



AMERICAN CONTRACTING & ROOFING, LLC.

4507 E. SAUNDERS #1, LAREDO, TEXAS 78041 (956)-724-5453

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AMERICAN CONTRACTING & ROOFING, LLC.

SCOPE OF WORK

KARNAK Roof Restoration System

Date: September 2, 2026

Project: Adkins Building

Location: West End Main Campus

Roof Area: Approximately 185 Squares / 18,500 Square Feet

Directed To: Wicho Tijerina

TIPS #: 23010402-5196

American Contracting & Roofing shall provide all necessary labor, materials, equipment, and supervision required to complete the restoration of the existing gravel-surfaced built-up roofing system using the specified KARNAK system.

1. Roof Preparation: Inspect the roof and mechanically prepare the surface by scarifying and power brooming as necessary to remove loose aggregate, dirt, dust, and debris without damaging the existing membrane. Surfaces shall be clean, sound, and dry before coating. Perform moisture and adhesion testing before installation.
2. Roof Repairs: Repair perimeter and base flashings, curbs, penetrations, drains, cracks, splits, holes, and other defective areas with KARNAK 502MS Karna-Flex reinforced with 5540 Resat-Mat polyester fabric in a three-course application. Allow repairs to cure before coating.
3. KARNAK 220 Emulsion: Apply the filler/base coat over the prepared roof at approximately 4–5 gallons per 100 square feet. Work the coating into surface irregularities and remaining embedded aggregate. Apply additional material where required by surface conditions and allow a minimum 21-day cure before reflective coatings.
4. KARNAK 406 Tru-Grip: Apply one uniform reflective base coat at approximately 1.5 gallons per 100 square feet. Back-roll where spray-applied and allow approximately 12–24 hours before the finish coat.
5. KARNAK 670HS Karna-Sil Ultra: Apply one seamless white silicone finish coat at 3.0 gallons per 100 square feet, approximately 48 wet mils. Inspect the cured surface for continuous coverage and visible pinholes.
6. Details and Transitions: Integrate applicable flashings, curbs, drains, penetrations, parapets, and roof transitions into the restoration system to maintain continuous waterproofing.



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7. Application Requirements: Install all materials in accordance with current KARNAK instructions and acceptable temperature, humidity, weather, and cure conditions. Do not apply coatings when rain is expected within 24 hours.

8. Final Inspection and Cleanup: Inspect the completed system, correct applicable deficiencies, remove installation debris, and leave the roof and surrounding work areas clean.

9. Warranty: The completed roofing system shall include a 20-Year KARNAK Manufacturer Warranty and a 2-Year Workmanship Warranty from American Contracting & Roofing.

TOTAL ROOF AREA: APPROXIMATELY 185 SQUARES / 18,500 SQUARE FEET

BASE CONTRACT: \$765,000.00

CONTINGENCY ALLOWANCE: \$20,000.00 (To be used only approved by owner)

TOTAL INCLUDING CONTINGENCY: \$785,000.00