

Scope of Work

3412 Maple Ridge Court

Deck — Full Replacement, Composite Boards, New Framing

Prepared May 2026

Full replacement of existing 20x16 ft attached rear deck. Remove existing deck structure down to footings. Install new pressure-treated framing, composite deck boards (Trex Transcend), code-compliant composite railings with aluminum balusters, two-step stair with landing, and new ledger with flashing. Contractor to verify footing condition before framing. Call 811 before any footing work.

Scope of work

- Call 811 / Dig Safe utility locate before any footing or excavation work. Obtain permit before work begins (contractor responsible).
- Remove existing deck structure, stairs, and all framing debris. Document footing condition and confirm reuse or replacement before new framing proceeds.
- Install new pressure-treated framing: ledger board with full flashing at house wall, 2x10 joists at 16 inches on center, pressure-treated beam and post system to existing footing locations.
- Install composite deck boards: Trex Transcend, Tiki Torch color, solid fascia boards at perimeter. Boards installed with hidden fastener clips per manufacturer guidelines.
- Install composite railing system with aluminum balusters at deck perimeter and stair sides. Rails to meet current code height and baluster spacing requirements.
- Install two-step stair with composite treads and landing pad (36x36 inch). Stair handrail to code.
- Final cleanup and removal of all demolition debris.

Materials and selections

- Framing lumber: pressure-treated hem fir, grade stamped, sized per span table.
- Deck boards: Trex Transcend, Tiki Torch color, 1x6 solid fascia boards to match.
- Railing: Trex Signature composite rail with aluminum balusters, Vintage Lantern color.
- Ledger flashing: self-adhered membrane and metal drip cap at house connection.
- Hidden fasteners: Trex Universal Fastener Clips per manufacturer specification.

Contractor verification items

- Verify existing footing condition before framing. If footings are cracked, undersized, or in poor condition, stop work and provide unit-price quote for replacement or augmentation.
- Verify ledger attachment point — check for rot, moisture damage, or improper flashing at existing ledger before removing.
- Confirm code requirements for post and beam spans, railing height, baluster spacing, stair riser height, and handrail requirements before material procurement.
- Confirm 811 locate is complete before any digging or footing work.

Hidden condition handling

- If existing footings are in poor condition: unit price per footing applies for replacement. Work stops for approval before proceeding.
- If rot, moisture damage, or structural issues are found at ledger connection to house: stop work, document, and quote repair separately.
- Change order required for any structural work beyond scope described above.

Exclusions

- Under-deck drainage system, skirting, and deck lighting (separate scope if desired).
- Landscaping or grading around deck footings.
- Structural repairs to house framing at ledger connection beyond flashing and ledger attachment.
- Stain or sealant — composite material does not require field finish.

Change-order triggers

- Footing replacement or augmentation if existing footings are in poor condition.
- Rot or moisture damage at house framing or rim board at ledger connection.
- Permit revisions or code-required changes discovered after inspection.
- Owner material or color change after order is placed.