

Scope of Work: Plumbing & HVAC

The house includes one kitchen, one mudroom, two full bathrooms and one half bath. Repair, replace and otherwise upgrade plumbing throughout the house.

First floor, half bathroom under stairs in front parlor:

- Install new toilet
- Upgrade plumbing to toilet and sink, if needed

Second floor, rear bathroom:

- Upgrade plumbing so pipes for bathtub and toilet stop leaking. (No matter how many times they are fixed, they keep leaking.)
- The

Second floor, rear bathroom:

- Replace pipes, which includes a rusted-through sewer pipe running over mudroom from bathroom.
- Install claw foot tub (currently in garage)
- Install new toilet

Kitchen

- Insulate pipe running to kitchen so it doesn't freeze in the winter.
- Additional work on kitchen to be done once kitchen design completed (TBD).

Mudroom

- This room may not need any additional plumbing work.

Basement

- Install washer and dryer in boiler room.

Exterior

- Install a pump for the pond and grotto.
- Install a water input system for the pond and grotto.
- Determine if clay pipes are useable leading from house to storm drains

Air Conditioning

There is currently no air conditioning or ductwork installed anywhere in the house. The three courses of brick that make up all exterior walls serve to insulate the house during the early summer. However, once daily low temperatures do not fall below 80°F, the brick absorbs the heat and then spends the night releasing it into the interior of the house, making the home feel like a brick oven.

- Install air conditioning and all ductwork.
- If installed on the outside, the air conditioning unit should be somewhere out of the way, not clearly visible, surrounded by bushes or some other natural barrier.

- The air conditioning unit could be installed in the attic, if that is feasible. Nothing is currently in the attic except bats and insulation. (The bats are to be removed this fall.)
- The same issue that exists for the electrical system is true for A/C. Since the interior walls are brick, the only way of running ductwork up and down through the interior of the house without tearing into brick walls is to do so through two chimneys that are no longer utilized. One of these runs from the boiler room in the basement to the rear parlor on the first floor and then up to the second floor and attic. The second runs from the kitchen on the first floor up to the servant's quarters on the second floor. Both of these chimneys are capped and there is no anticipation that they would be utilized.
- The ceilings in the basement and on the first floor are currently exposed down to the beams. Dry wall will only be put back up on the ceilings on the first floor once the HVAC and electrical work are complete. This should facilitate running ductwork through the basement and at the level of the first floor ceilings.

Heating

The house is heated with a steam heat system. A new boiler was installed in 2006 and the first-floor radiators in the house have been sand-blasted and repainted.

- Remove the radiators from the second floor. Have them sand-blasted and returned to the house.
- The owner will repaint them.
- Plumber and staff will reinstall the radiators on the second floor.
- Foundation work was performed under the front parlor of the home in the summer of 2016. To complete this work, pipe was cut that ran from the boiler to two radiators. Reinstall pipe to/from these radiators.

Contractors interested in viewing the home to be able to bid on this project should contact:

John Whitman

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The owner will be available on Saturdays and Sundays from September 10 through September 25 for contractors to see the home. Appointments must be made in advance. No drop-ins are allowed.

Any bids on this work must be received by October 1. A hiring decision will be made by October 15.

Work on the home must be completed by May 1, 2017.

Any contractor hired will be asked to sign a contract covering the work to be performed and must carry liability insurance.