Job Specifications

If you would like to bid on this job, please contact Louis Gunn at lgunn@ithacanhs.org

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Division 06 General Carpentry

Back Deck
1. Side railings on steps and deck;
   a. Repair railing and post on steps and deck that are loose or rotting out. With no opening greater than 4 inches.
   b. Provide graspable handrail no more than 2 inches in diameter on one side of steps. 34 to 38 inches high
2. Basement steps, install side guarding, 34 to 38 inches high, on both side of steps with no opening greater than 4 inches. Extend the handrail all the way to the top. Handrail should be 34 to 38 inches high.
3. Provide and install a new piece of cove molding that is missing on the north end of the house. Prime and paint the piece of cove before installing it on the soffit to match existing.

Division 07 Thermal & Moisture Protection

Roof
1. Replace all main house and porch roofing complete. Note: Owner to choose color for shingles and drip edge.
2. Strip all roof coverings and flashing to the boards or sheathing.
3. Replace damaged sections of framing and deck with replacement lumber of equal or greater bearing strength and dimension of original construction.
4. Completely re-sheathe the roof installing 7/16” (minimum) OSB on all roof surfaces.
5. Repair any fascia and soffits that are deteriorated or damaged with primed and painted (on all sides) # 2 pine lumber. Do not use pressure-treated lumber.
6. Ice and water shield: Install on all roof eaves from edge to extend up so that the upper side of the shield is 36” in from the outside wall (measured horizontally). Install 3’ up each side from all valleys, flashed areas and drip edges.
7. Underlayment: Install 30# felt paper (OAE) membrane on all bare roof sheathing not covered by Ice and Water barrier.
8. Drip edge: Install 2” heavy aluminum drip edge around entire perimeter of roofs.
9. Flashing:
   • If needs replacing, shall be 0.032" thick aluminum flashing installed according to the roofing manufacturer’s directions. Install with fasteners of proper galvanic properties.
   • Hold siding up from roof; leave 1” minimum spacing from siding to roofing at joint.
   • All flashing to be bent on a brake or similar method to give crisp, tight fitting pieces.
a. Replace roof flashings where needed for valleys, chimney/cricket, and wall joints.
b. All mechanical penetrations to have new “roof boot” flashings.
c. Install manufacturer-approved step flashing at all pitched roof/wall joints.
d. All vertical wall flashing to be set behind the siding if replaced; (pull and re-apply siding as needed).
e. Vertical flashing legs must be at least 4” high.
f. Chimney flashing: Let-in (to brick joints) step and counter flash with MFG approved methods.
g. Metal “kick-out” flashing shall be provided at the end of roof/wall intersections to direct water away from wall and into gutters.

10. Ridge vent: Install continuous shingle over style ridge vent to all accessible areas.
11. Shingles: Install CertainTeed Landmark 35 year architectural shingles (OAE) on entire sloped roof and only on roof sections equal to or above 3/12 pitch according to the manufacturer’s recommendations. Can go as low as 2/12 if ice and water shield is installed on the whole roof area that is below 3/12.
12. Valleys to be cut style application with ends clipped according to the manufacturer’s directions not overlapped or woven.
13. Low slope sections (less than 3/12 pitch); install “EPDM”, “Flintlastic” self-adhering bitumen or approved membrane roofing (OAE) on all low slope sections and at least 3’ up adjoining shingle sections according to the manufacturer’s directions.

Division 08 Windows, Doors, Openings
1. Remove and dispose of existing basement door. Provide and install a new door with trim that opens into the hall and not over the cellar steps. (Door opening over steps is not to code and is very dangerous). Take out the cat door and re-install it in the new door if homeowner wants it reinstalled. New door should be the same style as old door.
2. Shimming for door shall be maximum of 18” on center, opposing cedar shim shingles shall be used but may not exceed ½” in space; if greater, solid plywood or board spacers shall be used.
3. Contractor shall be responsible for measuring and ordering door.
4. New door shall be installed to manufacturer’s specifications, plumb, square, and level and shall operate and lock freely.
5. Contractor shall provide and install all necessary extension jambs, and shall provide and install all trim to match the interior door that was removed.
6. Prime and paint to match the door and trim that was removed. With one primer and two finish coats of low/no VOC Sherwin Williams Duration Paint or stain. (OAE)

Division 22 plumbing and Mechanical
Dryer vent
1. Remove and dispose of existing dryer vent. Provide and install a rigid metal pipe from the back of the dryer to the exterior with a metal hood and a back flow flapper.

Division 26 Electrical
1. Provide and install a GFCI outlet for washing machine.
2. Provide and install smoke alarms in each bedroom three feet in from the walls on the ceilings.
3. Provide and install smoke / Co alarm with in fifteen feet of the bedroom and one at the bottom of the basement stairs.