

RE inspection of 1623 W 24th, attached are pics of work as of Jan 21, 2023.

Summary comments:

- Woodwork is still covered in alligator paint, has not been sanded and feathered.
 - Per contract "CONTRACTOR shall adequately prep all surfaces to be painted so appearance is smooth."
- Repairs to plaster/sheet rock, are rough on ceilings and walls; not floated out to be "invisible".
 - Per Scope table "Plaster on walls and ceilings to be repaired as much as possible; sheetrocked over if not, whichever is less expensive. Plaster repairs (sanding, prep, seal) will blend with surrounding surfaces, showing no visible repairs."
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- Caulking missing
- Miscellaneous spots that have not been painted, miscellaneous spots where the plaster is still busted.

As Scope lays out:

- Plaster on walls and ceilings to be repaired as much as possible; sheetrocked over if not, whichever is less expensive. Plaster repairs (sanding, prep, seal) will blend with surrounding surfaces, showing no visible repairs.
- Surface shall be perfectly smooth, screws/corners/joints invisible to the naked eye, nail holes filled, any seams mud, sanded, primed and painted, with finished drywall surfaces ready for paint or a textured finish.
- Application shall be such that drips, spatters, flaws, streaking, shadowing or other types of inferior workmanship does not occur.

Please let me know when areas are remedied so another inspection can be done.