



**SCOPE OF WORKS**  
**Exterior Painting & Roof**  
**Bellview Apts,**  
**16 Ballast Point Road, St. David's**  
**Site #: 1031000**

**Please provide a quotation for labor to make the below repairs. BHC will supply all paint, bleach and bond contractor is expected to supply all tools, equipment, pressure washers and sundries.**

**All sub roofs, utility rooms, porch coverings are to be included. Water catches and tanks on lower level are to be included.**

**1. WALLS: -**

- a. Prepare walls thoroughly, by approved methods, to receive three (3) coats of paint as per Manufacturer's specifications. All exposed and bare concrete/stone surfaces must receive one (1) coat primer sealer prior to paint application as per Manufacturer's specifications.
- b. Apply one (1) tinted primer and one (2) coats of finish paint as per Manufacturer's specifications. Color is to be Georgian Clay satin as supplied by Pembroke Paint.

**2. WOODWORK, RAFTER FEET, BOUNDARY WALLS & TRIM:**

- a. Clean, prepare all surfaces, in accordance with the Manufacturer's specifications, to receive three (3) coats of paint as per Manufacturer's specifications. All exposed and bare wood surfaces must receive one (1) coat primer undercoat prior to paint application as per Manufacturer's specifications.
- b. Apply two (2) coats of finish paint as per Manufacturer's specifications. Woodworks and trim are to Gloss White and/or Bermuda Green to match existing.
- c. Boundary and property walls outbuildings, pump rooms are to match the house color, with white trim if any.

**3. PORCHES & WALKWAYS:**

- a. Pressure Wash – and clean porch cement areas and walkways. Porch floors are to receive two coats of grey non-skid porch paint if already painted, bare surfaces to remain unpainted.

**4. ROOF –**

- a. To prepare all roof surfaces to be cleaned and coated, including inflatable pineapples to block all piping as needed. Tank tops must be protected prior to starting to stop any seepage into the tank water.
- b. Pressure Wash/Clean with bleach - clean roof to receive crack sealant/paint as per Manufactures specifications.
- c. To make all repairs as needed to the roof area of the building prior to painting.
- d. Apply two (2) coats of SKB paint/sealer, for all elastomeric system roofs, and/or Useal/Proseal white in color and must be compatible with existing roof finish.
- e. To wash film from all SKB (elastomeric) roof finishes prior to unblocking rainwaters.
- f. BHC will provide one (1) load of water for any stand-alone cottages with roof works taking place.

**SPECIAL CARE AND ATTENTION TO BE GIVEN TO COVER ALL  
HEDGING AND TENANTS BELONGINGS AS NEEDED.  
TO CLEAN, TIDY AND REMOVE ALL DEBRIS FROM SITE.**



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