

Exterior Deck Extension and Interior Renovation Project Scope of Work Summary

Exterior

Demolition and removal of lower level of the original rear walk-out deck structural framing. Original stone veneer structural deck support columns left in place "as is"

Excavation, forming and concrete/steel installation of two new structural footing pads at lower grade to support new columns of deck extension

Careful dis-assembly, removal of original wood posts and wood curved railing sections and storage on site for later re-installation

Crane set two new structural steel support columns to accommodate the extended deck structural beams that will support the new and integrated deck joist sub-framing

Installation of new structural deck sub-framing at the deck extension area and integration of additional deck joists into the existing deck structure to reduce joist spacing at all areas from 24" o.c. to 12" o.c.. Deck sub-framing required that the outer perimeter curvature be framed to exactly match the original curved profile to permit planned for re-use of the original railings system.

Removal of all existing decking boards at all areas of lower deck extension as well as upper deck areas

Reinstallation of the original outer perimeter deck posts and curved railing sections

Installation of all new decking boards at lower expanded deck addition as well as at the upper existing deck structure abutting the home

Sand and refinish the re-installed posts and railing sections at upper level deck extension as well as at several original post and railing sections at the lower level of the home

Sand and refinish the existing outside deck summer kitchen cabinets abutting the home

Remove original screen panels at the rear covered porch abutting the deck and installation of all new screening system at wall sections as well as original wood screen door unit

Interior

Prep and refurbish the existing stain finish on the railings at the front entry stairs and rear Family Room

Prep and re-paint several wall areas at the upper level Hall, Kitchen and Pantry storage room

Prep and recoat the clear finish on the lower level custom stained concrete floors