

32 Tavistock Square Top Roof

A	Carefully remove water tank, blank off and set aside. Provide weather protection during works and reinstate upon completion.		
B	Remove discarded satellite dish and associated cables and dispose.		
C	Remove lead flashing and dispose. Rake out joint and build in 250 girth Code 4 lead Flashing lapped over new felt covering to perimeter. Remove coping stones and reinstate as necessary and reseal with Garland TS 2136 single component urethane sealant (a length of about 40m).		
D	Remove all loose areas of existing waterproofing and remedial repairs, and heat and seal all blisters and make good all visible defects to provide suitable surface for Garland product. Remove all dust, debris, and superfluous materials to provide clean and dry surface (an area of about 90m ²).		
E	Apply Garland Garla-Prime to roof and allow to dry in accordance with manufacturers instructions (an area of about 90m ²)		
F	Apply Garland Ultra Vent underlay to roof with minimum 100 side laps and 150 end laps in accordance with manufacturers instructions. Apply Garland Torch Flex Base Sheet to all details and 5mm bitumen extruded at all laps (an area of about 90m ² with a perimeter including to roof light of about 45m).		
G	Apply 4.95mm minimum thick Garland Stressply Flex Plus to roof and to details with a minimum SEBS modifier content of 22% incorporating fibreglass/ polyester triple reinforcement scrim with Kevlar fibres in accordance with manufacturers instructions. Provide a 5mm continuous bead of bitumen extruding from laps (an area of about 90m ² with a perimeter including to roof light of about 45m).		
H	Remove and set aside gratings to rainwater outlets. Reconfigure level of rainwater outlets as necessary and install appropriately sized refurbishment outlets in accordance with manufacturers instructions.		
I	Prepare existing soil and vent pipes as necessary and provide cowed telescopic vents to soil vent pipes. Torch to bond and fully support flange of the roof membrane on upstand pipes incorporated within the built up felt layers.		
J	Remove roof light and dispose. Provide temporary weather protection.		
K	Include the Provisional Sum of £750.00 for new roof light.	750	00
L	Include the Provisional Sum of £500.00 for works in connection with upstand to roof light.	500	00
M	Include the Provisional Sum of £750.00 for works to top of water tank.	750	00

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32 Tavistock Square Rear Roof

- A Remove lead flashing and dispose. Rake out joint and build in 250 girth Code 4 lead Flashing lapped over new felt covering to perimeter. Remove coping stones and reinstate as necessary and reseal with Garland TS 2136 single component urethane sealant. (a length of about 19m).
- B Remove all loose areas of existing waterproofing and remedial repairs, and heat and seal all blisters and make good all visible defects to provide suitable surface for Garland product. Remove all dust, debris, and superfluous materials to provide clean and dry surface (an area of about 21m²).
- C Apply Garland Garla-Prime to roof and allow to dry in accordance with manufacturers instructions (an area of about 21m²)
- D Apply Garland Ultra Vent underlay to roof with minimum 100 side laps and 150 end laps in accordance with manufacturers instructions. Apply Garland Torch Flex Base Sheet to all details and 5mm bitumen extruded at all laps (an area of about 21m² with a perimeter including to roof light of about 22m).
- E Apply 4.95mm minimum thick Garland Stressply Flex Plus to roof and to details with a minimum SEBS modifier content of 22% incorporating fibreglass/ polyester triple reinforcement scrim with Kevlar fibres in accordance with manufacturers instructions. Provide a 5mm continuous bead of bitumen extruding from laps (an area of about 21m² with a perimeter including to roof light of about 22m).
- F Remove and set aside grating to rainwater outlet. Reconfigure level of rainwater outlet as necessary and install appropriately sized refurbishment outlet in accordance with manufacturers instructions.
- G Remove roof light, set aside and re-fix upon completion of works to upstand.
- H Include the Provisional Sum of £500.00 for works in connection with upstand to roof light.

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