



8/9/20249/22/20248/9/2024

GERCKEN COMPANY SERVICES, INC.

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05/05/12



RE: DEMO OLD DECK & BUILD SCREEN PORCH

SCOPE: SCREEN PORCH

HELLO:

Thank you for inquiring about the DEMO OLD DECK & BUILD SCREEN PORCH work that we discussed. I have written the following proposal in an outlined manner showing the phases of work and what is included in each phase. Please review to confirm that I have proposed what you would like to have done.

Please see the details as follows:

DESCRIPTION

Scope: This is a proposal for a screen porch as per our design. A total of 568 Sq Ft

Drawing: A blueprint drawing is provided, showing the proposed floor plan, electrical, HVAC and plumbing layouts. The drawing has been made as a service and will be provided to the owners upon acceptance of this proposal. Some details are approximate and v

Permit: GCS will supply a building permit from the administrative authority. Inspections of the work will be conducted, and a certificate of occupancy will be provided upon completion.

Site Prep: Owners will clear the personal contents from the work area and protect the same until completion of the work described herein.

Access: GCS will provide a lockbox and place it on the rear entry door of the basement area. Access will be through this door. Some vehicular traffic may be necessary for the delivery of materials.

Job Site Facilities: Owners will designate which restroom the crew will have access to during the project. Electricity and water will be provided by the owners as required for construction.

Site Prep: Locate the proposed porch and layout pier holes.

Ground Preparation: Remove the vegetation and place gravel to cover the ground under the proposed porch.

Piers: Excavate piers in proposed locations. Place concrete at each pier location.

Support Post: Set 4x4 post at each pier location and extend vertically to the ceiling height. Notch the rim joist location to accommodate the floor framing system.

Rim Joist: Attach the rim joist at the house using lag bolts and establish the perimeter of the deck. Double the exterior rim to accommodate the floor load.

Floor Joist: Install 2x10 floor joist 16" o.c. and attach using metal joist hangers.

Decking: Install 2x6 treated decking material with approx. 1/8" gap between the boards.

Screen Wall Framing: Fabricate screen walls by framing with treated 2x4 construction 3 ft on center between the vertical post.

Note: See options for partial wall with siding and screen above.

Handrail: Install 2x4 horizontally at 36" above the floor height to provide a hand railing. Install 2x2 balusters at not more than 4" on center.

Screen Installation: Install nylon screen material attached to trim strips to the wall frame. This will run from floor to the top plate of the wall.

Roof Framing: Attach a plate to the existing siding below the 2nd floor windows. Install 2x6 rafters on 16" centers with 7/16" waffle board sheathing.

Soffit & Fascia: Fabricate a soffit and fascia similar to the existing. Install smooth fascia and soffit material.

Ceiling: We propose to omit the ceiling framing and sheathing and leave the underside of the roof exposed. This will accommodate the venting of the 2nd floor dryer

Stairs

Landing: Fabricate a landing with the same framing features as the main porch floor

Stairs: Cut stringers to accommodate the rise and run to comply with code extending into the back yard.

Handrail: Install 2x4 handrail with 2x2 balusters to the exterior walls

Lattice Skirting: Install a treated 2x4 stringer at ground level between the vertical post and attach treated lattice panels between the floor and ground.

Roofing

Felt: install 30lb felt over the waffle board sheeting

Metal Edge: Install style D metal roof edge

Shingles: Install laminate 50 yr shingles to the roof area.

Flashing: Install flashing to the Wall/Roof joint

Electrical

1) Switch for the exterior door light

1) Exterior Light box to accommodate your fixture for the exterior door lighting.

2) 3-way light switches for the porch lighting.

3) Ceiling Fan & Light boxes to mount your fans and down rods.

1) 110v GFCI Exterior outlet

Clean UP: Remove all construction debris generated from this project and haul from premise upon completion.

Optional Items

36" Enclosed Wall: In lieu of the handrail and screen, frame the lower 36" of the exterior walls and install exterior siding and interior fur plywood. Cap the wall with 1x6 and install the screen as listed above.

Window Option: In lieu of the screen enclosure, we propose to provide horizontal sliding windows to the exterior walls. The approx. size to be 4-0 x 4-0 will be white vinyl horizontal sliding thermal standard glass windows with screens.

Exterior Painting: Paint the exterior of the screen porch with paint that you provide. Spot prime and apply the exterior paint in one color.

Interior Paint or Stain: We will provide a proposal if you desire interior painting or staining upon request.

ADDITIONAL WORK ITEMS TO BE COMPLETED:

*SCREW DOWN THE DECK FLOOR

*RELOCATE WATER HYDRANT

*8) 20 GFCI OUTLETS TO WALL NET 10 TOTAL INC.

*SCREEN DOOR – OMIT ADD 3-0 FULL VIEW GLASS DOOR

*CONCRETE LANDING PAD – ADD 4'X4' PAD

*ADD 2) 3-WAY SWITCHES FOR FAN CONTROLS

ESTIMATED TOTAL FOR CONTRACTOR'S WORK AS LISTED
ABOVE:

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