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Gmail - 6260 Fountainhead - North Ridge Villas



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Kyle Armstrong <karmstrong@wmdouglas.com>
[REDACTED]

Tue, Aug 18, 2026 at 9:39 AM

[REDACTED]

Good morning! I am writing to update you that OCI, Onofrio Construction, has been approved by the NRV Board of Directors for your full deck replacement job. I have copied this approved scope of work below for your awareness. Please note that the HOA is not responsible for any staining. If you wish to stain, you may submit an ARC Request and stain if approved by the ARC Committee.

Otherwise, I have shared your contact information with OCI, and you should be hearing from them as soon as possible moving forward, on scheduling and any other needs related to this project.

I know at times there can be a short delay in hearing from contractors due to turnaround time of scheduling, pulling permits, 811 locations, etc.

Please let me know if you have any questions!

This proposal is for deck replacement at 6260 Fountainhead
Process Includes:

- Obtain engineered plans or provide required information (drawings, etc.) for deck replacement to City of Raleigh for Permitting.
- Obtain permits with the city of Raleigh for deck replacement.
- Remove the existing deck and stairs and dispose off site.
- Excavate and install 7 new 16x16x8 concrete footings for new 4x4 treated posts.
- Install 7 new 4x4 posts secured using Simpson hardware.
- Install 1 new 2x10 treated outer band to the new treated posts, secured using 2 new 5/8" galvanized through bolts at each post.
- Install 1 new 2x10 treated deck ledger to the back side of the unit, secured using GRK Structural screws spaced 12"OC staggered.
- (remove and replace flashing if needed)
- Install new 2x10 ledger to middle and front 4x4 support posts to support joists
- Install new 2x6 treated deck joists to the new deck, secured using Simpson hangers.
- Install new 2x6 treated deck boards to the new deck joists, secured using exterior screws.
- Install new 2x4 treated middle and top rails for the deck handrail.
- Install new 2x6 treated top rail cap for the deck handrail.
- Install 2 new 4x4 support posts, set in concrete for the new stairs.
- Install 1 new 2x6 treated stair stringer support at the base of the stair stringers.
- Install 3 new 2x12 treated stair stringers to the new deck
- Install new 2x6 stair treads to the new stair stringers, secured using exterior screws.
- Install 4 new 2x4 treated middle and top rails for the stair handrail.

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- Install 2 new 2x6 treated top rail cap for the stair handrail.
 - Clean jobsite free of construction debris.



Kyle Armstrong

Community Manager

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