

## **Scope of Work: Carpentry**

A goal of this renovation is to return the house to the way it looked when it was first built. This includes rebuilding the original porch, putting shutters back on the house, restoring interior woodwork and repainting the original Victorian color scheme.

### **Paint Removal and Repainting**

Some paint removal and repainting has been done at Roff Home, while much has not.

- Remove 140 years of paint from 12 or more doors and doorframes. Patch and repair wood until smooth, as original. Repaint original color scheme as indicated by owner.
- Remove paint from the woodwork of 20+ windows. Patch and repair wood until smooth, as original. Repaint original color scheme as indicated by owner.
- Remove paint from baseboard in eight rooms. Patch and repair wood. Repaint original color scheme as indicated by owner.
- Remove paint from posts of original porch. Patch if needed. Repaint original color scheme.

### **Porch**

Rebuild the original, flat-roofed porch that initially existed on the home, which is visible on a picture that was published in 1895. (The second porch, which was rounded and had a cement base, has been completely removed from the home.) The original porch was rectangular and had a flat roof with balustrades that ran along the floor and the roof. The porch was approximately six feet deep and ran the full length of the front of the house, wrapping around the front parlor to include the side parlor as well. There were three sets of stairs leading up to the porch, one in the middle at the front door and two on each end. The posts from the original porch are currently in the east garage. The owner wants them to be reused in the rebuilt porch. However, it is unknown whether they are structurally sound to withstand the weight of the new porch roof and any load from rain, wind, or, especially, snow.

The porch should be completely wooden, with no plastic or other artificial elements used.

The porch will be painted its original color scheme, as indicated by research carried out by the owner.

### **Shutters**

Per a photo from 1895 and from evidence of holes from shutter pins, the house used to have shutters on all of the arched windows around the house and some of the rectangular ones as well. Two or three original shutters remain and can be used as templates for new ones.

The owner purchased two sets of ten rectangular shutters from a house in York, Pennsylvania, that was built in 1870 and that was being torn down in 2012. These shutters are the correct width for the shutters on Roff Home, but they would need to have the arches built into them to be able to match Roff

Home's window shape. One set of these shutters has louveres, while the other set is made up of flat panels. The flat panel shutters may lend themselves more easily to having the arches built into them.

If it is not possible to retrofit arches into these shutters, then new shutters should be built and installed.

The owner will indicate what the original color was for painting of any new shutters.

### **Eaves, Brackets and Facia**

The eaves of the house have water and other damage to them that need to be repaired. In the worst case, a gutter has fallen off the house and has taken one plank of the eaves the entire length of the house with it. In other locations, birds or other animals have burrowed holes through the wood. These situations have led to birds and bats to nesting / living in the attic. During renovation work several years ago, the eaves and brackets were initially repainted and repaired. The rest of the house needs similar paint removal, repair and repainting.

- Replace all missing tongue-in-groove boards in the eaves.
- Replace all damaged boards in eaves.
- Replace damaged facia board at front of house.
- Seal all areas of entry in eaves.
- Remove paint from eaves, brackets and facia board.
- Repaint eaves, brackets and facia board original color scheme as indicated by owner.

### **Floor in Side Parlor with Termite Damage**

Approximately eight square feet of flooring in the first floor side front parlor has suffered termite damage. The owner has been told that this wood is a combination of white oak and black walnut. The beams beneath this wood have been damaged as well.

- Remove the damaged wood.
- Repair the beams, as needed.
- Source and replace the white oak and black walnut with as close of a match that can be found.

### **Exterior Window Woodwork**

Some exterior woodwork on windows and doors has been stripped of original paint, patched, repaired and repainted, but much has not. Some windows have elements missing that should be replaced. One window is completely missing and needs to be replaced.

- Repair any damaged exterior wood on windows.
- Replace any damaged elements on windows.
- Patch any damaged wood with wood filler to create an original, smooth surface.
- Repaint the original color scheme, as indicated by the owner.
- Caulk or otherwise fill in gaps between windows and brick on house exterior.

## **Front Doors**

The front doors of the house suffered damage prior to the foundation work in 2016. The wood of the front door archway split, the curved length of wood separating two panes of glass above the front doors split, and the doors themselves are unbalanced and do not close properly.

- Straighten or rehang doors.
- Repair broken wood between panes of glass.
- Repair split wood in archway.
- Lightly sand down doors. Patch as necessary. Repaint with original color scheme.
- Replace bell (currently stored inside house).

## **Storm Windows and Screens**

All windows around the home used to have storm windows for the winter and screens for the summer. Some storm windows remain and may be useable. Some screens remain, but are in very poor condition.

- Repair, strip and repaint all storm windows that can be saved.
- Build new storm windows for those that cannot be repaired. Repaint original color.
- Build all new screens, based on the originals. Repaint original color.

## **Garage Doors**

There are two garages on the house. Both garage doors date from 1940, and both have been decaying with the weather, age and use. One of the springs on the east garage door has broken free from the rusted ring in the cement garage floor.

- Replace garage doors. Doors must be wooden and either be a close match to the original or be chosen in conjunction with the owner. The house's Victorian color scheme should be used, as indicated by the owner.
- The floor of the east garage has risen and cracked with time, making the garage door not level with its door frame. Efforts should be made to correct this, if not too costly.

## **Interior Flooring**

- Sand and refinish original wood flooring in two bedrooms, the rear upstairs landing and the downstairs half-bath.

## **Front Staircase**

- Repair damaged wood of front staircase.
- Restain banister.

### **Fireplace in Rear Parlor**

- Repair damaged wood, reattach to the walls and surrounding woodwork.
- Restain.
- Reinstall trim at back of fireplace, which was removed during plastering.

### **Crown Molding**

- Install crown molding in all rooms in the house.
- This is not an original feature and may be removed from the task list.

### **Drywall**

- Once electrical and HVAC work is complete, install drywall on ceilings on the first floor.

### **Contractors interested in viewing the home to be able to bid on this project should contact:**

John Whitman

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The owner will be available on Saturdays and Sundays from September 10 through September 25 for contractors to see the home. Appointments must be made in advance. No drop-ins are allowed.

Any bids on this work must be received by October 1. A hiring decision will be made by October 15.

Work on the home must be completed by May 1, 2017.

Any contractor hired will be asked to sign a contract covering the work to be performed and must carry liability insurance.