

2835 N Lake Dr

Materials and Specifications:

Copper:

-New gutters, flashings, and downspouts within the scope of work will be replaced with copper. The gutters specifically will be made from a 20 OZ copper which will be slightly thicker than the existing replacement 16 OZ copper to make sure that new gutters will be stronger and stand up to time better.

-All seams will be soldered with 50/50 Meter bar. Gutters will have custom gutter straps that will be stronger than original that go underneath the shingle and will not be screwed through the back of the gutter to ensure strength and long-term water proofing. Existing straps are screwed through the “back” of the gutter leaving a possible leak zone for each strap.

-Wall flashing on the north side where the garage meets the existing wall will be out of 16 OZ freedom grey copper. The freedom grey copper will be able to be soldered fully to make sure that no leaks are able to happen. Freedom grey allows the ability to prime, and paint surface for better adhesion. Existing flashing were made from an old, galvanized material and was painted a dark color. It currently is leaking, and paint is chipping away on surface. Modern day galvanized metal doesn't get soldered anymore due to change in make-up of material. Switching to freedom grey is the closest and best material to still allow it to be soldered and painted to match existing color.

-Profile of the new gutters will match the existing upper gutters. Some of the gutters towards the bottom on the garage are of a different profile. Some lower ones have been replaced before. Upper gutters appear to be original to the home so we will match those. (see attached side profile)

Wood:

-Facia wood replacement will be out of Select pine. It won't have any knots in the surface and will allow prime and paint to match.

-Storm window repairs. Storm windows have the bottom parts of the window rotted out. Glass will be removed, rotted parts cut off, and new wood most likely Doug Fir will be spliced in and reattached sanded, primed, painted to match existing profile of storm windows.

-Glazing of the windows will be with a normal window glazing product and directions for application per manufacturer's instructions. Primed and painted to match.