new galvanized downspout  
Spot tuckpointing on east and south side of building.

#### Rooftop masonry:

Chimney spot grind and tuckpoint  
Spot grind and tuckpoint on north, east, and 4956 and 4958 E/W parapet  
Roofing cement at clay coping joints  
Roofing tar also applied to edge of roofing membrane at limestone tiles.  
4958 E/W wall at ground spot grind and tuckpoint area 15' x 4.5'  
South side of the building spot grind & tuck point above 3<sup>rd</sup> floor windows  
4958 east side grind out and caulk, spot tuckpoint at 1st floor  
Caulk all limestone on east and south side of the building with two-part polyurethane  
stone color caulking

### 2019

Install hallway carpet and new padding at 4954-56 entry and 4958 entry  
Tuckpoint and change bricks in back of building by gutter and spot tuckpoint northeast corner

### 2017

New masonry opening 37" x 82" at back of building first floor.  
Install three new angle irons with masonry flashing and weeps above opening sill  
for new doors  
Masonry repair around doors to basement at rear of building  
Install 50 new bricks and tuckpoint around doors

## 2011

### **Masonry repair South Side of Building:**

Break and install new concrete with reinforced #5 rebar 12" x 12" area with expansion joint strips between old and new concrete

Remove old stairs and replace new concrete with wire mesh steps at front entrance

Break, remove and pour new concrete with wire mesh sidewalk 15' x 6'

Tuckpoint at south side all existing cracks, grind out and match new mortar

Restore entrance limestone, tuckpoint and grind out, relay and fix loose limestone pieces

Caulk all windows

Tuckpoint at glass block, grind out and install new mortar

Replace three bad lintels with new and install new masonry flashing and weeps

Power wash south side of building post-work

### **East Side of Building:**

Break and remove four concrete steps, frame and pour new concrete steps with reinforced #5 re bar

Repair two limestone at entrance, grind out failed mortar and apply new

Replace three limestone pieces 8" x 5" x 7' installed using galvanized anchors to secure

Replace three lintels with new 5" x 6" x 9' and three more 3.5" x 5" x 5'; masonry flashing and weeps for all lintels

Grind out all failed limestone mortar joints and apply two-part poly urethane color caulking

Caulk all windows

Apply two-part poly urethane caulking between concrete sidewalk and house

Spot brick tuckpointing, grind out cracks and match mortar color

Tuckpoint all glass blocks

Power wash east side of building post-work

### **West Side of Building:**

Spot tuckpointing, grind out all existing cracks and install new mortar

### **North Side of Building:**

Spot tuckpointing, grind out all existing cracks and install new mortar

Caulk all windows

### **Back of Building Masonry:**

Spot tuckpointing, grind out all existing cracks and install new mortar

Replace corroded bricks, approximately 250

Caulk all windows

Replace limestone sills, two combined 4" x 5" 36" and two combined 4" x 5" x 76"

### **Rooftop Masonry:**

Tuckpoint brick parapet wall, grind out 24" down all around and install new mortar

Grind out limestone copings and install two-part poly urethane color caulking

Replace six broken clay copings

Replace 480 lose bricks at chimney with new bricks

Remove existing chimney concrete cap and frame and pour new concrete cap with reinforced #5 re bar