HOMEOWNER REPAIR GUIDE

# MODIFIED BITUMEN ROOFING

*Addendum to Bid · Cold process modified bitumen roofing*

The following items and responses are to be incorporated into the bid

*for* _____ *(customer)*

*at* _____ *(address)*

If the bid is accepted, then this addendum will be incorporated as part of the contractual understandings.

> *These additions are NOT INTENDED to be, or to substitute for, a complete written description of the scope of the work or materials.*

## CONTRACTOR REQUIREMENTS

1. The contractor will obtain any permits required by the city and will ensure that all work passes all inspections required by the Building Department.
2. The old roofing materials will be torn off to the bare wood before the new materials are installed.
3. The manufacturer, type, and weight of the modified bitumen roofing material to be installed *(please specify):*

   _____
4. The contractor will follow all manufacturer's requirements in the installation of these materials, so as to keep the manufacturer's warranty of _____ years in full force.
5. The contractor will provide adequate weather protection for the house and/or garage being roofed in the event that the existing roof is stripped off before the new roofing materials are installed.
6. It is the contractor's best estimate that replacement of _____ square feet of roof sheathing will be required, and the $ _____ cost is included in the bid. Additional roof sheathing, if any, will be replaced at a cost of $ _____ per linear foot or $ _____ per plywood sheet.
7. The contractor will install one ply of base sheet as underlayment for the roofing material. The base sheet will be of the type specified by the manufacturer of the modified bitumen roofing material. The base sheet will be seam-lapped 2" and end-lapped 4". The contractor will fasten the base sheet with cinch-type nails (cap-nails) driven along the lap seams no more than 9" apart and down the center of the sheet in a staggered pattern 18" on-center.
8. The contractor will fully adhere the roofing membrane to the base sheet according to the method specified by the manufacturer of the modified bitumen roofing material, using the specified adhesive. The membrane layers will have 4" seam laps and end laps of 6". If the roof pitch is steeper than 1-12, the contractor will use roofing nails (spaced 9" apart) in the factory selvage to prevent the material from slipping. The contractor will remove all excess adhesive along the seam lines.

9. The contractor will install drip edge along all lower edges of the roof.

10. The contractor ☐ will ☐ will not install drip edge along all rake edges of the roof.

11. The contractor will properly flash with new materials all protrusions through the roof, such as railing posts, vents and all places where the roof abuts adjacent walls or other roof sections. The flashing material and installation method will be consistent with those specified by the manufacturer of the roofing material.

12. The contractor will not install any roofing materials when the temperature is below 50°, without the homeowner's permission.

13. The contractor will be responsible for properly maintaining the work site, for storing materials in a safe and secure manner, for removal and disposal of any and all debris generated by the work performed within 24 hours, and, upon completion, for cleaning the site to a pre-work condition.

## WARRANTY

The contractor warrants that all work will be done in a workmanlike manner, to conform to current standard building practices and to meet or exceed any city code requirements. Work will be guaranteed against defects of materials for _____ years and against defects in workmanship for _____ years after date of completion.

## CONTRACTOR INFORMATION

The contractor warrants that he/she will perform the work described above, and that he/she is licensed and bonded to do this repair in the City of Cleveland Heights as follows:

**COMPANY NAME:** _____

**STREET ADDRESS:** _____

**CITY, STATE, ZIP:** _____

**PHONE:** _____

The contractor agrees that there will be no assignment or subcontracting without the express written permission of the client.

The contractor, by his/her signature, agrees to all the terms and conditions of this Addendum, unless otherwise noted above.

**CONTRACTOR'S SIGNATURE:** _____

**CONTRACTOR'S NAME (PLEASE PRINT):** _____

**DATE:** _____

Home Repair Resource center

Home Repair Resource Center empowers homeowners to maintain their homes for sustainable and diverse communities.

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