

Comprehensive Remodeling & Renovation Project Scope of Work Summary

Interior

Installation of whole house dehumidification system

Addition of new wormy chestnut wood wall paneling, railings and baseboard at lower level dining nook

Replacement of selected plumbing fixtures and appliances throughout the home

Prep and re-painting of lower level walls and ceilings in the Rec room and at Kitchenette/Dining areas

Prep and re-painting of walls and ceiling at upper level Lodge room off Kitchen

Oversee occasional service requests for HVAC, electrical, plumbing, well and appliance related issues

Exterior

Manage the removal and replacement of 15 exterior windows at various locations around the home. This scope of the work included:

- Scaffolding set-up and distribution at upper window locations where applicable

- Removal of existing perimeter exterior trim and siding boards

- Removal of existing windows, interior window casings, sills and jamb extensions

- Minor framing adjustments and repairs to accommodate new windows

- Wall sheathing repairs or replacement and installation of new Tyvek and flashings as needed

- New window installations per window manufacturer and Tyvek installation guidelines

- Reinstallation of new pre-primed siding boards and window trim as applicable

- Installation of new interior window casings, sills and jamb extensions

- Prep and paint all new exterior window trim and siding and trim boards

- Prep and paint or stain all new interior window casings, sills and jamb extensions

- Prep and paint interior wall areas as needed beyond perimeters of newly installed windows

Remove a main structural support post for the roof above upper rear deck and replace with new structural post

Remove and replace other posts and railings as needed at perimeter of the upper rear deck

Prep, paint or stain as applicable all new post and railing installations. Sand, prep and re-stain all rear deck boards and re-paint areas of exterior siding and trim as needed

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Remove existing wood shake roof, prep, re-flash and re-install new shingles at all existing roof areas and remove, re-flash and re-install all new roof chimney stone veneer

Excavate and rework drainage at north side of home. Minor renovation of mulch and landscaping