

**PROVIDENCE REVOLVING FUND****Contractor Bid Form****22 Whitmarsh St, Providence , RI**

*By submitting this bid, the contractor attests that they will be available to begin work within 30 days of the bid due date.*

| ITEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | COST |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <u>GENERAL REQUIREMENTS:</u><br>Contractor shall be responsible for obtaining any necessary permits for any and all work as is required by local and national and local code or jurisdiction requirements. Contractor shall also be responsible for any necessary drawings that may be required to obtain permits. Contractor shall be responsible for any required submittal to local authorities. Contractor shall be responsible for maintaining copies of any required permits at the job - site, and to supply Consultant copies of as requested. Contractor shall be responsible for supplying any bonds, insurance cert's, sub - contractor licenses, EPA licenses, specialty licenses to building departments and consultant. All documents shall be delivered in a timely fashion. Contractor shall apply for permits as soon as possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$   |
| <u>WINDOWSILLS:</u><br>Basement windowsill: Replace. Match existing.<br>All first floor windowsills on east, south, and west sides: Treat with epoxy consolidant and filler, West System, Abatron or approved equal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | \$   |
| <u>EXTERIOR PAINTING: ENTIRE BUILDING:</u><br>Perform preparations and cleaning procedures in strict accordance with manufacturer's instructions and as herein specified, for each substrate condition. Preparation shall consist of removal of all loose and alligatored paint and weathered wood with hand tools on all surfaces exhibiting areas of loose or peeling paint, and areas of adhesion failure. Feather all rough edges with sandpaper to provide a smooth transition between paint layers and substrate. As it is imperative that the substrate be free of all marks from sanding and tools, a <u>disc sander</u> will not be considered. Orbital sanders may be used, following agreement by the owner, so long as little removal of existing substrate results. Agreement by the owner will be contingent upon an accepted sample of the orbital sanding. Orbital sanders shall be contacted to a HEPA vacuum. All paint preparation shall comply with State of RI Department of Health Rules & Regulations for Lead Poisoning Prevention R-23-24.6-B and Department of Environmental Management Regulations #5 "Fugitive Dust", #7 "Emission of Air Contaminants Detrimental to Persons or Property" and #24 for paint removal. Wash all surfaces with a commercially-prepared house wash solution, to be applied by handheld compression tank sprayer, low pressured sprayer or by hand with a natural brush. All areas to be treated must be thoroughly rinsed with clean water before proceeding further. Surfaces must be allowed to dry at least 48 hours before any material application. Surfaces must be allowed to dry at least 48 hours before any material application. The use of tri-sodium-phosphate (TSP) or other products containing phosphates or sodium (soluble salts) is forbidden. Power washing is not permitted. After all surfaces are completely dry, apply a coat of alkyd primer to all wood surfaces. Prime all bare metal flashings with metal primer. Fill all holes with oil-based putty and caulk all cracks with acrylic/latex caulk, not to be applied until primer coating is applied and allowed to dry a minimum of 24 hours. Upon completion of primer coat, inspect all surfaces and allow drying before additional coating. Lightly sand rough or fuzzed areas. Care should be taken not to expose substrate or re-priming will be necessary.) Apply one finish coat of oil or latex house paint according to manufacturer's directions; film thickness as per material specifications. Upon completion of coat, inspect all surfaces and allow drying before additional coating. Apply additional paint coating where undercoats, stains, or other conditions show through paint film, until uniform finish color is achieved). All paint shall Approved by the REVOLVING FUND and be C2, Sherman Williams, "super paint, Benjamin Moore "Regal" or approved equal, all putty and caulking shall be "DAP" or approved equal. The site shall be kept clean and free of debris, paint chips, and all equipment | \$   |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| <p><b>WOOD SHINGLE REPAIRS:</b><br/> Replace all shingles called out below with Western Red Cedar #1 Blue Label or R&amp;R grade wood shingles, length, width and shape to match that of the old shingles, nailed with hot-dipped galvanized shingle nails. Dip shingles in tinted alkyd primer before installation. Renail all loose sheathing and cover with "Tyvek". Replace all rusted and damaged flashings with .024" aluminum with baked-enamel finish.</p> <p>Minor wood shingle repair, <u>ENTIRE BUILDING</u></p> | \$ |
| <p><b>CLAPBOARD REPAIRS:</b> .<br/> Replace clapboards called out below with new vertical grain red cedar clapboards, nailed with galvanized nails and primed before installation. All joints shall be tight and all nails set.</p> <p>Minor clapboard repair, <u>ENTIRE BUILDING</u></p>                                                                                                                                                                                                                                   | \$ |
| <p><b>TRIM REPAIR:</b><br/> Replace rotted and missing trim called out below using Western red cedar or mahogany nailed with galvanized nails and primed before installation. Match all dimensions of existing woodwork. Shim flat trim to be flush with adjoining trim. Miter all outside corners and cope all inside corners. All joints shall be tight and all nails set.</p> <p>Replace South watercourse<br/> Repair watercourse on East, West and North sides.</p>                                                    | \$ |
| <p><b>SOUTH PORCH:</b><br/> Replace deck boards with pressure-treated decking. Replace steps with pressure treated steps. Re-secure loose pickets and replace rotted pickets, match existing</p>                                                                                                                                                                                                                                                                                                                            | \$ |
| <p><b>EAST PORCH:</b><br/> Remove porch flooring along outer edge<br/> Reattach floor joists to sill<br/> Replace deck boards that were removed, matching existing.</p>                                                                                                                                                                                                                                                                                                                                                     |    |
| <p><b>DOOR:</b> West Entrance<br/> Replace kickboard, match existing</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$ |
| <p><b>BAY TROUGH/CORNICE:</b><br/> Replace rotted and missing elements called out below using western red cedar nailed with galvanized nails and primed before installation. Match all dimensions of existing woodwork. All joints shall be tight and all nails set.</p> <p>Replace front and right Crown.<br/> Repair soffit at right corner.<br/> Repair rubber membrane as necessary.</p>                                                                                                                                | \$ |
| <b>Refer to photo specs for detailed materials and workmanship information.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             |    |
| <b>TOTAL:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$ |

**All repairs must be performed in conformance with local zoning ordinances, codes, and jurisdictional requirements. All work is to be completed in accordance with manufacturer's instructions and specifications, to industry standards, and in a good workmanship like fashion. All material and labor shall be warranted, and written warranties shall be given to the homeowner at the end of the job.**

Contractor: \_\_\_\_\_

Date: \_\_\_\_\_

License No: \_\_\_\_\_

Providence Revolving Fund  
**Specifications for**  
**22 WHITMARSH ST, PROVIDENCE, RI**  
**CARPENTRY REPAIRS and PAINTING**  
July, 2026

| <u>PAGE</u> | <u>SUBJECT</u>                        |
|-------------|---------------------------------------|
| 1           | TITLE PAGE                            |
| 2           | PHOTO: EAST SIDE REPAIRS              |
| 3           | PHOTO: EAST SIDE REPAIRS and PAINTING |
| 4           | PHOTO: SOUTH SIDE REPAIRS             |
| 5           | PHOTO: WEST SIDE REPAIRS              |
| 6           | PHOTO: NORTH SIDE REPAIRS             |
| 7           | TEXT: GENERAL REQUIREMENTS            |
| 8           | TEXT: WOOD AND PLASTICS               |
| 9           | TEXT: CORNICE REPAIRS                 |
| 10          | TEXT: EXTERIOR TRIM REPAIR            |
| 11          | TEXT: CLAPBOARD REPAIR                |
| 12          | TEXT: WOOD SHINGLE REPAIR             |
| 13          | TEXT: MEMBRANE TROUGH LINING          |
| 14          | TEXT: PAINTING                        |
| 15          | TEXT: PAINTING                        |



Replace basement window sill.  
Match existing



Remove porch flooring along outer edge  
Reattach floor joists to sill  
Replace deck boards that were removed, matching existing.



ALL FIRST FLOOR WINDOWSILLS ON THE EAST, SOUTH AND WEST SIDES:

Treat with epoxy consolidant and filler, West System, Abatron or approved equal.

EXTERIOR PAINTING: ENTIRE BUILDING:

Perform preparations and cleaning procedures in strict accordance with manufacturer's instructions and as herein specified, for each substrate condition.

Preparation shall consist of removal of all loose and alligatored paint and weathered wood with hand tools on all surfaces exhibiting areas of loose or peeling paint, and areas of adhesion failure. Feather all rough edges with sandpaper to provide a smooth transition between paint layers and substrate. As it is imperative that the substrate be free of all marks from sanding and tools, a disc sander will not be considered. Orbital sanders may be used, following agreement by the owner, so long as little removal of existing substrate results. Agreement by the owner will be contingent upon an accepted sample of the orbital sanding. Orbital sanders shall be contacted to a HEPA vacuum. All paint preparation shall comply with State of RI Department of Health Rules & Regulations for Lead Poisoning Prevention R-23-24.6-B and Department of Environmental Management Regulations #5 "Fugitive Dust", #7 "Emission of Air Contaminants Detrimental to Persons or Property" and #24 for paint removal. Wash all surfaces with a commercially-prepared house wash solution, to be applied by handheld compression tank sprayer, low pressured sprayer or by hand with a natural brush. All areas to be treated must be thoroughly rinsed with clean water before proceeding further. Surfaces must be allowed to dry at least 48 hours before any material application. Surfaces must be allowed to dry at least 48 hours before any material application. The use of tri-sodium-phosphate (TSP) or other products containing phosphates or sodium (soluble salts) is forbidden. Power washing is not permitted. After all surfaces are completely dry, apply a coat of alkyd primer to all wood surfaces. Prime all bare metal flashings with metal primer. Fill all holes with oil-based putty and caulk all cracks with acrylic/latex caulk, not to be applied until primer coating is applied and allowed to dry a minimum of 24 hours. Upon completion of primer coat, inspect all surfaces and allow drying before additional coating. Lightly sand rough or fuzzed areas. Care should be taken not to expose substrate or re-priming will be necessary.) Apply one finish coat of oil or latex house paint according to manufacturer's directions; film thickness as per material specifications. Upon completion of coat, inspect all surfaces and allow drying before additional coating. Apply additional paint coating where undercoats, stains, or other conditions show through paint film, until uniform finish color is achieved). All paint shall Approved by the REVOLVING FUND and be C2, Sherman Williams, "super paint, Benjamin Moore "Regal" or approved equal, all putty and caulking shall be "DAP" or approved equal. The site shall be kept clean and free of debris, paint chips, and all equipment



#### WOOD SHINGLE REPAIRS:

Replace all shingles called out below with Western Red Cedar #1 Blue Label or R&R grade wood shingles, length, width and shape to match that of the old shingles, nailed with hot-dipped galvanized shingle nails. Dip shingles in tinted alkyd primer before installation. Renail all loose sheathing and cover with "Tyvek". Replace all rusted and damaged flashings with .024" aluminum with baked-enamel finish.

Minor wood shingle repair, ENTIRE BUILDING

#### CLAPBOARD REPAIRS:

Replace clapboards called out below with new vertical grain red cedar clapboards, nailed with galvanized nails and primed before installation. All joints shall be tight and all nails set.

Minor clapboard repair, ENTIRE BUILDING

#### SOUTH PORCH:

Replace deck boards with pressure-treated decking  
 Replace steps with pressure treated steps  
 Re-secure loose pickets  
 Replace rotted pickets, match existing

#### TRIM REPAIR:

Replace rotted and missing trim called out below using Western red cedar or mahogany nailed with galvanized nails and primed before installation. Match all dimensions of existing woodwork. Shim flat trim to be flush with adjoining trim. Miter all outside corners and cope all inside corners. All joints shall be tight and all nails set.  
 Replace South watercourse  
 Repair watercourse on East, West and North sides.



WEST ENTRANCE:  
Replace kickboard  
Match existing





BAY TROUGH/CORNICE:

Replace rotted and missing elements called out below using western red cedar nailed with galvanized nails and primed before installation. Match all dimensions of existing woodwork. All joints shall be tight and all nails set.

Replace front and right Crown.

Repair soffit at right corner.

Repair rubber membrane as necessary.

## **DIVISION 1. GENERAL REQUIREMENTS**

### **SECTION 1.1 PERMITS:**

Unless otherwise agreed, the contractor shall secure and pay for the building permit and other permits and governmental fees, licenses and inspections necessary for proper execution and completion of the work.

### **SECTION 1.2 CHANGE ORDERS**

Change orders shall be presented and approved by the owner before starting the work.

### **SECTION 1.3 SAMPLES**

Samples: Submit samples of products prior to ordering.

Paint Colors: samples of paint colors shall be painted on the wall of the building for review by the owner and the Revolving Fund.

Paint shall not be purchased until final approval of the colors by the owner and the Revolving Fund.

### **SECTION 1.4 STORAGE**

Delivery: Deliver materials in undamaged, dry condition.

Storage: Store all materials safe from damage due to weather and physical damage.

Substitution: Substitutions will only be considered with prior written permission of the Revolving Fund.

### **SECTION 1.5 CLEAN UP**

Clean-up During Construction: Maintain site in a clean and orderly manner. All lunch debris shall be disposed of off of the site on a daily basis. Entire site shall be broom clean at the end of every day.

Final Cleanup: Roofs, gutters and paving shall be left broom clean. Rake up and dispose all debris from lawns and landscaping. Remove all equipment, surplus materials and debris.

### **SECTION 1.6 LEAD:**

Notification: occupants of the structure to be painted and all neighbors within 50 ft. of the structure shall be notified as per 24.7 of the DEM Air Pollution Control Rule #24. Such notification shall be 5 business days before commencement of work. Preparation, removal and site cleanup: Refer to appropriate sections of Rule #24.

### **SECTION 1.8 GUARANTEE**

Contractor shall guarantee the complete job against defects in materials and workmanship for a period of 1 (one) year following the date of payment by the Owner. All defects discovered within that period shall be repaired at no additional cost to the Owner or Revolving Fund.

## **DIVISION 6. WOOD AND PLASTICS**

### **SECTION 6.1 ROUGH CARPENTRY**

#### **MATERIALS**

1. New Sills: Pressure-treated southern yellow pine lumber of the stock size closely matching that of the old sills. Cut down or add to lumber so that stock sizes will be exact size of old sill.
2. New Cornerposts: Solid or built-up lumber that closely matches the size of the old.
3. New Joists, Rafters, Studs & Other Framing: Two-inch dimensional No. 1 grade hem-fir framing lumber. Closest width to match existing.
4. Moisture Content: Moisture content of all lumber and plywood, including pressure-treated lumber, shall be maximum 19 percent.
5. Fasteners, Anchors & Hangers: "Simpson Strong tie" or approved equal with hot-dipped zinc coating. Size and type as recommended by the manufacturer.
6. Building Paper: "Tyvek" or approved equal.

#### **WORKMANSHIP**

1. General: Set carpentry work to required levels and lines with members plumb and true and accurately cut and fitted. Securely attach all carpentry work to substrate. Provide blocking and furring as required to receive finishes and fixtures.
2. Jacking & Shoring: If a corner or more than six feet of sill are to be replaced, support the house from the ground before starting work.
3. New Sills: Cut half-lap joints at all ends and corners. Two-inch dimensional pressure-treated lumber may be laminated for sills, but shall still be half-lapped with the old sills.
4. New Cornerposts & Studs: Fit new pieces in tightly and add "scabs" alongside that extend as far up the old cornerpost/stud as possible. Spike securely into place.
5. Rafter Repair: Match length and configuration of old rafters. Install "crown up" and where rafters are to be sistered, spike securely to the old rafters.
6. Joist Repair: Rip to exact width as original joists and space 16" o.c. Install "crown up" and where joists are to be "sistered" spike securely into old joist and provide full bearing on nearest plates of structural walls.
7. New Sheathing: Install new sheathing wherever old was removed. Shim flush with existing sheathing.
8. Building Paper: Cover all work with building paper upon completion.

9. References: Comply with recommendations of "Manual for Wood Frame Construction" of The American Wood Council for recommended sizes, spacing, framing of openings and fastening. Comply with recommendations of "A.P.A. Design/Construction Guide - Residential & Commercial" for types of plywood products and nailing schedule.

## **SECTION 6.2 CORNICE REPAIRS**

### **MATERIALS**

1. Finish Wood: Solid Cedar or mahogany or approved equal.
2. Lookouts: 2" hem/fir stock, width as necessary.
3. Pitchboards: Pine, #2 grade or better. Plywood is not acceptable unless indicated otherwise in the drawings.
4. Moldings: Closely – matching "Brosco" molding, coated with preservative. Where a suitable match cannot be found, moldings are to be custom-milled to match the original profile. Use mahogany or approved equal.
5. Brackets: Match shape and thickness of the original using cedar or mahogany.
6. Nails: Hot-dipped galvanized only.
7. Wood Preservative: "California 200-24 clear wood life extender" or "Seal Once Water proofer, # 7214 Natural, Clear.
8. Primer: Alkyd: "Benjamin Moore" or approved equal.

### **WORKMANSHIP**

1. Replacement: Replace pieces as noted in drawings. Where additional pieces are deemed to be rotted or damaged, obtain approval and replace on a unit cost basis.
2. Lookouts: Replace all damaged, rotted or split lookouts with new pieces. If the cornice has a trough above it, check that it is pitched to drain to the downspout locations. Wherever such places exist, remove the pitchboards and adjust the lookouts as required to obtain the proper pitch. Screw or nail all new lookouts and sound old lookouts solidly into place. Note: some standing water in the finished trough may not be avoidable.
3. Pitchboards: Replace all old pitchboards with new pine pitchboards. Cut the angles accurately and screw securely to lookouts.
4. Soffits and Fascias: Install new soffits and fascias to match existing where the old were removed. Where necessary, shim out the new pieces to be flush with the old. All joints shall be tight.
5. Brackets: Take down loose, rotted or burned brackets, rebuild and re-nail in original locations. Repair brackets damaged during the work at no additional cost to the Revolving Fund

6. Moldings: Cut and tightly fit new moldings where old ones were disposed or missing. Where new moldings do not match the old perfectly, blend the area around the joint between the new and the old so that it is invisible once painted.
7. Old Pieces That Are Loose: Where old pieces are sound but coming apart at the joints, remove as much paint and caulking from the joint surfaces as possible and re-nail tightly together.
8. Nails: Set all visible nails.
9. Preservative: "Flood coat" all pine before installation.
10. Priming: Prime all finish lumber before installation.

### **SECTION 6.3 EXTERIOR TRIM REPAIR**

#### **MATERIALS**

1. Finish Wood: Solid Cedar or mahogany or approved equal.
2. Moldings: Where specified, moldings are to be custom-milled to match the original profile. Use mahogany or approved equal. Where no specification is given use the closest available "Brosco" molding and coat with preservative.
3. Nails: Hot-dipped galvanized or stainless steel.
4. Epoxy: West System, Abatron or approved equal.
5. Wood Preservative: "California 200-24 clear wood life extender" or "Seal Once Water proofer, # 7214 Natural, Clear.
6. Primer: Alkyd: "C-2", "Benjamin Moore" or approved equal.
7. Flashing: aluminum "coil stock" with baked-enamel finish.

#### **WORKMANSHIP**

1. Replacement: Replace trim noted in drawings. Where additional pieces are found to be rotted, split, or damaged, obtain approval and replace on an additional-cost basis, as provided in contract.
2. Re-Nailing: Scrape out joints and re-nail all loose pieces.
3. New Flat Trim: Match dimensions of new pieces to old exactly. Shim out the new wood to be flush with the old; all joints shall be tight and blended to be invisible under paint, and all nails set.
4. Scarf Joints in Vertical Pieces: Cut horizontal joints in vertical pieces on a 45-degree angle to shed water. Joints in horizontal pieces may be butted or scarfed.
5. Moldings: Blend the joints between the new and old moldings so that the joint will be invisible once painted. All joints shall be tight and all nails set.
6. Epoxy Repairs: Repair all indicated rotted wood with epoxy consolidant and filler following all manufacturer's directions and recommendations.

7. Preservative: "Flood coat" all pine before installation.
8. Priming: Prime all finish lumber before installation.

## **SECTION 6.4 CLAPBOARD REPAIR**

### **MATERIALS**

1. Replacement Sheathing: Covered under "Rough Carpentry"
2. Building Paper: Tyvek, or approved equal.
3. Clapboards: ½"x 6" Western Red Cedar CLEAR VG (VERTICAL GRAIN) BEVEL SIDING ONLY.
4. Nails: 5d galvanized/stainless steel ring-shank.
5. Primer: Alkyd: "Benjamin Moore" or approved equal.

### **WORKMANSHIP**

1. General: In addition to areas called out in drawings, replace all clapboards that are missing, damaged, rotted or have cracks more than 12" long.
2. Removal: Carefully remove all clapboards that are to be replaced. In addition, remove and dispose of any that are damaged during the work. Re-nail all loose sheathing. Cover all bare sheathing immediately with Tyvek.
3. Sheathing Repair: Covered under "Rough Carpentry"
4. "Tooth-ing-In": Where a door or window was removed, cut back every other existing clapboard at least 6 inches before installing new clapboards.
5. Building Paper: Put up a layer of building paper over all exposed sheathing by the end of the day.
6. Joints: All joints between ends of clapboards shall be tight (less than 1/16") and those between clapboards and trim less than 1/8". Stagger joints in succeeding courses at least six inches.
7. Length: Use the longest lengths possible
8. Nailing: Place nails approximately 3/4" above butt at every stud, or every 18", whichever is closer. Re-nail all clapboards that are loose. Set all nails.
9. Priming: Prime before installation.

## **SECTION 6.5 WOOD SHINGLE REPAIR**

### **MATERIALS**

1. Building Paper: Tyvek, or approved equal.
2. Flashings: .024" Aluminum with baked-enamel finish.
3. Shingles: Western Red Cedar #1 Blue Label or R&R grade; length to match that of the old shingles.
4. Nails: Galvanized/stainless steel shingle nails.
5. Primer: Alkyd: "Benjamin Moore" or approved equal.

### **WORKMANSHIP**

1. General: Renail all loose sheathing. Rip shingles to the same width as the old and, where the old shingles have round or other fancy-cut butts, cut the new butts to match the old shingles exactly.
2. Nailing: Nail as recommended by manufacturer.
3. Flashings: Replace all rusted and damaged flashings.
4. Primer: Back - Prime before installation.

## **DIVISION 7. THERMAL AND MOISTURE PROTECTION**

### **SECTION 7.1 MEMBRANE TROUGH LININGS**

#### **MATERIALS**

1. Membrane: Single-ply uncured E.P.D.M. "flashing strip" similar to that manufactured by Manville, Genflex, or equal.
2. Adhesive, Seam Caulk: Manufactured by the maker of the membrane chosen or specifically approved by that manufacturer for use with his membranes.
3. Downspout Leads: Copper, 2-1/2" diameter, 20-oz or heavier.
4. Sheet Metal Repairs: Galvanized metal, 26-ga. or heavier.
5. Nails for Sheet Metal Repairs: Galvanized roofing nails.
6. Cap Strip: Aluminum with baked-enamel finish, min. 0.024". Cap strips shall be custom-fabricated in an L-shape to cover the top edge of the crown and shall extend vertically down the face of the crown molding no further than the original metal.
7. Screws for Cap Strip: #8 round-head aluminum at least one inch long. Match color of cap strip.
8. Caulking for Screw Heads: Clear GE Silicone.

#### **WORKMANSHIP**

1. Scheduling: Install membrane after all carpentry, flashing repair, and stripping of adjacent roofing is done and before the installation of any adjacent roofing, and after all carpentry repairs to the trough and cornice are completed.
2. Downspout Leads: Fasten new leads into place using copper, stainless, or aluminum nails driven through the outer edge of the flange.
3. Pitch: All troughs shall be pitched to drain readily toward the downspouts and have no low places. Coordinate with "Cornice Repairs".
4. Metal Preparation (where applicable): Scrape, wire brush, and clean all old surfaces to be covered. Repair rusted-out areas and holes with galvanized sheet metal.
5. Membrane Installation: Install membrane according to manufacturer's specifications.
6. Layout: Individual pieces of membrane shall be as long as possible.
7. Bonding: Follow all adhesive manufacturer's instructions to provide a complete bond to the substrate. Repair all blisters, voids, and other defects to the satisfaction of the Revolving Fund.
8. Seams: Follow all manufacturer's instructions to provide fully bonded seams.
9. Cap Strips: Install cap strip along exposed edges of membrane. Lap the joints between lengths of cap strip at least two inches. Fasten the strips into place using screws spaced no more than 18 inches apart. Cover all joints and screw heads with caulk.

## **DIVISION 9. FINISHES**

### **SECTION 9.1 PAINTING**

#### **MATERIALS**

1. Paint Brand: C-2" "Benjamin Moore Aura" or approved equal.
2. Paint Colors: To be selected by the owner. Initial samples to be included in cost of paint job. 1 body color, 1 trim color and 1 accent color shall be used. Doors, porch ceilings and foundations shall have separate colors. Window sash covered by storm windows are not included in the work.
3. Paint Sheen: Trim, accent color and decking shall be semi-gloss, body shall be egg shell and foundation shall be flat.
4. Caulking: "DAP acrylic-latex with silicone" or approved equal.
5. Putty: "DAP 33" glazing compound or "MH Ready Patch" by Zinsser other oil-based fillers approved by the Revolving Fund before application.
6. Knot Sealer: "BIN" or approved equal.
7. Paint for Wood Surfaces: Alkyd-primer with same brand latex finish coat.
8. Masonry Paint: Two coats of flat latex.
9. Metal Paint: "Rustoleum primer or zinc chromate primer. Alkyd, enamel or latex finish coat.
10. Paint for Steps & Treads: Two coats of alkyd floor and deck enamel.

#### **WORKMANSHIP**

1. Preparation of Wood Surfaces for Painting: Remove all loose or damaged paint to the sound wood using sharp drag scrapers, heat plates, heat guns, followed by hand sanding or mechanical sanders equipped with HEPA vacuums. NOTE: Fire extinguisher is required while using heat plates or heat guns. Open-flame torches, sandblasting and water blasting are not allowed. Sound paint may be left in place. Carefully blend all scraped areas into adjacent sound paint, leaving no ridges or jagged paint edges. Where wood has been exposed to the weather remove all weathered wood to produce a clean, sound surface. On new clapboards, sand well to remove "mill glaze". Wash entire building with detergent followed by thorough rinsing with clean water. Whenever mildew is present, remove with bleach and water or approved mildewcide, followed by a clean water rinse. Allow surfaces to dry thoroughly before proceeding. Coat all knots and pitch streaks with knot sealer.
2. Lead: All paint preparation shall comply with State of R.I. Department of Health "Rules & Regulations for Lead Poisoning Prevention" R 23-24.6-PB and Department of Environmental Management Regulations #5 "Fugitive Dust", #7 "Emission of Air Contaminants Detrimental to Persons or Property", and #24 for paint removal. Note that where applicable, all lead paint shall be removed from rubbing surfaces, such as window sash, door edges and jamb rabbets.

3. Preparation of Metal Surfaces for Painting: Remove as much scaling paint and rust from metal surfaces as possible. Remove all dust and debris from surfaces and prime immediately.
4. Preparation of Masonry for Painting: Remove all loose and scaling paint from masonry surfaces using hand scrapers and hand wire brushes. The use of disc sanders or other power tools is not allowed. Use water, bleach and non-ammoniated detergent, or approved masonry cleaner, to remove all dirt and mold from masonry. Allow to thoroughly dry before painting.
5. Caulking: After priming, caulk all open joints except those under the clapboard butts.
6. Filling: After priming, fill all holes and surface defects. Allow oil putty to set four days before painting to prevent paint blistering.
7. Painting: Tint primer for maximum coverage of finish coat. Apply coats fully and completely. Brush out with no sags, runs, drips or other defects. Allow alkyd coats to dry at least 24 hours before re-coating. Follow manufacturer's recommendations for latex.
8. Weather Conditions: Do not paint when the temperature is below 50 degrees F., when rain or cooler weather appears likely, or on surfaces that are not completely dry.
9. Protection & Clean-up: Protect all adjacent surfaces and vehicles from drips and overspray and remove same from all window glass, roofs, pavement, floors, and other surfaces. Remove all equipment and debris from site on completion; leave entire site broom clean.
10. Manufacturer's Directions: All painting work shall be carried out in strict accordance with manufacturer's directions and recommendations as to weather conditions, preparation, cleaning, mixing, and preparing painting materials and application.
11. Coordination: Review other sections of these specifications in which primer are to be used to ensure compatibility of finish coats. Paint storm window and door frames, electrical panels, wires, boxes, and fittings and paint gutters and downspouts to match adjoining surfaces.