

SPECIFICATIONS FOR RESIDENTIAL REHABILITATION PROJECT
Scope of Work Write-Up

Property Owner: Kawanes Reed
Address: 909 David Langan Dr. W.
City and State: Mobile, Alabama 36608
Phone: (251) 303-3845
Case No:
Inspector

Roof

All work shall meet or exceed the requirements of the ICC Residential Code and the Standard Building Code © Section 1501 for roof materials, application, installation, etc. and Section 309 for roof and ceiling framing, and all other codes that govern. A building permit is required if there is any wood to be replaced.

- Areas that are found to be spaced decked shall be covered with ½” exterior grade sheathing material after removing the existing decking. It is the contractors responsibility to ensure the framing and structure will support the additional load.
- Remove existing roofing materials down to bare decking.
- Check all roof trusses/rafters and repair/replace as needed to ensure that new roof structure is flat and smooth without rises or depressions in roof system.
- Replace all rotten, broken, un-even, weak, or deteriorated decking and framing.
- Replaced/repared decking shall be level and ready to accept felt and shingles.
- Check all roof trusses for strength and stability before re-shingling house.
- Remove all unused elements, vents, etc., that are not operational and close them below roof level.
- Re-flash all valleys, vents, roof openings, and chimneys.
- Install new boots around all roof penetrations.
- Haul away debris immediately.
- Use a magnetic sweep around the perimeter of house and rake away any other debris.
- Cover with 30# asphalt impregnated felt.
- Prepare roof decking to accept a ridge vent.
- Re-roof with a 30year dimensional class A fiberglass asphalt shingle. (Owners choice of color) (ANY AREA DEEMED TO NEED ROLL ROOFING MATERIAL WILL BE SELF ADHERING MODIFIED BITUMEN) CAP SHEET AND (BASE SHEET IF NEEDED) INSTALL PROPER METAL DRIP RAIL FOR THIS STYLE ROOFING.
- Shingles must be 1st quality still in the wrapper. Seconds will not be accepted.
- Install drip rail around perimeter of house. Shingles shall have ½” to 1 ½” overhang.
- Install roof over ridge vent with-in 2ft of end of ridge (end to end) or wind turbines, (minimum of two) as appropriate.
- New roof shall be structurally sound and leak free.
- Contractor shall warrant the roof to be completely leak free for one year.

Roof Total \$ _____

HVAC Service & Gas Leak Repair

The Gas Company has turned off the gas supply to this house. They have indicated that there is a gas leak in a supply line underneath the house. The work of this specification will require coordination with the Gas Company and will not be considered complete until the Gas Company has inspected the repair and turned the gas back on to the house.

- Locate the source of the gas leak and repair/replace gas supply line and fittings as needed.
- Secure all necessary gas/mechanical permits and inspections from the City of Mobile as required.
- Secure final inspection from Gas Company to have gas supply turned back on.
- Inspect and service HVAC system to insure proper and efficient operation.
- The contractor shall include all items necessary to ensure the proper operation of this system. This includes all connections to the gas service, the electrical disconnect, and electrical service to the unit and venting to properly operate per code.
- All HVAC/Gas work must be permitted and performed by a licensed professional.

HVAC Service & Gas Leak Repair Total \$ _____

All work shall meet or exceed the requirements of the ICC Residential Code and the Standard Building Code © Any and all additions or alterations to the specifications listed herein will REQUIRE a change order and will not be allowed unless approved by the Community & Housing Development Office. If any such work outside these specifications is made without prior authorization it could result in a loss of payment for work performed outside the bid specifications.

I, the undersigned Contractor, having inspected the property and familiarized myself with the requirements of the Scope of Work Write-up for the listed address, do fully understand the extent, character, and intent of the work, and hereby propose to furnish all labor, material, and equipment necessary to accomplish all of the work called for herein, for the stated amount of:

GRAND TOTAL for 909 David Langan Dr. W.: \$ _____

I will begin the work within _____ calendar days of receiving a Notice to Proceed and I will complete the work within _____ calendar days of beginning work. (Initial here) _____

Signature of Contractor Representative

Date

Contractor Representative Name - Printed

Contractor Representative's Title

Contractor Company Name

Contractor Phone Number

Contractor Address - Email

Contractor Address – Physical Location