



Troy Community Land Bank Request for pricing -

Flat Residential Roof Replacement – 3034 Sixth Avenue, Troy, NY

The Contractor shall furnish all labor, materials, equipment, supervision, and permits necessary to complete the replacement of the existing residential flat roof in accordance with applicable building codes and manufacturer specifications.

1. Perform a minimum of **two (2) roof core tests** prior to commencing work to verify existing roof assembly and deck conditions.
2. Protect landscaping, siding, windows, AC equipment, and adjacent property during construction.
3. Remove all existing roofing materials down to the roof deck.
4. Inspect the roof deck.
5. Replace any damaged or rotten sheathing. (Contractor must inform TCLB of any deck replacement plan immediately upon discovery.)
6. Furnish and install **1.5-inch polyisocyanurate (polyiso) rigid insulation board**, mechanically fastened or adhered in accordance with the roofing system manufacturer's requirements.
7. Furnish and install all required flashing, accessories, and detail work, including but not limited to: Base flashing, Pipe boots and penetration flashings, Inside and outside corner details, Roof drains and scuppers (where applicable), Edge details, Etc...
8. Furnish and install all perimeter trim and finish components. **Termination bar is the preferred termination method.** Where appropriate and approved, a **metal coping cap or metal cap flashing** may be installed in lieu of termination bar.
9. Seal all terminations, penetrations, and transitions to provide a watertight roofing system.
10. Remove all debris associated with scope of work daily and at project completion Use a magnetic sweeper to comb the entire property perimeter for nails.
11. Provide a minimum 5 year workmanship warranty and a minimum 15 year MFG. warranty.