

# RE-ROOFING SPECIFICATIONS

Carillon Point  
Building 6100  
Kirkland, WA 98033

## Re-Roofing Specifications

- Prior to the performance of any roofing work, we will require that a sample of the existing roofing be tested for asbestos. This is due to the current assembly on the roof, as well as the age of the building. This cost is not included in our proposal. Testing costs can range from \$150.00 to \$600.00, and we can arrange this for you if you wish.



- Remove existing roofing assembly, base flashings and roof related flashings down to an acceptable substrate.
- Sweep clean the existing roof substrate and prepare for roofing. If deteriorated material or substrate is discovered, we will replace with the same on a time and material basis as an additional cost to our agreed upon contract amount. Any extra work will be closely documented for your review. No extra work will take place without a minimum of verbal authorization to proceed and followed by written confirmation. Any extra work to be performed at \$98.00 per man-hour plus materials at cost plus 20%, engineering costs (if needed) would be an additional cost.
- After the debris has been thoroughly removed, 1-layer of inverted fiberglass cap sheet will be mechanically attached over the LWIC concrete decking. The new modified membrane will then be torch applied over the cap sheet..
- Wall flashings will be terminated 2" beyond top edge with Simplex roofing nails fastened every 6" on center.

## RE-ROOFING SPECIFICATIONS CONTINUED

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### Re-Roofing Specifications Continued

- Remove the existing pipe flashings and legally dispose of off site. All of the existing pipe penetrations and overflow drain pipes will be sealed with a 3-course application of reinforced Urethane sealant (Parapro).



## SHEET METAL DETAILS

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### Sheet Metal Details

- Install new 24 GA Kynar surface mounted counter-flashings at the penthouse walls.



- Remove the existing coping metal on each main roof level. New coping metal will be installed upon completion of the roof work.



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### Unusual Details

- Several Honey Bee hives have been placed on the roof surface. In consideration for the safety of both our employees and the Honey Bees, these hives will need to be removed by others prior to the our mobilization.

