

DECK CONTRACTOR CONDITIONS AND REQUIREMENTS

- 1) Deck supplies should be kept off of the yard and landscaping. They can be temporarily stored on the driveway if needed or on the deck itself.
- 2) If ladders or scaffolding are being used, the owner needs to contact the landscape committee to have sprinkler equipment located to prevent damage to the system.
- 3) Contractor or delivery vehicles should not be driving on the yard. This could cause damage to the yard and sprinkler system. The owner will be responsible for any damages.
- 4) If utilities are located near the deck area, it is strongly recommended a utility locate be requested.
- 5) It is expected scrap materials be picked up daily and disposed of in a timely manner. It should not interfere with the lawn maintenance or potentially cause damage to the yard.
- 6) If painting or staining of the deck materials is to occur, the contractor needs to take reasonable care to protect the yard area and outside surfaces of the house. It is the owner's responsibility to touch up areas of the house unless repair work is required. There should be no dumping of paint waste or prep materials in the yard. The owner will be responsible for any yard damage and work necessary to restore the yard if this occurs.
- 7) If a total deck replacement is occurring and wood rot of the siding is encountered. The contractor needs to contact the painter and/or the property manager as soon as possible to coordinate siding repairs and paint touch up. The new deck installation requirements are there needs to be spacers between the deck and the house such that the deck does not come in physical contact with the siding. In addition, there needs to be adequate spacing of all deck areas away from the house siding to allow for proper drainage and prevent water rot. "Z flashing" may be required to be installed for deck siding repairs to properly drain moisture.
- 8) If a dumpster is needed to dispose of old deck materials, it can be placed in the driveway. It should be removed as soon as the job is complete.