

Specifications for roof replacement at:

Seth Thomas/Bradstreet House

237 Main Street

Thomaston, CT 06787

- Completely strip both house and barn roofs
- All old materials (roofing, nails, wood etc.) to be removed from site and properly disposed of.
- Replace any damaged roof sheathing with the appropriate thickness APA rated, exposure 1 sheathing.
- White F8 drip edge to be installed at all eaves where asphalt shingles are used.
- White D3 rake edge to be installed at all rakes where asphalt shingles are used.
- All flashing at walls to be inspected and repaired/replaced as needed.
- Wood siding and trim at these locations to be replaced and painted, as needed.
- Entire house roof to have Grace brand or equivalent ice & water shield installed, lapped/doubled at valleys. No ice & water on barn.
- All chimney flashings to be inspected and repaired/replaced as needed.
- 30 year GAF Pewter Grey architectural roof shingles to be installed.
- Seamless 5" gutters with leaf guard filters to be installed on house only, not barn.
- White downspouts with blind fasteners to be installed on house.

All roof areas with pitch less than 4/12 (5 locations) to have black standing seam metal roofing with slip screen, installed.

Roof replacement must include a written warranty for all work.

Barn - 720 sq. ft.
Main House - 1,036 sq. ft.

Section B - 85 sq. ft.
Section C - 35 sq. ft.
Section D - 576 sq. ft.
Section E - 225 sq. ft.
Section F - 60 sq. ft.
Section G - 132 sq. ft.

TOTAL = 2,149 sq. ft. overall
(see attached Property Record highlighting sections)



RESIDENTIAL PROPERTY RECORD CARD 2024

Situs : 237 MAIN ST

Parcel Id: B0009900

Dwelling Information

Style Old Style Year Built 1830
Eff Year Built
Attic Year Remodeled
Exterior Walls Frame-Hi Amenities
Masonry Trim X In-law Apt No
Color White

Basement

Basement Full # Car Bsmt Gar
FBLA Size x FBLA Type
Rec Rm Size x Rec Rm Type

Heating & Cooling

Heat Type Basic Stacks 2
Fuel Type Gas Openings 3
System Type Hot Water Pre-Fab

Room Detail

Bedrooms 4 Full Baths 2
Family Rooms 1 Half Baths 1
Kitchens 1 Extra Fixtures 1
Total Rooms 11 Bath Type
Kitchen Type Kitchen Remod No

Adjustment

Int vs Ext Same Unfinished Area
Cathedral Ceiling x Unheated Area

Grade & Depreciation

Grade B- Market Adj
Condition Average Functional
CDU GOOD Economic
Cost & Design 0 % Good Ovr
% Complete

Dwelling Computations

Base Price 197,856 % Good 73
Plumbing 9,110 % Good Override
Basement 0 Functional
Heating 0 Economic
Attic 8,280 % Complete
Other Features 11,860 C&D Factor 1
Subtotal 227,110 Additions 57,900

Ground Floor Area 1,036 Dwelling Value 182,200
Total Living Area 3,534

Building Notes

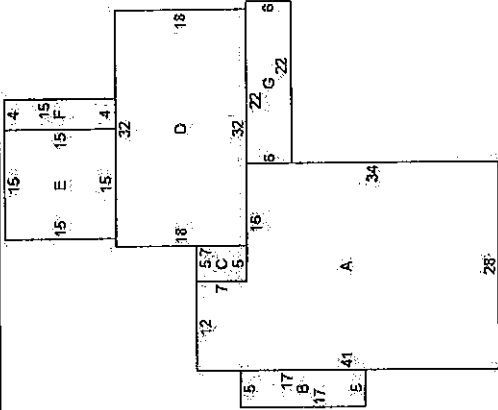
TOWN OF THOMASTON

Class: Town of Thomaston

Card: 1 of 1

Printed: February 5, 2024

Table with 2 columns: ID, Code, Description, Area. Rows include Main Building, B. BSMT/1SFR, C. 11, D. 10/10, E. 10, F. 11, G. 11, H. RG1, I. AB1.



Outbuilding Data

Table with 6 columns: Type, Size 1, Size 2, Area, Qty, Yr Blt, Grade, Condition, Value. Rows include Fr Garage and Bank Barn.

Condominium/Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)
Unit Location
Unit View
Model Make (MH)

Addition Details

Table with 10 columns: Line #, Low, 1st, 2nd, 3rd, Value, Line #, Low, 1st, 2nd, 3rd, Value. Rows 1-4.