GENERAL
1. All woodframe houses are fully furnished. Contractor is responsible to move, cover, protect and clean all furnishings.
2. Upon completion of all specified work, the contractor shall thoroughly clean the entire unit for move-in condition. Cleaning shall also include the interior & exterior of all windows.

HAZARDOUS MATERIAL COORDINATION
3. All contractor personnel working on the project shall be certified by the U.S. Environmental Protection Agency (EPA) for lead based paint activities.
4. General contractor shall properly remove and dispose of lead containing materials in the owners lead dumpster in compliance with EPA, OSHA, and Wesleyan University’s lead based paint requirements.
5. All non-lead materials shall be disposed of in the contractors supplied dumpster.

SALVAGE, PROTECT, CLEAN & REINSTALL (UNLESS OTHERWISE NOTED)
6. House Placard
7. Metal security bars on basement windows.
8. Gutters / downspouts
9. Exterior Light fixtures
10. Existing round wood columns

Carpentry - West Porch
5. Contractor shall demolish west side exterior porches including deck, framing and roofing.
6. Construct new framed roof system, framing, footings, columns, decking, stairs and 36” h railings, handrail.
7. Decking footprint to be extend to corner of house. Stairs to be on north elevation of new deck.
8. Install new footings, header beam, framing, trex composite decking, composite stair systems, composite columns as required to support new roof, composite railings and handrail system.
9. Install new trex composite entry stair system and certainteed panorama composite railing system, stair railings, ballustrade: square.
   • Install new vinyl privacy lattice. Provide all framing and anchors.
   • Provide horizontal and vertical azek running boards and stair risers
   • New composite 36” high railings and handrails. Install intermediate handrail. Railing balusters shall be square.

Carpentry - East Porch
17. Contractor shall demolish east side exterior porch, deck, railings, hand rails, maintain roofing and ceiling. Maintain existing wood columns for reinstallation.
18. Install trex composite decking, intermediate posts, composite stair systems, composite railings and handrail system. Maintain existing footprint.
19. Install trex horizontal and vertical running boards.
20. Install new trex composite entry stair system and certainteed panorama composite railing system, stair railings, ballustrade: square.
   • Install new vinyl privacy lattice. Provide all framing and anchors.
   • Provide horizontal and vertical azek running boards and stair risers
   • New composite 42” high railings and handrails. Install intermediate handrail. Railing balusters shall be square.
21. Remove soils at perimeter of porch 3’ deep x 6’ wide and place brown stone.

EXTERIOR SIDING
22. Remove street number placard on front of house & save. Re-install upon completion of the siding work.
23. Install new vinyl siding system with 1/2” insulation board. Certainteed monogram 46 / 46l double 4 clapboard. Color shall be: light maple
24. Maintain look of all decorative details. Provide all trimboards, traditional corners, specialty trim, transition panels, gable trim, beadboard, water outlet trim, exterior vents, vinyl skirt, 1” privacy lattice, exhaust covers, vinyl softits, etc. for a complete siding system installation.
22. Pur out door and window trim to accommodate depth of new siding. Provide trim coil wrap for all exterior door and window trim, softfit boxes, gable trim - color shall be white.
23. Install azek stops at perimeter of windows and caulk for a weather tight installation.
24. Provide certainteed beaded triple 2” invisibly vented vinyl softits.
25. Provide certainteed solid beaded triple 2” beadboard ceiling at porches.
26. Provide monogram 46 / 46l siding at all dormers.
27. Remove, clean and re-install gutters and leaders to complete the siding installation. Repair gutter at east elevation. Provide new mounting hardware as required. Prior to reinstallation, caulk for a water tight installation.
28. Extend oil pipe supply/vent lines as required.
29. Provide trim kit and extend water spigot as required.
30. Provide perimeter weatherstripping and sweeps at front and rear exterior doors to properly seal air gaps.

EXTERIOR PAINTING
31. Prep, prime and paint all exterior components not covered with vinyl siding, vinyl trim or breakmetal. Do not paint any composite materials.
32. Exterior painting shall include but not be limited to doors, front door sidelights, exposed roof joists, conduit, wiring, piping, basement window security bars, bilco hatch, front porch, rear porch and all other exterior paintable surfaces.
33. Color schedule: All paint to be Sherwin Williams Emerald
   • Wood thresholds: medium grey
   • Wood columns: white
   • Basement security bars / bilco hatch: Sherwin Williams Kembond and Shurcryl paint - tudor brown
   • Doors: color to match Benjamin Moore Cottage Red

ELECTRICAL
34. All electrical connections shall be code compliant and performed by a licensed electrician (This work shall not be performed by the siding installer).
35. Remove / re-install all exterior light fixtures.
36. Provide new exterior light at West Porch.
37. Remove and re-install exterior mounted electrical items required for the siding contractor to complete their work. Re-secure / re-install all items disconnected upon completion of the work.