



### **SCOPE OF WORKS**

#### **Roof Repairs, Cleaning and Painting**

**Property Address: 1 Slippery Hill Garrison St Georges**

**Site: 1930**

**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.**

#### **1. 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 work taking place.

### **APPLICATION OF SKB PRODUCTS**

#### **Standard Specification — Effective 2025 and Beyond**

Both SKB Coatings and Bermuda Roofing specify:

**“1/8-inch Fiberbond Base Coat under Elastomeric Topcoat Finish.”**

This remains the most current SKB system specification.

Following extensive review of manufacturer guidelines, the procedure below represents the **approved best-practice installation method.**



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## **SKB RECOMMENDED ROOF APPLICATION PROCEDURE (2025)**

### **1. Clean the Roof Surface**

- Remove debris, biological growth, loose coatings.
- Pressure wash thoroughly; rinse.
- Allow **minimum 12 hours drying time**.

### **2. Repair Surface Imperfections**

- Patch and caulk cracks, crevices, fractures.
- Confirm roof structure is sound, dry, and properly vented.

### **3. Tape Seams**

- Tape all visible seams, valleys, large cracks, penetrations.
- Apply a **liberal primer coat** over taped areas.

### **4. Apply Primer**

Approved application tools:

- 1-inch nap roller
- Paint brush
- Airless sprayer ( **$\geq 1$  GPM, tip  $\geq .021$** )





**Direction:** Apply primer **perpendicular to the roof slope**.

### 5. Apply First Coat of Fiberbond

- Ensure substrate is **clean and dry**.
- Apply using roller, brush, or sprayer ( $\geq 1$  GPM, tip  $\geq .025$ ).
- Apply coat **perpendicular to the primer direction**.
- Allow **12 hours drying time**.

### 6. Apply Second Coat of Fiberbond

- Apply using same equipment specifications.
- Allow **24 hours drying time**.

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### 7. Final Inspection & Elastomeric Topcoat

- Inspect thoroughly after 24-hour cure period.
- If defect-free, apply elastomeric topcoat to complete system.

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### NOTES ON APPLICATION METHOD

- **Trowel application** provides superior adhesion, coverage, and film build but increases project cost and is **not required** for standard SKB installations.
- The **approved brush/roller method** consists of:
  - Two Fiberbond coats (12 hours apart)
  - 24-hour inspection
  - Elastomeric topcoat application





#### **SAFETY NOTE:**

All personnel are required to wear the appropriate Personal Protective Equipment (PPE) while on site or performing any task that poses a risk to health and safety. This includes, but is not limited to:

- **Safety helmets** – to protect against falling objects and head injuries
- **High-visibility clothing** – to ensure visibility in work zones
- **Protective footwear** – steel-toe or puncture-resistant boots for foot protection
- **Fall arrest systems** – harnesses and lanyards when working at height

**ALL SAFETY PRECAUTIONS ARE TO BE OBSERVED FOR HEIGHT  
PER THE DEPARTMENT OF HEALTH AND SAFETY AND TASK FORCE  
DEVELOPMENT – I.E., USEAGE OF SAFETY HARNESSSES ETC.  
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.**

