HOMEOWNER REPAIR GUIDE

WOODEN RAILINGS

Addendum to Bid

The following items and responses are to be incorporated into the bid

for _____ *(customer)*

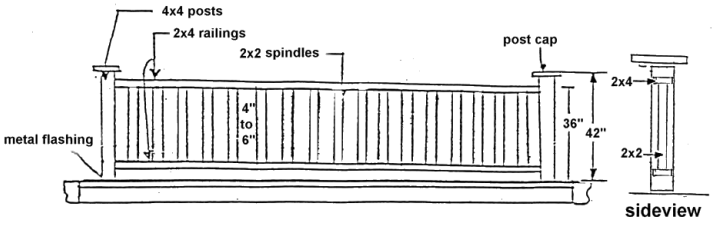
at _____ *(address)*

If the bid is accepted, then this addendum will be incorporated as part of the contractual understandings.

> *These additions are NOT INTENDED to be, or to substitute for, a complete written description of the scope of the work or materials.*

CONTRACTOR REQUIREMENTS

1. The contractor will obtain the proper permits from the city and will ensure that all work passes all inspections required by the Building Department.
2. The contractor will construct the railings in such a manner that all wood joints and connections are neatly and evenly cut and assembled, and the proper size and type of fasteners are used.
3. The contractor will ensure that all posts, spindles, and rails are level, plumb, and evenly spaced.
4. The contractor will construct the railings so that they are solid and substantial, built and designed for safety and longevity.
5. The contractor will install new rails and spindles. If an existing porch railing is being replaced, the replacement rails and spindles will match the existing rails and spindles in size, shape, and spacing, unless doing so would conflict with city code requirements. If no porch railings presently exist, the style below will be utilized *(required to meet Ohio Historical Preservation Society rules, if applicable)*:



Railing style: 4x4 posts with post caps, 2x4 railings, 2x2 spindles 4" to 6" apart, 36" to 42" rail height; metal flashing at the base. Side view at right.

Note: This diagram depicts railing style only. For appropriate measurements, see city policy bulletin on Exterior Steps.

6. If the railing is installed on a roof, all places where the railing is attached to the roof, such as posts, will be properly flashed in the method appropriate to the roofing material.
7. If the wood used is not Wolmanized outdoor-treated wood, the contractor will prime and paint the railings in a timely manner to prevent warping or other damage.

8. The contractor will be responsible for properly maintaining the work site, for storing materials in a safe and secure manner, for removal and disposal of any and all debris generated by the work performed within 24 hours, and, upon completion, for cleaning the site to a pre-work condition.

WARRANTY

The contractor warrants that all work will be done in a workmanlike manner, to conform to current standard building practices and to meet or exceed any city code requirements. Work will be guaranteed against defects of materials for _____ years and against defects in workmanship for _____ years after date of completion.

CONTRACTOR INFORMATION

The contractor warrants that he/she will perform the work described above, and that he/she is licensed and bonded to do this repair in the City of Cleveland Heights as follows:

COMPANY NAME: _____

STREET ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE: _____

The contractor agrees that there will be no assignment or subcontracting without the express written permission of the client.

The contractor, by his/her signature, agrees to all the terms and conditions of this Addendum, unless otherwise noted above.

CONTRACTOR'S SIGNATURE: _____

CONTRACTOR'S NAME (PLEASE PRINT): _____

DATE: _____

Home Repair Resource center

Home Repair Resource Center empowers homeowners to maintain their homes for sustainable and diverse communities.

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