

Scope of Work

509 Willow Creek Lane

Fence — Full Replacement, 6 ft Wood Privacy, Rear and Side Yards, Two Gates

Prepared May 2026

Full replacement of existing 6 ft wood privacy fence on rear yard (165 ft) and left side yard (48 ft). Total approx. 213 linear feet. Remove and haul away existing fence. Install new 6 ft cedar board-on-board fence, concrete-set posts, one 4 ft walk gate and one 8 ft double-drive gate. Call 811 before digging. Contractor to confirm property line before layout.

Scope of work

- Call 811 / Dig Safe utility locate at least 3 business days before any post holes are dug.
- Owner to confirm property line location before fence layout. Contractor to follow owner-confirmed line or existing fence footprint.
- Remove existing 6 ft wood privacy fence on rear yard and left side yard. Haul away all old fence material.
- Install new 6 ft cedar board-on-board privacy fence — approx. 213 linear feet total: rear yard 165 ft, left side yard 48 ft.
- Set 4x4 cedar posts in concrete at 8 ft on center, minimum 24 inches below grade. Allow concrete to cure before attaching fence boards.
- Install cedar horizontal rails (three-rail system) and board-on-board cedar fence boards with 1/2-inch overlap.
- Install one 4 ft walk gate with galvanized hinges and self-latching hardware at rear-yard access point.
- Install one 8 ft double-drive gate with galvanized hinges, drop rod with concrete anchor at center, and chain / cane bolt at second gate panel.
- Final cleanup and haul-away of all demo debris and construction waste.

Materials and selections

- Posts: 4x4 cedar, no. 2 or better, pressure-preservative treated at ground contact.
- Rails: 2x4 cedar, three-rail system, notched or face-mounted per contractor preference.
- Boards: 1x6 cedar (dog-ear or flat top per owner preference), board-on-board with 1/2-inch overlap.
- Hardware: galvanized post caps, hinges, self-latching gate latch, drop rod with concrete anchor for double gate.
- Concrete: sackcrete or poured concrete per contractor method.

Contractor verification items

- Confirm property line location with owner before post layout. Contractor builds on owner-confirmed basis.
- Confirm 811 utility locate is complete before digging post holes.
- Confirm permit requirement with local jurisdiction before work begins. Permit responsibility: contractor.
- Confirm gate widths and clearance before ordering hardware — verify vehicle clearance on double-drive gate.

Hidden condition handling

- If underground utilities or obstructions prevent post placement at standard spacing: stop work, notify owner, adjust layout before proceeding.
- If soil conditions require larger footing diameter or deeper post: provide unit-price adjustment before digging.

Exclusions

- Staining, sealing, or painting new fence — cedar will be left natural to dry and weather. Stain can be applied 4-6 weeks after installation as a separate scope.
- Gate automation or electric gate openers.
- Grading, leveling, or drainage at fence line.
- Neighbor-side painting or finishing of fence boards.
- Fence sections other than rear yard and left side yard as described.

Change-order triggers

- Underground obstruction preventing post placement at standard 8 ft spacing.
- Soil conditions requiring deeper posts or larger footings than standard.
- Property line dispute requiring survey before layout can proceed.
- HOA requirement for different material, height, or style than specified.
- Gate or hardware change after material is ordered.