

1113 S Fairlawn

1. On all roof sections 3/12 pitch or greater, remove existing roof down to the decking. Protect the attic from debris. New decking shall match the existing. Any new framing shall be to code. Recover the entire roof with the #20 felt paper and 25-year Tamko or equal asphalt seal down shingles. Install new metal starters, metal flashing, and counter flashing at all intersections and new plumbing vent boots. Install new "Cor-a-vent" ridge vent with ridge caps or approve equal. Assure the area around the home is free from debris as much as possible when complete. Chimney is to be leak free at completion. Owner to choose an in stock roof color. Provide all necessary material to complete this work.
2. Install new 6-inch seamless gutters on the home completely. Install all new downspouts complete. The new gutters and downspouts are to match the existing color as close as possible. Install all new 30' concrete splash blocks at all downspouts to assure water flows away from the foundation around the home. Assure all gutters around the home are free of debris and are flowing correctly. Reattach the loose siding on the front of the home. Provide all necessary material to complete this work.
3. Install a new vinyl replacement window in the living room in the front of the home. The new window is to be white vinyl with a slider window on each side to match the existing style. The new windows are to have screens included. The new window is to be American brand or equal in quality. Allow \$750 for the new window and screens. Include all necessary framing & sealing to the interior & exterior of the windows and all necessary framing, sealing & aluminum work to the exterior of the windows. Existing window awning is to be reinstalled at completion.
4. Remove the old nonfunctional HVAC system completely and install new. The new Furnace & AC equipment is to be Trane or equal in quality and be installed 4 inches off the floor. The new HVAC system is to heat and cool the home and size accordingly. Include any duct work, vents, gas lines, refrigerant lines and electrical that may be needed. The new outside condenser unit is to be in the existing location on a new pad. Include all necessary materials to complete the project.