

SPECIFICATIONS FOR RESIDENTIAL REHABILITATION PROJECT
Scope of Work Write-Up

Property Owner: Katherine Ellis
Address: 1252 Adams Street
City and State: Mobile, AL 36603
Phone: 251-328-6260
Inspector Terell R.

Heating and Air Conditioning

Replacement

- Remove existing HVAC unit.
- Install a new heating and air conditioning system. (Goodman, Nutone, or equivalent) electric heat pump system.
- The new unit shall be sufficient to properly heat and cool the entire house.
- It shall be the contractor's responsibility to ensure that the new unit is properly sized.
- New unit shall be high efficiency. Minimum of 14 seer.
- Modify existing duct work to ensure proper operation of new unit.
- Repair any damaged duct work.
- Add any duct work necessary to ensure proper heating and cooling in all areas of house.
- Upon completion of this scope of work all ductwork shall be insulated metal duct. Short runs of flexible duct may be used for connecting to supply registers and boots.
- Ensure that all ductwork is well supported and properly strapped in place.
- Ensure that return grille is working properly and of adequate size.
- Replace all supply registers and return grill.
- Clean any existing ductwork that will be re-used.
- Insure attic is insulated to R-30 after all necessary repairs are done.
- Homeowner shall be-supplied with 12 additional filters and-informed on the changing of filters and the frequency that they should be changed.
- Install a new properly matched thermostat from a recognizable manufacturer.
- A properly sized manufactured condensing unit pad must be used.
- Existing pad may be re-used if it is not damaged and is of adequate size.
- Pad must be level.
- Contractor must educate Homeowner on proper operation and maintenance of new unit.
- Manufacturer's consumer literature on the unit must be left with the Homeowner along with warranty information on the unit.
- The contractor shall include all items necessary to ensure the proper operation of this unit. This includes all connections to the gas service, the electrical disconnect, and electrical service to the unit and venting to meet code.

Heating and Air Conditioning Total \$ _____

Electrical

- Replace all switches, plugs, and plates with new ones.
- Check all existing wiring, repair as needed, tighten connections and fixtures that are loose and replace those that are faulty.
- Install a hard-wired carbon monoxide detector in a central location. (A plug in detector that can be removed or unplugged is not acceptable.)
- Install AC/DC tandem wired smoke detectors in a central location, one (1) in each sleeping room, on each additional story of the dwelling, including basements, but not including crawl spaces and uninhabitable attics.
- Install additional outlet in master bedroom.
- Repair all collateral damage caused by this modification to finish quality.

The Contractor will obtain, and pay for, all permits and licenses necessary for the execution and completion of the work and labor to be performed. Copy of permits and final inspection for Build Mobile Inspections Department must be included with final invoice.

The Contractor will guarantee the work performed for a period of one year from the date of final acceptance of all work required by the contract. The guarantee includes failure of labor and material, but excludes normal wear and tear, and abuse by the owner. The Contractor will furnish the owner with all manufacturers' and suppliers' written guarantees and warranties covering materials and equipment furnished under the contract as applicable.

Electrical Total \$ _____

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 1252 Adams Street: \$ _____

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