

Atlantic Construction Co.

Deck / porch · RI

EXECUTIVE SUMMARY

16x24 PT deck + 6x24 covered porch for Atlantic Construction Co. — coastal Rhode Island single-family. Quote covers demo of existing 12x18 deck, PT framing + composite decking, aluminum railings, 6x6 posts on concrete piers, covered porch with metal roof, and permit.

KEY CLAUSES

R.I. Gen. Laws ch. 5-65 — Contractors' Registration and Licensing Board

Contractor is, or shall be, registered with the Rhode Island Contractors' Registration and Licensing Board under R.I. Gen. Laws ch. 5-65 to perform the residential work described in this Agreement. Electrical scope will be performed by a Rhode Island-licensed electrician. Registration number will be provided on request. Owner may verify registration status at the Rhode Island CRLB.

R.I. Gen. Laws ch. 34-28 — mechanic's lien

Contractor reserves all rights under Rhode Island's Mechanic's Liens chapter, R.I. Gen. Laws ch. 34-28. If any payment is not made when due, Contractor may file a Notice of Intention and otherwise perfect a lien against the Property in accordance with that chapter. Owner shall provide accurate ownership and lender information on request.

Warranty — 1 year materials & labor

Contractor warrants all work free from defects in materials and workmanship for one (1) year from Substantial Completion. Composite decking and railing manufacturer warranties pass through to Owner. Rhode Island common-law implied warranties on residential construction are not waived by this Agreement. Cosmetic weathering of composite decking is not a warranty defect.

Dispute Resolution — mediation then AAA; CRLB complaint rights preserved

Any dispute arising from this Agreement will first be submitted to non-binding mediation in Rhode Island. If unresolved within 30 days, it proceeds to binding arbitration under AAA Construction Industry Rules. Owner retains any right to file a complaint with the Contractors' Registration and Licensing Board under R.I. Gen. Laws ch. 5-65. The prevailing party may recover reasonable attorneys' fees and costs.

SCOPE OF WORK — OVERVIEW

- S1. Demo: remove existing 12x18 deck, posts, ledger, and concrete pads
- S2. Footings: concrete piers (10 required) at frost depth for RI
- S3. Framing: PT deck + covered porch structure (ledger, beams, joists)
- S4. Composite decking: 384 sf deck + 144 sf porch floor
- S5. Aluminum railings: deck perimeter + porch (36" code height)
- S6. Deck stair: 4-tread stair with composite treads + aluminum rails
- S7. Covered porch: roof structure + metal roof + gutters
- S8. Lighting, permit, and final inspection

SCOPE OF WORK

- S1. Demo: remove existing 12x18 deck, posts, ledger, and concrete pads** -> L1
- Disconnect any electrical (exterior outlets or lighting) at existing deck; cap stubs to code
 - Dismantle existing deck framing, decking boards, railings, and posts
 - Break out existing concrete piers; haul all debris to 20-yd dumpster
 - Inspect ledger attachment zone on house wall; note any rot or flashing deficiencies for repair
- S2. Footings: concrete piers (10 required) at frost depth for RI** -> L2
- Hand-dig or auger 10 footings to 42" below grade (RI frost depth per IBC Table R301.2)
 - Form and pour 12" diameter Sonotube piers; embed J-bolt for post base connector
 - Cure 7 days before post load; no backfill until cure complete
 - Footing locations per structural plan; confirmed by building inspector before pour
- S3. Framing: PT deck + covered porch structure (ledger, beams, joists)** -> L3
- Remove existing ledger; install new ledger with through-bolts + flashing + Vycor tape per IRC R507.2
 - 2x10 PT joists at 16" o.c. for deck (16x24 = 384 sf); LVL beam to carry porch roof load
 - 6x6 PT posts on standoff post bases (no buried wood contact); hurricane ties at all connections
 - RI CRMC compliance: all framing materials meet coastal corrosion resistance (hot-dip galvanized or SS hardware)
- S4. Composite decking: 384 sf deck + 144 sf porch floor** -> L4
- Trex Transcend or equal (owner allowance \$8.50/sf supply); hidden fastener clip system
 - Deck boards run perpendicular to house; 3/16" gap maintained throughout
 - Porch floor same composite board for continuity; threshold trim at door
 - Fascia boards: composite fascia to match deck board color; picture-frame border optional per owner
- S5. Aluminum railings: deck perimeter + porch (36" code height)** -> L5
- Powder-coated aluminum railing system (Trex Transcend Railing or equal); black or bronze finish per owner
 - 36" height at deck (< 30" above grade); balusters at max 4" spacing per IRC R507.3
 - Post-to-framing connection via steel post sleeve; rail height verified per RI building code
 - Gate (36" wide) at stair top; self-closing, self-latching hardware
- S6. Deck stair: 4-tread stair with composite treads + aluminum rails** -> L6
- Two 4-tread PT stringers; composite stair treads to match deck; open riser design
 - Aluminum railing continuous from deck down stair; handrail graspable per IRC R311.7.8
 - Concrete landing pad (4x4, 4" thick) at stair base; compact sub-base
 - Level-check stair to grade; attach stringers to rim joist with structural hangers
- S7. Covered porch: roof structure + metal roof + gutters** -> L7
- 6x6 PT posts at 8 ft o.c.; carry PT double 2x10 beam; rafter ties and hurricane straps
 - 2x8 rafters at 24" o.c. with collar ties; 7/16" Zip sheathing + synthetic underlayment
 - 29-gauge corrugated metal roof panels (classic coastal look); 1" overhang + drip edge all sides
 - 5" K-style aluminum gutter + downspout (2 locations); splash blocks at grade
- S8. Lighting, permit, and final inspection** -> L8, L9
- Two weatherproof GFCI outlets at porch (exterior circuit from existing panel; RI-licensed electrician)
 - LED ceiling fan rough-in at porch center; owner-supplied fan
 - Pull RI building permit; coordinate framing and final inspections; CRMC notification if coastal zone
 - Final owner walkthrough; deliver permit card and as-built sketch

ESTIMATE LINE ITEMS

- L1. Demo + dumpster (S1)** \$2,200 - \$3,200
Demolish 12x18 existing deck; break out piers; haul all debris; 20-yd dumpster \$480 swap fee.
- L2. Footings — 10 concrete piers (S2)** \$3,500 - \$5,000
Auger 10 footings to 42" frost depth; Sonotube forms; pour + embed J-bolts; RI sales tax on concrete.
- L3. Framing — ledger, beams, joists, posts (S3)** \$8,500 - \$12,000
PT lumber + LVL beam + post bases + hardware (SS/HDG per coastal spec); carpentry @ \$65–105/hr; RI sales tax.
- L4. Composite decking — 528 sf (deck + porch) (S4)** \$9,500 - \$14,000
Trex Transcend or equal at \$8.50/sf allowance (528 sf); hidden fasteners; fascia boards; install labor.
- L5. Aluminum railings — perimeter (S5)** \$5,500 - \$8,000
Powder-coated aluminum railing system; post sleeves; balusters; gate; install labor.
- L6. Deck stair + landing (S6)** \$2,800 - \$4,200
PT stringers; composite treads; aluminum stair rail; concrete landing 4x4x4"; gravel sub-base.
- L7. Porch roof + metal roof + gutters (S7)** \$9,500 - \$13,500
6x6 posts; beam + rafters; Zip sheathing + underlayment; corrugated metal roof; gutters + downspouts.
- L8. Electrical — 2 GFCI outlets + fan rough (S8)** \$1,800 - \$2,800
Licensed RI electrician; 2 exterior GFCI outlets; ceiling fan rough-in; run from existing panel.
- L9. Permit + inspections + punch list (S8)** \$900 - \$1,500
RI building permit; framing and final inspections; CRLB registration fee; walkthrough + punch list.
- L10. Ledger flashing + rot repair (allowance) (S3)** \$600 - \$1,800
Allowance for rot or damage discovered at existing ledger zone during demo; T&M @ \$75/hr if triggered.

COST SUMMARY

Subtotal	\$44,800 – \$66,000
GC Overhead + Profit (18%)	\$8,064 – \$11,880
Contingency (10%)	\$4,480 – \$6,600
Retainage (5%, state-specific)	\$2,240 – \$3,300
Total	\$59,100 – \$87,000

DRAW SCHEDULE

Mobilization + demo complete: 30%
Footings poured + framing complete + inspection passed: 35%
Decking + railings + porch roof complete: 25%
Final walkthrough and punch list closed: 10%

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