

**SPECIFICATIONS FOR RESIDENTIAL REHABILITATION PROJECT
Scope of Work Write-Up**

JOB SCOPES ARE INDEPENDENT OF EACH OTHER UNLESS STATED. JOB SCOPE BEST SUITED FOR THE PROGRAM AND HOMEOWNER WILL BE SELECTED

JOB SCOPE A

Property Owner: Rebecca Brown
Address: 7310 4th St.
City and State: Mobile, Alabama 36608
Phone: (251) 217-6383
Inspector: Terell

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.

- **Pictures must be provided, through each step, to housing inspector during repair. Pictures must be clear, and referenced to home being worked on. Pictures are to be provided in real time, prior to home being completed.**
- 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 framing, fascia and etc.
- Any exposed repaired or replace wood should be protected from the elements, painted to match existing color or white.
- 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 entire roof decking with self-adhered roofing underlayment then install 15# asphalt impregnated felt underlayment
- 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.

Job Scope A Total \$ _____

JOB SCOPE B

Refer to Attachment

- Coordinate with homeowner to have items removed from shaded area of porch
- Disconnect and remove all electrical wiring, from porch
- Remove and dispose of old water heater. Gas line shall be capped.
- Prepare for installation of new electric water heater into utility room. Unit should be located as close as possible to location of old water lines.
- Inspect electrical panel/subpanel to prepare for new wiring. Upgrade panel/subpanel if needed to support new water heater
- Install new electric water heater inside of utility room, as listed on attachment. Unit should be sized appropriately to home design.
- All water heaters shall be Rheem, Ruud or equivalent.
- Begin complete demo on shaded area of porch. Haul away a debris and dispose.
- Demo should be done to exposed earth. All piling, piers and supports shall be removed.
- Install steps/or porch leading to Door B. Ensure to follow all codes and ordinances relating requirements of porch/steps.
- Repair/replace area “A” on attachment, to include damaged area of wall and siding. Roofing should follow standards listed above on Job Scope A
- Repair all collateral damage caused by the roof repair, on exterior and interior, with similar existing material. All surfaces exposed to the elements shall be treated with the proper method

Job Scope B Total: _____

Job Scope C

- Clean and renew entire roof home using appropriate method to extend the life of the roof. Use proper detergent and chemicals that will not negatively react with existing shingles.
- Do not use pressure washer.

- Excess leaves, limbs and etc. shall be removed. Care should be taken not to damage existing shingles.
- Include Job Scope B

Job Scope C Total: _____

All work shall meet or exceed the requirements of the ICC Residential Code, Plumbing Code, Mechanical Code, NFPA 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 above selected total.

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