

Reality Check

Rah 2010-06-12

First Year Tasks and Later Phasing:

What to do first, ekkk..

1. You want to get some enjoyment, not just work.
2. You want to make sure you don't end up with a 10G heating bill your first winter.

The fun stuff is up to you, you know what you like. Maybe hard work but a long brunch every Sunday.

1. Hire someone to clean whole house attic to first floor, working around any stuff not yet thrown out. Vacuum everything, I'd say walls too. Mop anything that's not carpet, constantly changing water. Wipe down walls and run swiffer??? Is that what it's called over ceilings. Damp wipe out all cabinets and closets. Windex all door handles. Clean all windows inside. Yes, it's all going to get dirty, start clean and let someone else do it.
2. Clean up and get a bathroom working, is there just the one downstairs? If so, make one upstairs operational.
3. Furniture, or at least concrete blocks, hollow core doors and mattresses. One table with PLENTY of room for everyone that won't quake like jello when touched. Chairs that won't scratch the crap out of the floors, like the cheap plastic ones can.
4. Tin containers for food storage, plastic if tin is too expensive, unless there are some metal lined closets. Alternatively, steel foot locker, and leave food in that. Keep all food in closed air tight containers as much as possible.
5. Lights, lots of lights, cool white attracts bugs less. Led lights attract them very little. Get a bunch of small preferable directional or hooded LED night lights. It's going to be dark in there at night, unless you have a street light outside.
6. A few cartons of paper towels.
7. A dozen buckets, a half dozen traditional brooms, designate each for something else, inside, outside, basement, etc., a few mops with wringers of some sort.
8. A carton of various cleaners
9. A carton of various bug killers, inc. one for wasps nests.
10. Shovel, one round edge, one square edge and largish to scoop up light trash, hoe, rake (for dirt), lawn rake, 2 smallish, one huge. Weed wacker, I'd say electric, battery B and D makes a decent one, at least our is. Stay away from chain saws for now. Brush cutter with 2 – 3 foot handles, hand pruning shears – good ones, they work easier.
11. Nearest laundry, though you're free to use out washer dryer, or maybe if you get a "housekeeper" they'll do the sheets and towels etc when you leave.
12. Locks, new ones, I think you have a lot of glass doors, but get locks anyway, surface mounted deadbolt type if nothing else. Yeah, it's silly, anyone can break the glass, but at least make it look like you don't want anyone breaking in.
13. Extension cords, please only use heavy duty.
14. Fire alarm, if I knew a good one, I'd tell you.
15. Tool kit, full of tools.
16. Tool kit, full of screws and nails

17. Power tool collection – I think I got a Makita set, works for me if you want to try it, you can ask Ed also what he uses.
18. Window treatments, plastic venetian blinds are I think the cheapest and most reliable coverings, blinds are such a pain. But by all means, pull down blinds are fine too.
19. Refrigerator
20. Stove
21. Fans, cools you, keeps bugs from landing too!
22. Door to basement under porch, insulate foundation wall under porch.
23. Throw out all the crap in basement, attic and barn, retaining anything that can be used to stabilize the barn or close up it's windows, doors, etc. and the odd historical thingy, maybe you could knock some shelving together in a second floor room for them.
24. Drain system or at least trench the basement to drain. At the door to the porch a trap can be put in to get the water out, and keep vermin / insects out.
25. Shovel dirt away from oil tanks, and anyplace else it's just spilling out and creating a mess. Hopefully shovel back up where it came from.
26. Get a couple of box fans so when you are there and it's dry out you can blow air in one end of the basement and out the other?? Is that even possible??? Are there two ends / openings? I think so. Will do wonders to dry it out.
27. Hire out getting the downstairs bathroom fixed. Now do you do it for good, or just patch for now. Up to you. For now it's going to need a shower, so if the final design won't have a shower in it, you might want to just patch for now. I'd suggest a shower for now, there wasn't a tub in there was there, any size shower for now, prefab plastic is fine. For patching, close up holes and if you want to tart it up, use peel and stick VCT flooring, and "tile board" for wainscoting, or you could try hardiboard with a cement wash and a few coats of paint, it's a tile backer scored out like tile.
28. Temporary insulation
29. New electric service and panel, run a few circuits in exposed conduit to kitchen area and bathroom you are using so you won't blow circuits when micro wave is on, hair dryer, and you can run a couple of small elec. heaters if you need to.
30. Fix up boiler room
31. Test porch boards and fix.
32. Additional heating first floor ??
33. Insulate foundation wall under porch.
34. You might want to do lexan etc. storm windows on porch so you can use it when it's colder, close up outside wall under it too, put in door.
35. Paint entire first floor to perk it up.
36. Now, do you get the final kitchen in now, or go for working on the second floor?
37. On second floor do one bathroom first, then other stuff.
38. 2011 Finalize property design, house design, wall insulation method, etc.
39. 2011 Drain S field via trench
40. 2011 Call DEP Catskills whatever about septic test and replacement.
41. 2011 – 2012 new septic system integrated into final design for ground / heating / cooling system.
42. 2012 Insulate walls, pellet stove
43. 2012 Second floor, one bathroom and bedroom, continue same yearly until done
44. 2012 Get barn set for parking and secure trash storage

45. 2012 Grounds planting, plant something, it takes years for it to mature, start installing planting beds, continue with 1 – 2 yearly
46. 2012 Perimeter insulating apron
47. 2012 Install final drain solution / water feature, etc. S field.
48. 2012 Clean culvert draining pond, assuming it needs it, maybe hire someone to dig drainage ditch from there on back through whole pond to drain and dry it for real work. Find water sources and create small pond / ponds where they enter while the major work is under way.
49. 2013 Heating / cooling
50. 2013 Parking pads, landscape along road
51. 2013 Continue pond of finish pond
52. 2014 Attic rehab, foam roof between rafters
53. 2015 Nail base insulation on roof, new roofs and flashings. Assuming roof / flashings will last that long, might need to move this up.
54. 2016 Major window fix up or new windows.