**Schedule of Works for Roof Repairs to:**

**The Manor House**

**65 High Street**

**Southwold**

**IP18 6DJ**

**On Behalf of Benacre Estates:**

**Intent of Work:**

Prevent further water damage by ingress of water through box gutter, roof tiles and low pitch dormer roofs. -to include new lead lined gutter behind ex. parapet wall, replacement roof covering following repair works, and change of roof covering to Dormer Windows and wall cladding to dormer Windows.

**Box Gutter:**

Remove existing lead lining, and deck - roof currently has three steps along its length, restructure gutter, to incorporate 1:80 falls with 60mm steps, using sand cast lead Code 7 – max length 2.5m step to step, giving 6 steps/7lenghts.

Structure framing 50x100 treated Softwood, Decking 22mm Marine ply with breathable underlay.

Lead Gutter to go min 225mm up rafter slope.

Install Sacrificial Flashing code 5 lead prior to retiling works.

Remove render to internal face of gutter, install code 4 flashing and re-render with lime plaster, c/w fibreglass mesh reinforcement in base coat.

**Dormer Windows:**

Remove and dispose via approved disposal method, asbestos cladding board to dormer cheeks and apex.

Install 18mm Marine ply and clad in code 6 lead to LDA detailing, c/w code 3 lead soakers to abutments.

Replace (in association with reroofing) valley lead - Code 5

**Re- Roofing Works:**

Strip and clear ex. plain tiles, batten, and underlay from site.

Clean down rafters.

Allow Provisional Sum £500.00 for repair of rafters.

Install Proctor Roof Sheild underlay, 25x38 sawn & treated battens to gauge (nominal 100mm ctrs.) and Keymer Handmade plain tiles – Shire Priory, c/w verge abutment (tile & a half), tops and eaves tiles to match.

Install Keymer Vented Plain tiles to replace 2Nr vent/extract pipes.

Ridge – remove ex ridge and replace with Keymer Hogs Back ridge tiles to match.

To abutments install code 3 lead soakers, and code 4 cover flashings, cut to suit brickwork, pointed in lime mortar.

Dormer Windows – re-roof in Del Carmen Spanish Slates (min roof pitch 15 degrees)

To ridge install, 5000 lead core rolls and Code 6 lead Ridge.

**Decoration:**

Redecorate Dormer Windows, including two-pack repair as required, knot, prime and stop bare wood, oil based undercoat and gloss – colour to match existing.

**On Completion –**

Re- install bird spikes and netting to prevent nesting birds in box gutter.

Author

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