

**46 BRIGHTON AVE., PROVIDENCE, RI**

**Specifications for**

**THIRD FLOOR DORMER AND DRIP CAP REPAIRS**

**April, 2026**

<u>PAGE</u>	<u>SUBJECT</u>
1	TITLE PAGE
2	PHOTO: NORTH SIDE REPAIRS
3	PHOTO: NORTH SIDE REPAIRS
4	PHOTO: EAST SIDE REPAIRS
5	PHOTO: SOUTH SIDE REPAIRS
6	PHOTO: WEST SIDE REPAIRS
7	PHOTO: PAINTING
8	TEXT: GENERAL REQUIREMENTS
9	TEXT: CORNICE REPAIR
10	TEXT: EXTERIOR TRIM REPAIR
11	TEXT: MEMBRANE ROOFING
12	TEXT: PAINTING
13	TEXT: PAINTING

NORTH SIDE

**RUBBER MEMBRANE ROOFING:**

**Dormer Roofs: Entire Building:**

Coordinate with dormer cornice repair.

Strip off all roofing, nail in all projecting nails and sweep off all dirt and debris. Replace damaged perimeter roof boards.

Install .060" EPDM rubber roofing over high density fiberboard, complete with all manufacturers' cleaners, glues, caulks, connectors, fasteners and accessories.

Cap roof edge with L-shaped .032" aluminum no wider than original edge

**TRIM REPAIR:**

**Dormers and Drip Cap:**

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.

**Dormers: All 4 sides of building:**

Replace missing or rotted eve moldings, coordinating with dormer roofing.

**Replace damaged trim at the bases of all of the dormers**

**Mansard drip cap board: All 4 Sides of Building:**

Remove bed molding under front edge of drip cap board. Remove metal flashing over drip cap board to base of slate. Replace drip cap board and bed molding using western red cedar or mahogany. Fabricate and install new drip cap flashing of .032" aluminum, tucking under first course of slate.



NORTH SIDE



Mansard drip cap board: Replace drip cap board and bed molding using western red cedar or mahogany. Fabricate and install new drip cap flashing of .032" aluminum, tucking under first course of slate

Trough: This side only:  
Remove existing drip edge. Install 2" high splash guard to outer edge of trough. Clean rubber thoroughly. Seal with bar anchor tape.



Dormer Trim: Brackets:  
Replace of all of the brackets on this side using Western red cedar or mahogany nailed with galvanized nails and primed before installation. Match all dimensions of existing woodwork

EAST SIDE



Dormer Roofs: Entire Building:  
Coordinate with dormer cornice repair.  
Strip off all roofing, nail in all projecting nails and sweep off all dirt and debris. Replace damaged perimeter roof boards.  
Install .060" EPDM rubber roofing over high density fiberboard, complete with all manufacturers' cleaners, glues, caulks, connectors, fasteners and accessories.  
Cap roof edge with L-shaped .032" aluminum no wider than original edge

Mansard drip cap board: Replace drip cap board and bed molding using western red cedar or mahogany. Fabricate and install new drip cap flashing of .032" aluminum, tucking under first course of slate



Trough Band Board:  
Replace left trough band board using Western red cedar or mahogany nailed with galvanized nails and primed before installation.

SOUTH SIDE



Dormer Trim:

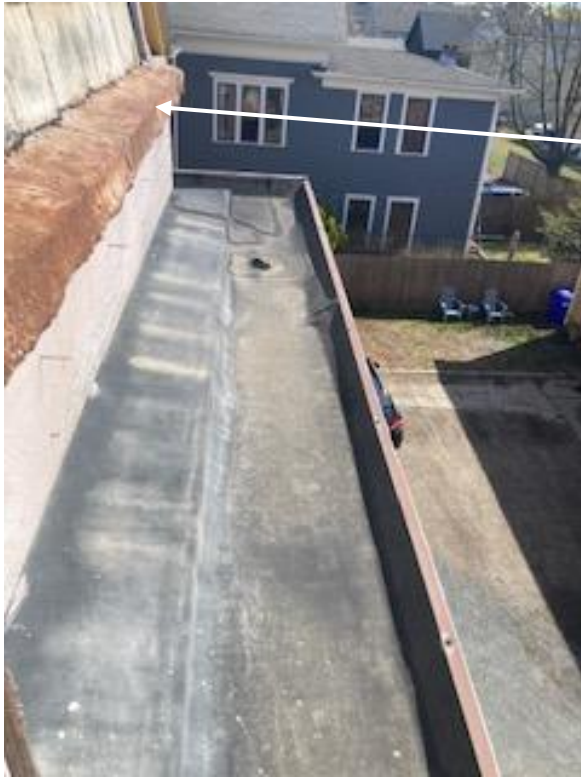
All dormers, this side: Replace missing or rotted eave moldings. Match the original, coordinating with dormer roofing.

All dormers, this side: Replace damaged trim at the bases of the dormers.

Replace rotted and missing trim called out above 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.



Mansard drip cap board: Replace drip cap board and bed molding using western red cedar or mahogany. Fabricate and install new drip cap flashing of .032" aluminum, tucking under first course of slate



WEST SIDE

Mansard drip cap board: Replace drip cap board and bed molding using western red cedar or mahogany. Fabricate and install new drip cap flashing of .032" aluminum, tucking under first course of slate



### EXTERIOR PAINTING:

#### **THIRD FLOOR ONLY:**

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 connected 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 be 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

## **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 CORNICE REPAIRS**

#### **MATERIALS**

1. Finish Wood: Solid Cedar or mahogany or approved equal.
2. Moldings: Moldings are to be custom-milled to match the original profile. Use mahogany or approved equal.
3. Brackets: Match shape and thickness of the original using cedar or mahogany.
4. Nails: Hot-dipped galvanized only.
5. Primer: Alkyd: "Benjamin Moore" or approved equal.

#### **WORKMANSHIP**

1. Replacement: Replace pieces as noted in photos. Where additional pieces are deemed to be rotted or damaged, obtain approval and replace on a unit cost basis.
2. 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
3. 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.
4. 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.
5. Nails: Set all visible nails.
6. Priming: Prime all finish lumber before installation.

## **SECTION 6.2 EXTERIOR TRIM REPAIR**

### **MATERIALS**

1. **Finish Wood:** Solid Cedar or mahogany or approved equal.
2. **Moldings:** 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. **Wood Preservative:** "California 200-24 clear wood life extender" or "Seal Once Water proofer, # 7214 Natural, Clear.
5. **Primer:** Alkyd: "C-2", "Benjamin Moore" or approved equal.
6. **Flashing:** aluminum "coil stock" with baked-enamel finish.

### **WORKMANSHIP**

1. **Replacement:** Replace trim noted in photos. 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. **Preservative:** "Flood coat" all pine before installation.
7. **Priming:** Prime all finish lumber before installation.

## DIVISION 7. THERMAL AND MOISTURE PROTECTION

### SECTION 7.1 MEMBRANE ROOFING

#### MATERIALS

1. Membrane: Single-ply E.P.D.M. roof membrane, at least 60 mil thickness manufactured by Manville, Genflex, Carlisle or approved 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. 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.
1. Screws for Cap Strip: #8 round-head aluminum at least one inch long. Match color of cap strip.
4. Caulking for Screw Heads: Clear GE Silicone.
5. Substrate: 1/2" high-density fiberboard for use under membrane systems where insulation is not being used, in accordance with manufacturer's recommendations.
6. Mechanical Fasteners: Disc anchors, bar anchors, metal screw, toggle connectors as appropriate to substrate, as recommended by the manufacturer.

#### WORKMANSHIP

1. Substrate: Install fiberboard to the deck using manufacturer's approved fasteners according to manufacturer's specifications. Refer to drawings for specific instructions concerning deck preparation.
2. Membrane Installation: Fully adhere membrane according to manufacturer's specifications.
3. Layout: Individual pieces of membrane shall be as long as possible to avoid the need for unnecessary seams.
4. 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.
5. Seams: Follow all manufacturer's instructions to provide fully bonded seams.
6. 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.

**THE PROVIDENCE REVOLVING FUND  
CONTRACTOR BID FORM  
46 Brighton St Providence, RI 02909**

ITEM	COST
GENERAL REQUIREMENTS: See page 8	
CORNICE REPAIRS: See page 9	
EXTERIOR TRIM REPAIRS: See page 10	
MEMBRANE ROOFING: See page 11	
PAINTING: See page 12	
<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: \_\_\_\_\_