

Geri Salsig

September 15, 2011

Re: 241 Bear Drive, Guffey

As known, many of the deck boards are unsafe to walk on. To replace the decking without addressing the sub-structure would be like applying a band-aid to a gaping wound. Therefore, I am approaching this situation from two stand points.

- 1) Replace only those boards that are obviously rotted and unsafe.
- 2) Replace all the decking

Point 1 - in addition to replacing the obvious boards the following is necessary to assure structural integrity:

- a) Replace 42 feet of rotting ledger board
- b) Re-inforce the concrete at the base of (10) ten posts
- c) Fill in eroded areas, under the deck, that is causing the loss of integrity of the post. (Install rip rap drainage)
- d) Add an additional step at lower deck level to ensure contact with ground
- e) Repair house siding where needed and paint to match.

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Point 2 - Replace all decking boards
in addition to items a-e under
point 1

Cost:

Point 1 - Partial replacement - to include
materials and labor: \$ 11,058⁰⁰

Point 2 - Replace all decking - to include
materials and labor: \$ 16,295⁰⁰

It is our (Richard Ballinger & Harry Stanley)
professional opinion that if the partial
replacement is performed, within a few
years the rest of the decking will need
to be replaced.

Richard Ballinger
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