



SCOPE OF WORKS

**Exterior Painting & Roof
18 Cedar Park Devonshire
Site #: H401**

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

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 match **the existing color of the building. The Contractor shall scrape the wall of the existing building to obtain a sample for the paint companies to match.** The Finish shall be satin (same). Most paint colors for the Cedar Park Properties are supplied through Rowe Spurling or Pembroke Paint.

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

- a. Clean, and 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 of 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 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 are to remain unpainted.

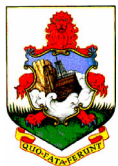
4. ROOF –

- 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 start to stop any seepage into the tank water.
- b. Pressure Wash/Clean with bleach - clean roof to receive crack sealant/paint as per Manufacturer's specifications.
- c. To make all repairs as needed to the roof area of 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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