

## **Attic Repairs and Insulation**

### **Scope of Work**

2011-07-07

### **Summary**

1. Install 2 x 6 attic joists / roof ties between every third existing rafters. Loading shorter pieces into attic and splicing together in attic is acceptable. Overlap 2 x 6 's at least 4 feet or use min. ½ inch plywood on each side, extending 4 feet onto each 2 x 6. Hold new joists / roof ties min. 1 inch off existing ceiling framing to prevent damage to plaster ceiling. If necessary strap to rafter above with min 2 x 3 framing.
2. Install two layers of 2 x pressure treated wood blocking to existing rim "joist", which appears to be a 4" x 4", between rafters. Install on mortar bed so blocking is fully bearing on masonry wall below.
3. Remove and reinstall soffit at eaves and install new two piece, 2 x 8 wood cornice trim extending from rear of building to front of white painted brick. Modify soffit panels as necessary to accommodate new cornice trim. Paint cornice with 3 coats exterior paint, white. The first two coats may be applied prior to installation while wood is on ground. Touchup existing panels where scratched. Straighten any dents and dings to soffit panels.
4. Install access door.
5. Patch cracks in drywall walls and ceilings on second floor. Reinstall edge angle for suspended ceiling in second floor kitchen to allow ceiling tiles to set properly. Tape, spackle, and paint at least 2 feet to either side of joints / corners.
6. Insulate attic.

### **General Notes:**

1. Prior to work or at start of first day of work open soffit above side entry door to allow owners and contractor to inspect, confirm and modify as necessary detail at top of wall.
2. Supplies may be stored under tarps in the backyard.
3. Debris should be removed from property daily.
4. Do not overload attic framing with materials, distribute all materials evenly until installed. Stored materials in attic on plywood or foam sheeting to prevent damage to plaster ceiling below.
5. Ensure no damage occurs to plaster ceiling, electrical cables, or lighting fixtures in ceiling. Repair any damage.
6. Unplug, coil and store extension cords at the end of each day. Use only heavy duty grounded extension cords. Provide adequate lighting, at least two drop lights, and ventilation, at least two fans, min 20 inch. while working in attic.
7. Access to the attic from inside the building is currently limited. The contractor may access the attic either by removing the back or front gable vent or by installing the new access door in the hall ceiling between the closet and bathroom on the second floor and utilizing that.
  - a. If utilizing a gable vent, either reinstall daily or install a temporary cover as needed that will ensure no water penetration. When done seal vent to framing with caulk, secure in place, touch up any scratches with matching paint, straighten any dents and dings.

- b. If utilizing a new access door, frame out opening, build swing up access door (plywood, 2 x 2's, and 2 inch foam insulation would suffice, with furring strips for stops to prevent door from swinging down, and with 2 deadbolts). Trim opening with 1 x 4 wood or connect securely to plaster with multiple layers of fiberglass joint tape, skim and paint. Patch plaster and paint hall ceiling. Fully tarp second floor hall / dining area while installing access door, and close off openings to other rooms. Broom, vacuum, and mop area when done. If using to load and access attic, broom clean daily, vacuum and mop at end of work week.
8. Avoid connections utilizing nails as the vibrations could crack the plaster ceilings. Use screws for all connections when possible. All connections require at least 2 screws with min 1 inch penetration into second piece of wood. Where possible space fasteners 6 inch OC in two staggered rows for 2 x 6's at ends and splices. Use galvanized screws in exposed conditions.
9. At perimeter there is little clearance for maneuvering. It is recommended that wood be predrilled and screws set before setting in place to make installation easier.
10. Provide plywood sheets as working areas in the attic, do not work off of rafters, joists, or plaster ceiling. The plywood can eventually be incorporated into walkway to be installed in the attic.
11. Work to be completed within 3 weeks unless otherwise agreed to by owner.

END.