Roofing, gutter, downspouts, facia, soffit, skylights, replacement job at "Strickland Arms" in Bainbridge Township, Ohio.

The job, consists of different size residential buildings at each property. Strickland Arms has 9 duplexes, 1 triplex, 2 4plexes, 1 single unit, and 1 small maintenance garage. 30 total apartments.

Technical Specifications

- Replace shingles with **CertainTeed Landmark** series dimensional shingle or equivalent.
- **Shingles must have a lifetime limited manufacturer warranty, and have a minimum 10 year, "Sure Start" 100% manufacturing defect, material and labor, replacement warranty protection, a 10 year algae resistance warranty, a 15 year, 110 mile per hour wind warranty, and must have a minimum weight of 235 pounds per square.**
- Replace all skylights with "Velux fixed pan flashed skylight", with laminated low e3 glass, or equivalent. (30 total skylights,1 per unit, same approx. size)
- Use hot dipped galvanized zinc coated roofing nails of proper size for all shingles.
- Replace shingle starter strip along eve and rake edges, including the first row of any valleys, with product that is of the same manufacturer of the shingle.
- Install Ice guard at all eves, valleys, and around pipes, and skylights. Install 2 rows (36" rows) at eves, 1 row in valleys, and an 18"x18" section around pipes, and skylights. Use CertainTeed ice and water guard, W.R. Grace Ice and water shield, or equivalent.
- Replace all felt underlayment, with a synthetic underlayment. Underlayment must be at a minimum 12mil in thickness. Acceptable synthetic underlayment. **CertainTeed Diamond Deck**, Dupont Tyvek Protect 160 or equivalent.
- Replace any plywood that is deteriorated at a per sheet set price. Plywood replacement to be approved by G.M.H.A. representative along with job site contracting supervisor, after inspection, and before covering. Plywood to be APA rated CDX 1/2" or 5/8" as required.

- Replace all flashing, valleys, and drip edge on entire roofing systems with product, of exact dimensions, and thickness.
- Replace all plumbing exhaust pipe flashing, with like product.
- Remove and replace all soffit on entire building, including garages, with a vinyl soffit that is completely vented, using a color matching soffit channel. The soffit shall have a 0.40" nominal thickness.
- Replace old ridge venting with new ridge venting. Use a 4' sectional rigid plastic ridge vent with an external baffle design. Follow manufacturer recommendations for ridge ventilation air slot openings. Use color matching cap shingle at top of ridge vent.
- Replace gutters, downspouts, and hardware on all units with 5" seamless style gutters, with a minimum thickness of 0.027 inches. Use k style screw hanger brackets and screws at 24" apart.
- Replace all aluminum facia trim with like product, of equal thickness. Replace all facia trim on entire building, including gable ends. Cover all facia boards on garages, that are painted, with an aluminum wrap facia to match the building facia. Install matching facia on attached, and detached garages.
- Remove all existing tv antennas, and antenna tripods, and discard. Antennas, and antenna tripods will not be reinstalled.
- Replace small section of flat roof at 7172 Woodland Ave, (approximately 12'x16') with a 1piece roofing membrane of at least 60 mil thick.
- Re route a small section of gutter in front of 16713 and 16711 Medina St, (1st floor) so that downspout discharges toward the street. Install a small section of gutter and downspout, (1st floor, approximately 35') where a gutter currently does not exist, between 15615, and 15617 Medina St.
- All brown gutters, downspouts, facia, soffit, soffit channel, valleys, flashing, drip edge, to replaced with a stock color of tan, almond, wicker, or clay.
- Follow all manufacturer installation instructions, and recommendations, on all materials used.
- It is the Contractors responsibility to determine the correct amount of materials for this project.
- Clean up job site, and remove all debris from property, daily.
- Working hours are from 8:00 am to 6:00 pm.