

Work Write-Up

REHAB

* EXHIBIT 1 *

Dated: 4/15/2026

CUSTOMER INFORMATION

Turner, Lee

4518 Lawler Rd., Garland, TX 75042

PREPARED BY

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Priority: 1

Roof	Quantity	Units	Total
1 - Roof Replacement (Specification ID:0 Estimated Qty:20)	20		

PRIORITY #1:

Replace Composition Pitch Roof:

Please View Eagle View: (20 sqs) Note: Eagleview includes patio cover but we are demolishing the patio cover.

Remove all roof surfaces on house, including porches, overhangs, unless specified to the contrary. Strip all existing layers of composition roof shingles, and remove all existing felt to expose decking. Remove do not renail all existing roofing nails, staples and fasteners etc. Wood decking surface shall be free of all old roofing materials. No more existing or original roofing will be removed than can be reinstalled completely with new roofing (shingles) the same day. NOTE: Notify homeowner to schedule an inspection prior to any new roofing material installation. Remove and replace defective, rotted and/or deteriorated sheathing with like kind to match existing up to 10% of roof area. If more than 10% and or if existing roof sheathing or rafters require repairs for adequate strength for a true level surface call the HNS Rehabilitation Specialist for approval of additional work. (A) A minimum span of 4 feet is required for replacement for wood plank decking. (B) 2 feet x 4 feet is the minimum size requirement for OSB 7/16 decking replacement. All new wood decking shall be installed from rafter to rafter. (C) All loose and new decking installation shall be nailed using No 8 ring shank nails. (D) All existing metal vents, turbines, flashing and roof jacks shall be removed/discarded and replace with new. NOTE: If roof does not have any existing turbines, include the cost for the installation of two turbines in your total roof replacement bid (unless otherwise stated). (E) Sink all protruding nails and renail loose sheathing securely at all locations. (F) All large cracks, slivers, knot holes, loose knots, pitchy knots and excessively resinous areas are to be covered with 24 gauge galvanized flat stock steel fastened on four inch centers using 11 or 12 gauge galvanized roofing nails. (G) Before any felt is installed, properly sweep roof thoroughly to remove all debris. (H) Install one layer of an asphalt saturated (non-perforated) felt to comply with A.S.T.M. D-226 15 lb. roofing felt with top lap of 2" and end lap of 4" installed horizontally (parallel to eaves) in shingle fashion. Use 11 or 12 gauge hot-dipped galvanized roofing nails having 1" metal or plastic caps. Top lap shall be nailed on 24" centers (staggered) down the center of felt. NOTE: If felt underlayment is left exposed overnight and exposed to rain and gets wet, underlayment must be replaced before new roofing shingle installation can commence. (I) Valleys shall have a full width strip of No. 15 asphalt-saturated (non-perforated) felt in the valley over the previously installed felt underlayment. The asphalt shingles shall be installed on one roof area, up through the valley extending along the adjoining roof section a minimum of 12". Succeeding course shall be installed over the valley in the same manner as the first course. The shingles shall be pressed tightly into the valley and nailed. NOTE: No nails shall be located within 6" of the valley centerline. Two nails shall be placed in the ends of the shingles that extend onto the adjoining roof area. Sharp corners of shingles in valley shall be cut off. All new shingles shall be trimmed 2" back from valley centerline on the high side. (J) Install 28 gauge galvanized metal drip edge (size 1-1/2" x 1-1/2" face and flange) to eaves first and finish with drip edge along the rakes with 11 of 12 gauge galvanized roofing nails fastened on 8" centers. Notify homeowner to schedule an inspection before installing of shingles (to be made within 24 hours). (K) Prior to installing first course of shingles, a starter course shall be installed along the eaves. Pre cut manufactured starter shingles or a full shingle minus 3 inches (tabs cut off) may be used. Starter course shall be nailed on 9 inch centers. (L) Install and nail each

shingle in accordance with manufacturer's instructions for nailing.
Use U. L. Class A fire rated, fiberglass 205-240 lb. Meeting A.S.T.M D3018-90 with 30 year manufacturer's warranty, 5 tab, square butt, self-sealing shingles. Use 4", 5" or 6" pattern as recommended by the Shingle Manufacturer and as approved by the HNS. All shingles installed shall be nailed only. Do not use staples for installation of shingles. (M) Ridges and hips shall be preformed with shingles and have a 5" exposure and a minimum of 2 nails per shingle. Use peel and stick roll roofing or torch down roofing for the patio area. (N) All new lead jacks shall be set in mastic and nailed at each corner. Paint all new lead jacks to match new roof installation. NOTE: If satellite dish is mounted on existing roof, remove for proper installation of new shingles and re-install on roof at same location. Supply homeowner with manufacturer's warranty and 2-year workmanship warranty per HNS requirements.

Priority: 2

HVAC	Quantity	Units	Total
2 - HVAC Replacement <i>(Specification ID:0 Estimated Qty:0)</i>			

PRIORITY #2:
Replace Central HVAC Unit
Contractor shall replace existing central heat and air conditioning unit as follows, remove existing unit, supply and install new central heat and air conditioning unit per manufacturer's installation requirements, new unit shall be properly sized as determined by industry approved heat/loss, heat/gain calculation. This shall include coils, condenser with approved base, thermostat, control relay, and all required material for proper installation of new central heat and air conditioning unit. Thermostat must be programmable and match the unit. The HVAC contractor shall be responsible for providing the installation of all electrical work and plumbing required to meet all City of Garland code requirements.
Upon completion the contractor shall be required to test and properly balance the system, and guarantee the entire system against faulty materials and workmanship for a period of one year following completion and acceptance. All required green tags and manufacturers warranty papers shall be given to the Loan Processor upon completion of project
USE: A 13 Seer unit (RHEEM, PAYNE, FRIGIDAIRE, CARRIER, GOODMAN OR TRANE ONLY)
NOTE: This item will require a City of Garland Mechanical Permit. Use a certified and licensed HVAC Contractor. A copy of the permit shall be given to the Rehab. Specialist prior to work start for verification of permit issuance. The Mechanical Contractor shall be responsible for any corrections if red tagged until a green tag is issued. All green tags are required upon completion of project.
Final shall result in the proper HVAC installation per manufacturers installation requirements and shall meet all City of Garland code requirements.

Priority: 3

No Category	Quantity	Units	Total
3 - Demo Patio Cover & Repair Fascia/Soffit (Specification ID:0 Estimated Qty:0)			

Priority #3: The contractor shall demo the existing patio cover and haul off debris. The contractor shall repair damaged fascia and soffit in the areas where the patio cover caused damage. The contractor shall match existing color of fascia and soffit.

Priority: 4

Exterior	Quantity	Units	Total
4 - Exterior Repairs & Paint: (Specification ID:0 Estimated Qty:0)			

Priority #4: The contractor shall replace the front shutters of the home to match existing size and color. The contractor shall paint the front porch concrete, hand rail, and patio post to match existing color.

Total
