



Lake Telfer Group Home  
3640 Lake Telfer Dr Orlando FL 32817

### Scope of Work

GENERAL
Architect & Engineer Services To Ensure Compliance For ADA Standards
EXTERIOR
Inspect Water Filtration System For Quality
Inspect Septic Tank For Leaks Into Soil (Concrete Porch Pad Unlevel)
Demo Porch Pads To Build Foundation Soil Up To Proper Height For Level Porch
Install ADA Ramps At Front Door, Rear Sliding Doors and garage side door
Replace Gutters
Replace All Windows & Doors To Be ADA Accessible Include Sliding Doors For Better ADA Access
Replace Roof To Include Soffits And Fascia
Repair Cracks On Exterior Of House
Paint Exterior, Trim, Fascia, And Garage Door
Replace Failing Screened Porch and ceiling fans
Replace All Handrails On Exterior Doors
Repair Cracked Driveway, extend and expand
Replace (8) Exterior Lights
Install New A/C Sufficient For Square Feet of Building
Fix Garage door to be water tight
INTERIOR
Demo All Doors, Trim, Drywall & Ceilings To Mitigate Lead Paint
Reframe All Doorways To Be ADA Accessible
Replace Any Rotted Wood Behind Walls & Ceiling
Demo All Flooring Throughout
Demo Cabinets In Kitchen
Replace Lighting Throughout
Replace Kitchen Appliances To Include Refrigerator, Stove/Oven
Install Drywall & Trim, Finish & Paint Walls, Trim, Ceilings
Install New ADA Doors Throughout
Install LVT Flooring Throughout
Install New Cabinets/Countertops/Sink
Replace HVAC System
Replace Electrical Including Panel Upgrade & Hide All Interior Wires Behind Walls/Ceilings
Replace Plumbing
Adjust Height Of All Fire Alarm Pull Stations To ADA Standards
BATHROOMS
Demo Showers, Flooring, Walls, Vanities, Lighting
Install Drywall, Finish & Paint
Install ADA Showers
Install Flooring
Install ADA Vanities & Mirrors
Install Shower Fixtures
GARAGE
Demo Wood Partition & Drywall On Ceiling
Install New Drywall