



## **SCOPE OF WORKS**

**Exterior Painting & Roof  
16, 18 & 20 Perimeter Lane, Pembroke  
Three buildings  
Site #: 6039000**

Please provide a quotation for labor to make the below repairs. BHC will supply all paint, bleach and bond contractors are expected to supply all tools, equipment, pressure washers, and sundries. Contractors are responsible for all personal safety equipment and ensuring the same is used at all times on site.

### **1. WALLS: -**

#### **Preparation of the buildings prior to painting:**

- All cracks are to be opened (hacked) and repaired
- All windows and air conditioners are to be re-caulked with marine grade caulking
- All shutter hardware (hinges and latches) is to be repaired
- All architectural molding and crown molding is to be repaired and replaced as needed
- All dryer vent covers are to be replaced
- All mold is to be bleached and treated prior to priming
- All patios are to be pressure washed and interior walls painted
- All railings on the patios are to be sanded and primed to be painted

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.

Apply one (1) tinted primer and two (2) coats of finish paint as per the Manufacturer's specifications. Colors are to be matched to existing colors.

The interior of the stairwells, porches, walls, and ceilings are to be included.

All other trim is to be Exterior White

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

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.

Apply two (2) coats of finish paint as per Manufacturer's specifications. Woodworks and trim are to be Exterior White.

Boundary and property walls, outbuildings, pump rooms are to match the building colors, with white trim if any.



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### **3. PORCHES & WALKWAYS:**

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 & SUB-ROOFS**

All roof surfaces are to be cleaned and coated, including inflatable pineapples to block all piping as needed. Tank tops must be protected prior to stop any seepage into the tank water.

Pressure Wash/Clean with bleach - clean roof to receive crack sealant/paint as per Manufactures specifications.

To make all repairs as needed to the roof and sub-roofs areas of the buildings prior to painting.

Apply two (2) coats of SKB paint/sealer, for all elastomeric system roofs, must be compatible with existing roof finish.

To wash film from all SKB (elastomeric) roof finishes prior to unblocking rainwaters.

**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.**



