

# COA for 207 W Cameron Ave.

Roof – Gutters – Cornice

Chris Cook – Baker Roofing – September 12, 2023



HOME  
EXTERIORS



BAKER  
ROOFING

# Areas of Work

- Shingle Roof – CT Landmark Pro
- Flat Roof – EPDM
- Copper cover on louvered vents
- Gutters w/ RainDrop Gutter Guards – 6”
- Window trim metal wrap – Aluminum
- Siding and Cornice – James Hardie Fiber cement and PVC

# Single Roof

- Original architectural shingles to be replaced with new/similar color
- CT Landmark Pro
  - Similar color
  - Algae and streak resistant
  - Keep original profile and reveal
  - Replace all flashing/add where needed
    - Drip edge – Berger F8
    - Step flashing
    - Apron flashing (no exposed fasteners)





# Flat Roof

- Replace with new EPDM
- Install transition slip sheet to protect from abrasion and chemical breakdown



# Louvered Vents

- Replace Copper cover with 16 oz copper





# Gutters and Gutter Guards

- 6" K-style Profile
  - 3"x4" downspouts
- Raindrop Gutter Guards





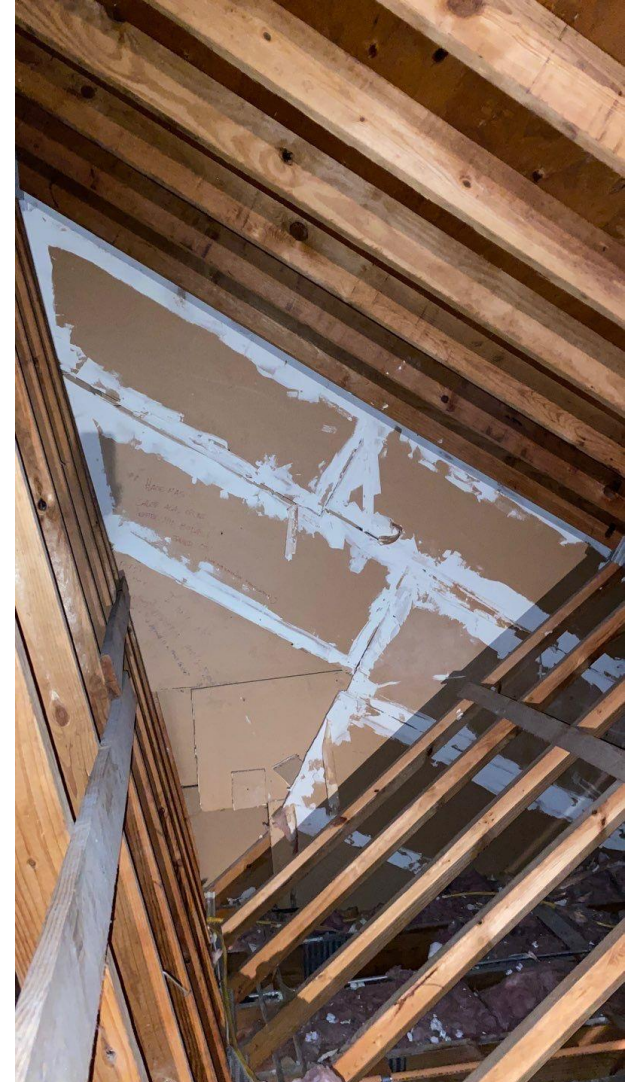
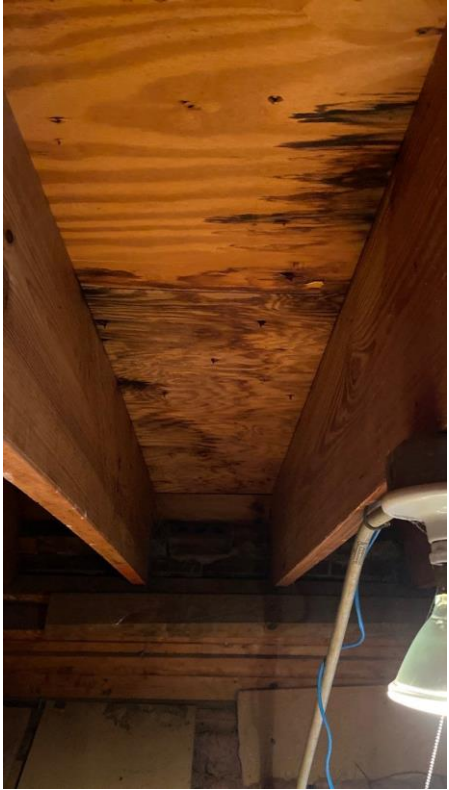
# Project Goals

- Replace failing and degrading materials to stop active leaks, prevent future leaks, and improve overall aesthetics of property
- Update existing wood materials to modern non-rot materials, while maintaining existing profiles





# Water Infiltration





# Items for approval

- Replace siding, trim, and flashing on dormers and rear wing walls with similar profile, James Hardie lap siding
- Remove existing window trim wrap and install new aluminum of similar color
- Metal will be color matched and all items will be painted to match existing





# Items For Approval Continued

- \* Remove existing front entry ceiling panels, replace with new James Hardie panels, installing new similar style soffit vents

- \* Replace existing wood trim cornice with non-rot James Hardie trim, using PVC for decorative details





# Dormer Repairs

- Siding shows signs of water damage
- Corners will be replaced with James Hardie 5/4 trim
- Lap siding will be replaced with JH 8-1/4" lap
- Moulding replaced with similar profile PVC
- Window trim wrapped with new metal
- Painted to match



# Rear Wall Siding

- Improperly repaired siding will be corrected with repairs
  - Slanted installation without proper laps has caused degradation and water infiltration
- Water resistant barrier will be installed over wall sheathing
- Siding will be installed horizontally, vertically laps matching front dormers
- This installation will meet current James Hardie installation best practices





# Window Trim Wrap

- Improper installation has caused deterioration of caulk and metal
  - This has resulted in water infiltration and an overall unsightly appearance
- New aluminum will be properly integrated, with proper laps.
- New caulk will match metal



# Front Entry Ceiling

- Shows signs of water staining
- Areas where ventilation is compromised with paint
- Deteriorated Paint
- New vents will be installed
- Paneling will be replaced with James Hardie panels
- Trim replaced with combination of JH and PVC





# Cornice Trim

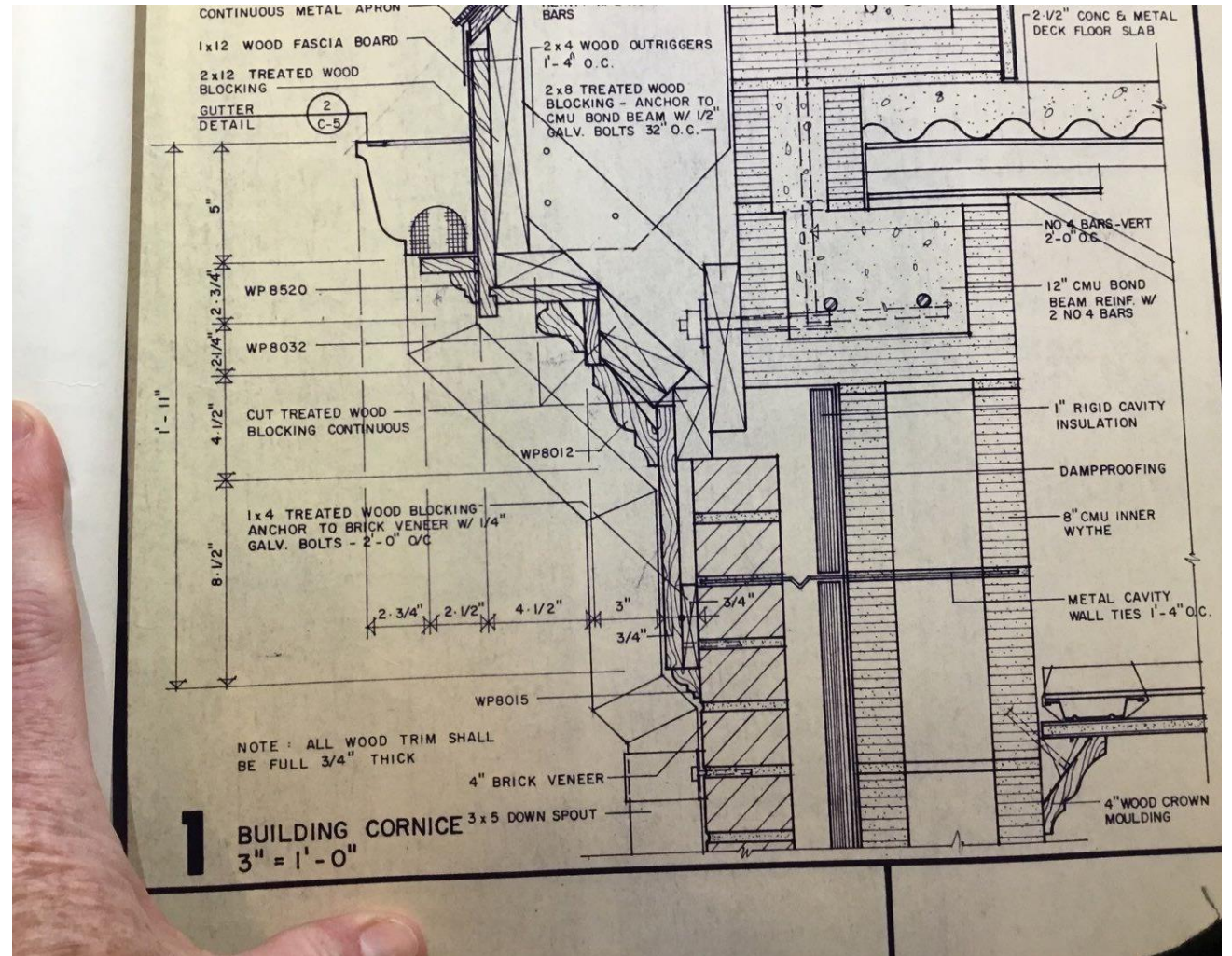
- Staining and deteriorated wood to be replaced with combination of James Hardie and PVC
- PVC will only be used for detailed areas not available in JH
- New flashing will be added to prevent future water infiltration
  - Tops of columns
  - Gutter shelf



# Cornice Breakdown

9 Layers from gutter shelf  
to brick

- \* 5 layers of standard trim boards
- \* 4 Layers of detailed trim varying in size and profile





# Integrating new materials to replace wood

James Hardie 4/4

James Hardie 4/4

PVC Bedmould

James Hardie 4/4

PVC Crown Mould  
3-5/8"

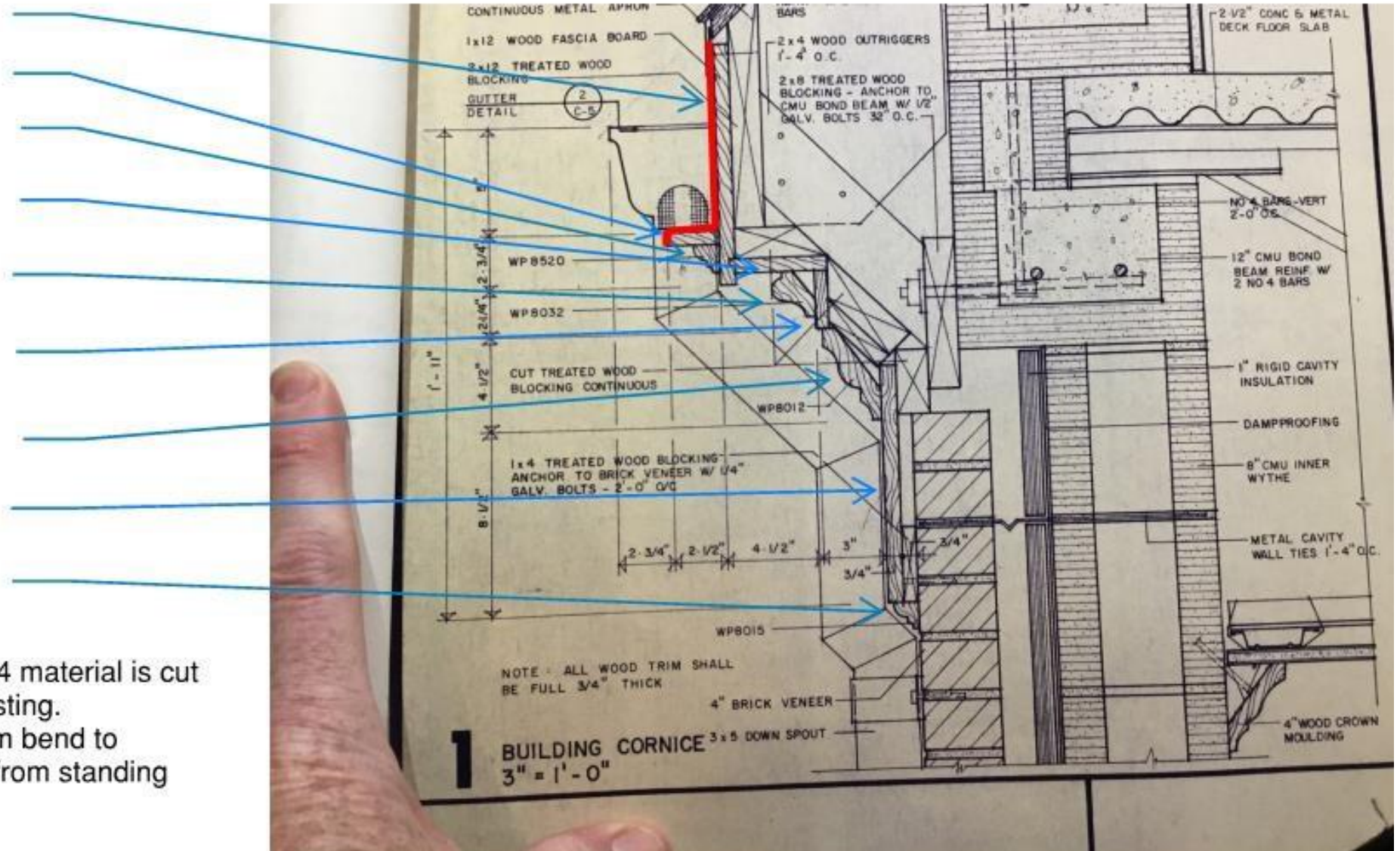
James Hardie 4/4

PVC Crown Mould  
5-1/4"

James Hardie 4/4

PVC Bed Mould

All James Hardie 4/4 material is cut to size to match existing.  
Red line is aluminum bend to protect gutter shelf from standing water.



# Thank You

## Any Questions?



WE SHALL DO GOOD WORK  
AT A PROFIT IF WE CAN  
AT A LOSS IF WE MUST  
BUT ALWAYS GOOD WORK