

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.

BUILDING 52 - ROOF REPLACEMENT

SPECIFICATIONS	Affordable Quality Roofing	All Stephens&Company	Crew Pro Roofing	Reese Construction
Tear-off existing modified roofing down to concrete deck and properly dispose of all debris.	✓	✓	✓	✓
Inspect roof deck to ensure the deck is acceptable for new roofing system.	✓	✓	✓	✓
3) Install fully adhered ¼" per foot tapered polyiso insulation to promote positive water drainage. Average R-31	✓	✓	✓	✓
Install fully adhered ½" per foot insulation crickets to divert water to the drains.	✓	✓	✓	✓
Install fully adhered 60 mil membrane up and over parapet walls.	✓	✓	✓	✓
Install fully adhered 60 mil membrane minimum 12" up all non-parapet walls.	✓	✓	✓	✓
Install 2x6x10 at perimeter edge to match the new insulation height.	✓	✓	✓	✓
Flash all curbs, vent pipes, mechanical penetrations, drains, and roof details per the manufacturer's recommendations.	✓	✓	✓	✓
Extend existing vent pipes using schedule 40 PVC piping with Fernco connector.	✓	✓	✓	✓
Install new 10" goosenecks at existing locations.	✓	✓	✓	✓
Install new 3" insert drains at existing locations.	✓	✓	✓	✓
Shop-fabricate and install drip edge using 24-gauge Kynar finished steel.	✓	✓	✓	✓
Provide a contractor's 2-year workmanship warranty	✓	5	✓	5
Provide 20 year manufacturers' warranty	✓	25	✓	✓
Cost of Project	\$55,000.00	\$44,255.00	\$55,000.00	\$44,900.00