

# SPS

Schernecker Property Services

## PROJECT

Jonathan's Landing  
Moultonborough, NH  
2006 — 2007

## Work Performed

- Roof replacement
- Siding and trim replacement
- Window and door replacement
- Exterior painting

**“SPS bent over backwards to make people happy.”**

## How Can We Help You?

SPS is your one-source solution for property maintenance and improvements.

- Roofing
- Siding
- Painting
- Carpentry
- Decks
- Window and Door Replacements
- Interior Renovation
- Framing

## Get a Quote

Call SPS today  
800.424.2468



## SPS Restores Lakeside Luxury in NH

It's no surprise that the residents of Jonathan's Landing in Moultonborough, NH, cherish their summers. Located on Long Island on Lake Winnepesaukee, this 62-unit luxury condo community is prized for its natural setting and waterfront views. But, 20 years of extreme weather had taken a toll on the Association's buildings. Moisture transfer peeled new paint from the cedar clapboard siding and pine trim. And the original oriented-strand board roof sheathing had been compromised by inadequate flashing.

The Board retained engineering firm Noblin & Associates to spec, bid, and oversee the project. Noblin's recommendation: a complete roof and siding replacement on all 15 buildings. "No one wanted to deal with these problems again," says Board President Laura Arnstein. "We wanted the best materials. We wanted the job done right. And we wanted our summer."

The Board hired SPS, says Arnstein, "because they specialize in large-scale projects. They had the experience, the resources, and the flexibility to accommodate our schedule."

SPS started work in September 2006, focusing on roofing and siding work until late December. From January thru March, SPS crews upgraded windows and doors for individual unit owners. Exterior work resumed from April until June, and again after Labor Day. The final phase was completed in October 2007.

The scope of work called for SPS to install and paint CVG cedar siding and cedar trim. On the roofs, 3/4" plywood sheathing was installed and waterproofed with proper flashing and extra waterproof membrane to guard against severe ice damming. The roofing system was capped with 30-year architectural shingles.

"SPS's rate of production was impressive," says Arnstein. "Dumpster arrives. Dumpster is filled. Dumpster is gone. At times, we had four crews onsite. Punch list items were handled weekly. The efficiency, quality, and speed was amazing."

Arnstein was also pleased with SPS's responsiveness. "My phone calls and emails were answered right away. If a homeowner had a problem, SPS took care of it. The customer service was exceptional. SPS management and crews bent over backwards to make people happy."