

Comprehensive Remodeling / Addition Project Scope of Work Summary

Exterior

Removal of original Laurel posts, railings, free-form pickets and deck boards at rear and front side decks

Extend portion of the front side deck to create an upper landing for a new stairway allowing direct access into the home to and from the lower level driveway. This was an involved build-out that required architectural drawings, community architectural review board approval and county building inspections. Work included:

Installation of new structural deck beams and joists sub-framing at the cantilevered deck extension area and integration of additional deck joists into the existing deck structure at both locations to reduce joist spacing from 24" o.c. to 12" o.c. at all areas.

Add additional engineered connection hardware to several areas of existing deck

Custom fabrication and installation of cantilevered steel support plates/brackets bolt and epoxy mounted to the existing lower concrete retainer wall; to allow for required placement of structural posts support system for new stairway system from the upper deck extending down to the new lower driveway cantilevered landing platform

Installation of new IPE wood posts and top railings at both decks areas and at new stairway and lower landing

Installation of new deck boards at decks, stairway steps and lower landing platform

Installation of new steel "cable railings" at decks, stairway and lower level landing platform

Prep and re-paint exterior of home

Sand, prep and re-stain overhead garage door and re-paint attached decorative hardware components

Add new IPE posts, top rails and cable railing along the entire driveway for visual continuity as well as for safety code compliance in areas of excessive drop offs to lower grade

Remove original shingle roof and install standing seam metal roof and new matching color gutters, gutter guards and downspouts. Remove and replace deteriorated wood at roof chimney during this process

Complete rework of all landscaping on site including addition of stone border and new gravel to driveway

Interior

Demolition and removal of original Kitchen cabinets, countertops, sink, appliances and fixtures, loft wood flooring above Kitchen, fireplace stone veneer, main level landing Laurel post railings and Master Bath cabinets, tops and plumbing fixtures including original fiberglass walk-in shower unit and bath mid-point frame wall partition

Significant rework of plumbing and electrical wiring at Kitchen and Master Bath to remove, relocate and/or add new switches, outlets and fixtures and to accommodate new plumbing location requirements and frame in a new door opening into this room

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Add gas log lighter line to fireplace and install new stone fireplace veneer and wood mantel

Design and build a new safety partition wall at upper landing/stairs to lower level in the form of a stained wide wood top display shelf and interior display/book shelf with electrical fixture/dimmer switch for accent low lighting

Install new Kitchen cabinets, plumbing fixtures, electrical fixtures, appliances, granite countertops and tile backsplashes. Addition of a new Kitchen island with large workspace granite countertop

Add new plumbing and electrical fixtures at lower level Guest Bath

Remove original stone veneer at Fireplace and install new stone veneer of a different style at same location

Sand and refinish all wood floors at main level, remove carpet and tile at lower level and add new upgraded vinyl clicklock flooring over concrete sub-floor

Build and install new safety ladder w/ hand railings to upper bed loft at Main level.

Prep and paint all walls and apply or refurbish stain and/or polyurethane finishes at wood doors, windows, baseboard trim and T&G wood ceilings at both levels

Complete a full house ducts cleaning at completion of all work through a custom duct cleaning service

Oversee maintenance and repairs of HVAC and well issues as required