

123 Providence St

Full roof replacement

1. PROJECT OVERVIEW

Replace the existing roof on the house measuring 1,850 sq ft, which has been in place for 30 years and is leaking around the skylights. Additionally, replace the flashing and install new seamless gutters.

2. SCOPE OF WORK

1. Remove existing asphalt shingles to expose the roof deck
 2. Replace damaged or deteriorated roof decking within localized areas exposed during tear-off
 3. Install synthetic underlayment across the entire roof deck
 4. Install architectural asphalt shingles at a 5-inch exposure with 4 nails per shingle in the nailing zone
 5. Replace all flashing around skylights and applicable roof penetrations
 6. Install new seamless gutters along eaves and rakes of the roof.
 7. Obtain required permits for the roofing work included in this scope.
 8. Remove and dispose of existing roofing materials, including hauling and disposal fees.
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3. MATERIALS

Architectural asphalt shingles, Synthetic underlayment, Seam flashing for skylights, Seamless gutters

4. INSTALLATION REQUIREMENTS

- Integrate new flashing with existing roofing at skylights and penetrations to maintain a water-shedding assembly
 - Lap underlayment at valleys 12 inches minimum; integrate valley flashing for water shedding
 - Apply ice and water shield at roof penetrations and at perimeter edges (eaves and rakes).
 - Install seamless gutters at eaves before installing drip edge, alignment and attachment.
 - Strip existing roofing materials down to the roof deck before installing new materials
 - Secure architectural shingles using 4 nails per shingle in the nailing zone for a 5-inch exposure
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5. EXCLUSIONS

- Interior repairs from leaks are excluded
 - Structural framing repairs beyond localized decking replacement are excluded unless explicitly included
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6. ITEMS AFFECTING FINAL PRICING

The following items are not yet resolved and may affect pricing. Confirm with bidders prior to finalizing the bid.

- Extent of decking damage within localized areas requiring replacement (if not defined in intake)
- Locations of all existing penetrations for flashing replacement are not specified.
- Confirmation of existing shingle layer count prior to tear-off and associated waste calculations may be required.