

Date:

General Low-Slope Roofing Specification Guide*

Project Name:

Project Location:

Scope of Work:

Check all below that are applicable:

Y/N	Work Required:	Notes:
	Remove existing roof membrane in its entirety.	
	Install fully adhered black EPDM membrane according to manufacturer's specifications. Specify thickness: .045", 060" (typical), or .090".	
	Clean existing roof membrane and install new black EPDM membrane according to manufacturer's specifications. Specify thickness: .045", 060" (typical), or .090".	<i>Not recommended by RD.</i>
	Drill 3/4" diameter holes every 100 square feet in the existing roofing (only required when not removing the existing roofing material).	
	Install a vapor retarder as per manufacturer's specifications.	
	Remove and replace existing (Adhered / Mechanically fastened) insulation. Install as per manufacturer's specifications.	
	Provide a bid option to replace a certain percentage of the existing insulation. Specify percentage: %	<i>Or include as Time and Material on bid.</i>
	Remove and replace existing wood nailers. New wood nailers to be pressure treated and fastened with galvanized / stainless steel nails.	
	Remove and replace existing drain heads.	
	Install new sheet metal counter flashing as per manufacturer's specifications.	
	Inspect all flashing and seams for deterioration. Provide a base bid option to re-caulk/ replace a percentage of the existing flashing. Specify percentage: %	
	Flash-in existing roof top units including all vent stacks.	
	Install new 2'x2' walkway pads (specify number).	
	Provide a 10 year manufacturer's warranty.	
	Provide a 20 year manufacturer's warranty.	
	Provide a warranty on workmanship. Complete RD Form 1924-19	

Date:

	Other Specifications / Requirements:

The property is financed by the USDA, Rural Development and proposals and work are subject to their contract forms, review and inspection. We reserve the right to reject any and all proposals.

All Payments shall be made per RD1924 - 6 construction contract procedures. Payments for reserve account projects will be made upon completion of the work and funds have been authorized by Rural Development. All work shall be inspected by Rural Development prior to final payment.

A. General Requirements

1. Protect all of existing structure, shrubs, and tenant owned personal property during removal, taking caution to keep all entrances free of hazards. Protect from weather at all times.
2. Position EPDM membrane over the acceptable substrate without stretching. For mechanically fastened assemblies ensure proper number of perimeter sheets are properly positioned along the perimeter of the roof. And field sheets are positioned perpendicular to the steel deck flutes.
3. Allow the membrane to relax approximately 1/2 hour prior to splicing (Ballasted systems), bonding (Adhered Systems) or fastening (Mechanically Fastened).
4. Insulation:
 - a. Do not install more insulation/underlayment than can be covered by membrane in the same day.
 - b. All insulation boards must be butted together with no gaps greater than 1/4". Gaps greater than 1/4" are not acceptable.
5. All materials removed/replaced shall be the responsibility of the contractor to properly dispose of and all landscaping/lawn areas shall be restored to their pre – construction status.
6. Any roof areas that are not completed by the end of the workday are to be protected from moisture and contaminants.
7. Provide Owner/Maintenance personnel with warranty information, and manufacturer literature.

Owner's Rep:

Date:

Contractor' Rep

Date:

Rural Development

Date:

* This guide is meant only to assist in providing minimum standards for acquiring prices for reserve request contracts, it is not meant to be all inclusive and RD shall accept no responsibility for any errors or omissions in the work.