

218 West Duffy St, Units 216 & 218

Scope of work:

Front Porch Repair

Construct a temporary support wall to hold up the front porch roof while we work.

Remove the (2) 6x6 posts on the each side of the steps, the termite/water damaged header beam above the front porch steps, floor boards between the two post to expose the rotten porch header beam, and the damaged section of porch floor header beam.

Replace the rotten section of header beam on the porch floor with NEW Pressure Treated 2x10's.

Replace the section of porch roof header beam with NEW Pressure Treated 2x8's.

Replace the section floor boards with NEW 3/4"x3.5" Tongue & Groove Floor Boards.

Install (2) NEW Pressure Treated 6x6 Posts.

Install NEW Matching Trim Boards around the top and bottom of the posts.

Re-Install the existing handrails.

Re-Install the existing decorative corbels at the top of each porch post.

Caulk all joints and fasteners to the newly installed wood.

Apply a coat of Oil Primer to the new wood repairs.

Apply a matching top coat of (Sherwin Williams SuperPaint) to the newly installed wood.






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216









Manufacturers Specifications:

3.25"x8' Primed Tongue and Groove Flooring

2x10 PT (porch floor header beam)

2x8 PT (porch roof header beam)

1x6 & 1x8 Common Board (trim)

6x6 PT (posts)

Physical samples of proposed materials:



3.25"x8' Primed Tongue and Groove Flooring



2x8 PT (porch roof header beam)



2x10 PT (porch floor header beam)





1x6 & 1x8 Common Board (trim)



6x6 PT (posts)