Harbor & Vale Property Services

Licensed and insured general contracting

CONSTRUCTION STATUS REPORT

GENERATED September 11, 2026

HV-S-2026-0911-001

12 Hollis Row — Rear Extension

Eastport, RI 02891

Period	September 11, 2026	Covers	Week
Contractor	Imogen Vale	Filed	September 11, 2026

Summary

Extension watertight; kitchen first fix underway

The extension is up and the roof went on this week, so the back of the house is watertight ahead of the weekend's rain. Inside, the old kitchen is out and first fix has started on both the electrical and the plumbing. The bifold doors are the one long lead item left and they were measured on Tuesday.

Work Completed

- Extension walls up, plated and the rafters set.
- Underlayment on; shingles booked for the 14th.
- Old kitchen stripped out and the chimney breast propped.
- First fix plumbing run to the extension and the kitchen.

Delays and Issues

- The bifold doors are six weeks from order and were measured on 9 September, which puts them at the week of 21 October - two weeks later than the schedule assumed. Nothing else waits on them.
- The chimney opening is wider than the drawing showed, so the lintel has had to be re-specified. The steel is ordered and there is no cost change to you.
- The panel upgrade needs the power off for most of a day. Booked for the 16th; we will confirm the evening before.

Next Steps

- Shingles and ridge cap from the 14th.
- Panel upgrade on the 16th, power off from 8 AM.
- Drywall through the extension once first fix is signed off.
- Kitchen units delivered the week of the 28th; we will need the dining room clear to store them.
- Screed to the extension floor the week after the drywall, then two weeks to cure before tiling.
- Radiator positions to be confirmed by you before second fix - the marked-up plan is in the folder in the hall.

Starting condition

Recorded by an inspection of this property on 02 July 2026, before work began. 9 findings in total.

1	5	3
SEVERE	MODERATE	MINOR

ESTIMATED TO PUT RIGHT AT BASELINE **$8,600 – $15,400**

Areas Reported

AREA	NOTES	STATUS
Rear extension — foundations	Slab poured 28 August and cured. Damp-proof membrane lapped and taped, perimeter insulation in.	COMPLETE
Rear extension — frame and roof	Walls up and plated, rafters cut and set. Felt and battens on Thursday, so the back of the house is watertight.	COMPLETE
Kitchen — strip out	Units, flooring and plaster out. Chimney breast opened up and propped; the opening is wider than the drawing showed.	COMPLETE
First fix — electrical	Circuits run to the extension and to the new kitchen. Panel upgrade still to do.	WORKED
First fix — plumbing	Hot and cold runs in, waste tied into the new waste stack. Radiator positions marked for your sign-off.	WORKED
Windows and doors	Bifold measured on site Tuesday. Six weeks from order.	WORKED

AREA	NOTES	STATUS
Drainage and groundworks	New catch basin and dry well in, connected and tested. The building inspector signed this off on Wednesday.	COMPLETE
Scaffold and site protection	Scaffold stays until the shingles are on. Site fencing along the side yard re-set after the wind on Monday.	WORKED
Steels and structural openings	Extension steel in and bearing plates set. The chimney lintel is re-specified and on order for the 18th.	WORKED
Making good — side yard	Stucco patched where the old waste pipe came off. Painting once the scaffold is down.	WORKED

Site Notes

Dumpster swapped Thursday morning. The neighbor at number 14 asked how long the scaffold is up - told them it comes down the week after the shingles. The structural engineer's closing inspection still to book; we will give you a date once he comes back to us.

Report HV-S-2026-0911-001 · Written from the photographs, voice notes and completion marks recorded against this job. Percentages of completion are deliberately not reported.