

SPECIFICATIONS FOR RESIDENTIAL REHABILITATION PROJECT
Scope of Work Write-Up

Property Owner: Hollis Brewer
Address: 855 Donald Street
City and State: Mobile, AL 36617
Phone: 251-610-2223
Inspector Terell R.

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.

- **Pictures must be provided to include material delivery, 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. Third party apps such as Company Cam® are acceptable.**
- 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; including supporting roofing system such as rafter tails, 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 synthetic or 15# asphalt impregnated felt underlayment.**
- Prepare roof decking to accept a ridge vent.
- **Starter shingles must be self-adhered.**
- 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.

- Contractor must provide shingle color sample to homeowner prior to material delivery.
- 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).
- New roof shall be structurally sound and leak free, including at any attached structures that are adjoined to roof.
- Contractor shall warrant the roof to be completely leak free for one year.

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.

Heating and Air Conditioning

Replacement

- Remove existing HVAC unit.
- Install a new heating and air conditioning system. (Goodman, Nutone, or equivalent) gas and electric dual fuel 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.

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.

Heating and Air Conditioning 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 855 Donald 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