

## **Project Scope of Work Summary**

### **Exterior**

Demolition and removal of original rear deck, laurel picket railings and structural support posts

Demolition and removal of portion of original roof extension at side porch and two locations at rear deck

Excavation and standard installation of new footing pads as well as drilling and installation of helical pier pads at sub-standard soil bearing locations to support structural posts for new main level room addition

Form and pour extension of lower level concrete/flagstone patio to extend to footprint of room addition

Crane set four new structural steel columns to support floor, walls and roof structure of room addition

Frame floor, walls and roof of new room addition while integrating new roof (w/ 4 skylights), walls and sub-floor system into the existing structure

Demolition and removal of original rear wall of home, double doors from removed deck into original dining room and side door and bookshelf surround from Living room onto remaining side porch. Remove original Entertainment center cabinets and built-ins left of Living room fireplace

Build a new conditioned HVAC room at the lower level off the enclosed hot tub porch to accommodate equipment for the additional conditioned space requirements; integrated this structure into the original structural steel columns that support the rear most portion of the remaining side porch deck

Build a new two-sided walk-out deck off room addition with IPE wood posts, IPE top rails and "cable" railing around full perimeter of the new deck; integrate into the original side covered porch deck post

Selectively cut back existing flagstones and "weave" in new, additional matching flagstone at the extended concrete floor area at lower level hot tub porch directly below the room addition

Install new pre-painted wood T&G ceiling above lower enclosed hot tub porch. Add finished drywall at walls and ceiling as well as insulated exterior steel door to newly added HVAC room off hot tub porch

Wrap all lower level steel columns at perimeter of hot tub porch with reclaimed oak wood. Wrap steel columns supporting new wraparound deck extension with pressure treated solid stained PT wood.

Install new custom fabricated reclaimed wood screen door and new screening panels around perimeter of lower hot tub porch

## **Project Scope of Work Summary**

Add a new stone lined gravel walking path with step lighting and new landscaping features at area outside hot tub porch to existing fire-pit

Installation of factory built, custom componentized storage system in Garage

### **Interior**

Demolition and removal of original wood flooring at Living Room, former Dining Room, Foyer, Kitchen and hallways to MBR and Laundry Room

Extensive rework and addition of new electrical switches, outlets, lighting fixtures and HVAC ducting at existing space and new room addition to properly integrate the two areas into one larger living space

After completion of framing, standing seam metal roof, skylights, new windows installation, insulation and drywall of new room addition: demolition and removal of original exterior window and door wall at Living Room back (former exterior) wall. Install new built-up structural roof support beam and built-up wood posts extending down to lower level exterior foundation wall bottom plate; all being done to open the original living areas to the new room addition prior to interior finishes phase of work

Remove live edge wood countertop at Kitchen to accommodate installation of new granite top and farm sink. Rework base cabinet to receive farm sink. Reinstall live edge wood top

Installation of new random width reclaimed oak wood flooring in all areas as outlined in item # 1 above

Installation of new custom built and finished cabinets and reclaimed wood built-ins at revised entertainment center left of existing fireplace. Remove and rework fireplace stone veneer as needed.

Finish walls of room addition with matching custom color blended "old world" texture as matching the existing walls in the home

Install pre-stained wood T&G along with reclaimed oak wood beams at the ceiling of new room addition as matching the existing ceilings in the in the home

Install stained wood door and window casings, ceiling perimeter trim and baseboards at room addition as matching existing home

Install custom built "wormy chestnut" cabinetry with beaded glass "display" doors and matching bookshelf built-ins at former Dining Room off Kitchen. Install matching wood T&G ceiling in same room

## **Project Scope of Work Summary**

Installation of new exterior double SGD and reclaimed oak wood surrounds to original side porch

Custom faux finishing of Kitchen ceiling to Owners aesthetic preferences

Re-paint lower bedroom and complete renovation related maintenance to all existing bath shower/tub areas