PROPOSAL

JJB HOME IMPROVEMENTS, LLC

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Product/Service	Description
Masonry Repairs	1. Grind out a joint to a minimum depth of 1 1/2” through both stone and mortar approximately 8” above roof surface. Enlarge the small crack on chimney cap with the grinder. Clean out all newly ground joints prior to repairs. 2. Repoint with fresh mortar and tool joints to match existing mortar joints. 3. Seal enlarged crack on chimney cap with GACO Sealant. 4. We will use a premixed, pre colored brick mortar product that will match as closely to existing mortar as possible. 5. Install a pre finished 20 gauge metal counter flashing in joint. The color will be similar to existing color. Secure with masonry anchors and caulk joint.
Roof Project	1. Remove all layers of gravel covered built up roofing down to the wood deck on both the upper roof (~13’ x 100’) and roof next to chimney on south side of home. (~4’ x 25’) 2. Remove metal cladding associated with the roof. 3. Inspect for additional damage and notify the homeowner of what we discover. If there is additional damage to wood we will generate a change order. 4. Remove boards as needed and remove existing insulation between ceiling and decking. 5. Blow in Owens Corning pink fiberglass insulation in joist cavity, with an R value of 13. 6. Install a 1/2” HD board with a R Value of 2.5 over wood sheathing. 7. Install a white TPO Roof System on both the 13’ by 100’ roof and the 4’ x 25’ roof next to chimney.

PROPOSAL

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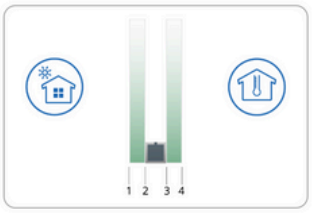
Product/Service	Description
Window Project	1. Remove 40 existing windows, exterior damaged wood, metal cladding and damaged wood underneath the metal cladding below the upper roof. 2. Install new dimensional lumber to replicate existing dimensions. 3. Install 40 ClimaGuard (RLE Low-E) window panes 5/8" thick in existing openings. This portion of the project would require JJBHOME to set up a rolling scaffolding system inside the home to facilitate the sealing and installation of new panes as we work in tandem with the exterior installation of the windows. 4. Homeowner to remove all furnishings and wall coverings from the work area. 5. Flash a .60 mil rubber roof membrane up onto the wooden window sill prior to flashing with metal. 6. Install a 20 gauge pre finished metal flashing as the new upper roof flashing, 3 scuppers will be installed on the inside of the roof and the roof will be pitched towards these new scuppers. 7. Caulk all seams and joints on new metal flashing using Vulkem 116 8. Exterior Polyurethane Sealant. 9. Color of the caulk will match metal color as close as possible with available selection.
Siding Project	1. Replacement of tongue and groove boards of various widths and lengths with cedar lumber. 2. Remove and replace 2@51" x 80", 1@3' and 1@4' section of siding in the corner by trees and 1@55" x 1" x 4" trim board. 3. We will ensure all profile lines match up with lines around corners. 4. Prime and paint all new lumber prior to installation and touch up as needed. 5. Caulk all new lumber joints.
On site care during construction:	1. All work areas and surrounding surfaces will be protected using drop cloths and tarps. 2. Lumber will be placed below the dumpster to protect the driveway. 3. We will use a HEPA filter vacuum while performing any interior work. 4. We will clean up our work area's at the end of each day.

All windows that will be replaced are the same size: 10” tall x 40” wide

40 windows will be replaced in total

Glass Description

Double Glazed



GLASS: Guardian Clear Glass (North America) Glass, 1/8" (3mm) (2-ClimaGuard® 70 (North America))
GAP: 10% Air, 90% Argon 12.7mm
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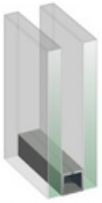
Calculated Values are in accordance with NFRC2010



Double Glazed

Performance Values

VISIBLE LIGHT	Transmittance (τv) Reflectance outside (ρv) Reflectance inside (ρv) General Color Rendering Index (CRI)	69 % 15 % 16 % 95.4
ULTRAVIOLET	Transmittance UV (τuv)	20 %
SOLAR ENERGY	Solar transmittance (τe) Reflectance outside (ρe) Reflectance inside (ρe) Solar absorptance (αe) Solar Heat Gain Coefficient (SHGC) Shading Coefficient (sc)	32 % 42 % 46 % 26 % 0.35 0.40
THERMAL PROPERTIES	Winter night U-Value Summer day U-value	0.242 Btu/hr·ft²·F 0.213 Btu/hr·ft²·F
LIGHT TO SOLAR GAIN	Light to Solar Gain (LSG)	1.98
EMBODIED CO_2	[eq. kg/m²] A1-A3	19.72

We do not recommend Argon Gas infill as there has been a dramatic incline in warranty issues in this climate zone associated with Argon filled windows. Instead we recommend 100% Air fill. This will reduce the efficiency by approximately 1%, however it will increase the longevity of the windows. It will also decrease the likelihood of material failure.

Window/Glass Schedule

20 windows on either side of this “top hat”

TPO Roofing System

TPO Low Slope Roofing Membrane
Color/Finish: White Reflective
Dimensions: 10'20' (45mil)

Tite Seal - Flashing Tape
Color/Finish: White
Dimensions: 4" x 33'

TPO Bonding Adhesive - 309831
Dimensions: 5 gallon
Color/Finish: N/A Weatherbond

R-1.3 Fiberboard Sound Board
Dimensions: ½" x 4' x 8'
Color/Finish: Standard

Flashing Component for TPO Roof System - Rust resistant, 8 bearing point water stop with caulk channel
Dimension: 0.05" thick x 0.125' wide, 10' long sections

Rubber Roofing

EPDM Rubber Roofing
Dimensions: 10'x100' (60mil)

Carlisle SynTec Systems -90-8-30A
EPDM Bonding Adhesive

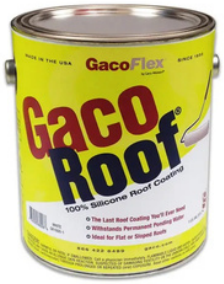
Owens Corning blown in Insulation
Specifications: R-13

Scupper Components

Catalina Leader Head
Dimension: 11" length x 11" wide, 7" depth (oval or round outlet)

Flashing Component for Scupper - Rust resistant, 8 bearing point water stop with caulk channel
Dimension: 0.05" thick x 0.125' wide, 10' long sections

Masonry Repairs - Chimney and Various Tuckpointing



Gaco GTR1600 White Silicone Roof Coating

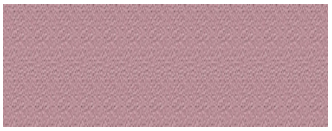
Seamless membrane seal - for crack in chimney

Tremco Vulkem 116 Gray Polyurethane Sealant
Color: Red

Painted Steel Smooth Trim Coil
Color: Brite Red
Dimensions: 10" x 25'

Installed at chimney

Spec Mix Colored Mortar
Color/Finish: SM680 Rosewood
Location: Chimney Morar



Cedar Siding Replacement

Tongue and Groove Clear Cedar Siding
Dimension: Various sizes to match current pattern: 1x4, 1x4, 1x8, 1x10

Sherwin Williams Exterior Acrylic Paint - Mildew Resistant
Color: Color Match to existing
Coats: 2 coats

Outdoor Primer
Color: White
Location: All exposed cedar

Large Headed Nail
Color: Galvanized
In order to best match the existing appearance of existing nails