

1665 Hartford Ave, Suite 9
Johnston, RI 02919

Office: (401) 274-6200

Fax: (401) 274-6201



9 North Main St, Suite 2R
Uxbridge, MA 01569

Office: (508) 278-5390

Fax: (508) 278-5786

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List of Recent Repair Work

66 Rivulet Street

Uxbridge, Ma 01569

1. Install sonnet tube footing to left side of farmer's porch. Replace corner post with pressure treated 4x4.
2. Strip porch roof of old shingles. Replace with fire and ice protective roofing underlayment.
3. Strip, install 3/4" plywood, and installed 20 year architect style shingles on south side of roof.
4. Replace existing window in boy's bedroom with Anderson 400 series window.
5. Install 8 new exterior aluminum storm windows, various locations after re-caulking and painting original period two over two, single pane windows.
6. Power wash and scrape 90 % of exterior of house and prime with white enamel paint.
7. Gut, install and plaster 1/2 or 5/8" blue board in three upstairs rooms east of bathroom and up and downstairs hallways.
8. Install new ductwork bringing forced hot air to those rooms.
9. Permit, rewire and insulate all walls of those 3 rooms.
10. Cover the same rooms with primer and two coats of enamel paint.
11. Install Scotchguard type new rug in boy's and girl's bedrooms.
12. Install new flooring in bathroom.
13. Gut adjoining small room in preparation of expanding master bedroom.
14. Paint ceiling and walls of front living room.
15. Paint middle dining/family room and farmer's porch hallway.
16. Install several cement posts and new footings in basement to shore up floor joists.
17. Move cellar water heater to allow removal of chimney from roofline, master bedroom, and basement.
18. Install and upgrade several new breakers to electrical service panel.
19. Install 15 amp exterior plug box to outside shed.
20. Remove excess wiring in basement.
21. Replace several basement floor joists.
22. Strip south side shed roof in preparation of new plywood sheathing and roofing.

As you can tell, the list is quite extensive. The home is perfectly livable now. Plenty has been done to this wonderful home. The opportunity for you to continue the job and watch the equity grow is there for the right buyer.

