

# Scope of Work

847 Birchwood Drive

Exterior Siding — Full Re-Side, Fiber Cement Lap

Prepared May 2026

Full exterior re-side of two-story home. Remove existing two-layer wood lap siding on all four elevations including gables. Install new fiber cement lap siding (James Hardie HardiePlank, 6-inch exposure), house wrap at all opened areas, integrated window and door flashing, corner boards, soffit, and fascia. Reset all window and door trim, vents, utility blocks, and gutters. Contractor to verify sheathing condition after removal.

## Scope of work

- Protect landscaping, driveway, HVAC condenser, and adjacent surfaces before work begins. Daily cleanup and final haul-away of all removed siding.
- Remove existing two-layer wood lap siding from all four elevations and gables. Inspect and document sheathing condition before installing new house wrap.
- Install new house wrap (Tyvek HomeWrap or equivalent) at all opened areas. Flash all windows, doors, and penetrations with self-adhered membrane per siding manufacturer requirements.
- Install fiber cement lap siding (James Hardie HardiePlank, 6-inch smooth lap, Primed) on all elevations and gables per manufacturer installation guidelines.
- Install new fiber cement corner boards, window and door casings, soffit, and fascia per approved profile and dimensions.
- Reset all vents, light blocks, dryer exhaust, and utility penetrations with new trim rings or blocking as required.
- Remove and reinstall existing gutters and downspouts. Reinstall with existing hangers or new as required.
- Prime and paint all fiber cement siding and trim with two field coats of exterior acrylic paint (Sherwin-Williams Emerald Exterior or equivalent). Color per owner selection.

## Materials and selections

- Siding: James Hardie HardiePlank, 6-inch smooth lap, factory primed.
- Corner boards, window and door casing, soffit, and fascia: fiber cement to match.
- House wrap: Tyvek HomeWrap or equivalent vapor-permeable WRB.
- Flashing: self-adhered membrane at all windows, doors, and penetrations.
- Paint: owner to select color. Contractor to apply two finish coats of premium exterior acrylic.

### **Contractor verification items**

- Verify sheathing condition at all elevations after siding removal before installing house wrap.
- Document any rot, damaged sheathing, or missing blocking found after removal and provide unit-price quote for additional work before proceeding.
- Verify gutter hangers are in good condition for reinstall. Note any damaged sections requiring replacement.
- Confirm window and door trim alignment and flashing integration at all openings before siding installation.
- Confirm permit requirement and responsibility before work begins.

### **Hidden condition handling**

- If damaged or missing sheathing is found after siding removal: stop work, document with photos, and provide unit-price quote per sheet before repair proceeds.
- If rot at window or door framing is discovered: stop work, document, and quote repair before covering.
- Change order required for any work beyond scope described above.

### **Exclusions**

- Structural framing repair beyond minor blocking unless added by change order after verification.
- Window or door replacement (existing windows and doors remain).
- Roof flashing, roofing, or gutter system replacement beyond remove-and-reset.
- Work beyond the four primary elevations and gables as described.

### **Change-order triggers**

- Damaged, missing, or rotted sheathing found after removal — unit price per sheet applies.
- Rot at window or door framing requiring carpentry repair before siding installation.
- Gutter system in poor condition requiring replacement rather than reset.
- Owner color or product change after material is ordered.