



COMMUNITY ROOFING & RESTORATION, INC.
 communityroofing.com/ 414-332-1139 / 414-232-0754 (cell)



To: Daniel Olson
 1830 N 2nd St
 Milwaukee WI 53212-3707

(h)
 (w)
 418-1014 (Cell)

From: Josh Fraundorf, President of Community Roofing & Restoration, Inc.

Letter Contract

August 8, 2018

Re: 8/8/2018: Bid for 1830 N 2nd St

House Roof:

We will remove the existing single layer of cedar 1 5x shingles over the entire roof surface of the house. \$55.00/per man hour plus materials for any wood repairs that may be needed after the tear-off has been completed. IF the original deck boards are spaced more then 1/4 inch we will have to re-deck the entire roof surface so that the new asphalt roof system can be secured down properly. 7/16 OSB sheeting would be installed over the entire roof surface of the house being secured down using 2 3/8 framing nails. This would be an additional charge of \$2,675.00 IF it is needed. Ice and water shield will then be applied along all of the eaves, valleys, chimney, and roof wall intersections. The ice and water shield will be applied six feet along all of the eaves. #30 felt paper will then be used to cover the remaining exposed deck boards. If you would like to use a synthetic felt paper that can be used as well for no additional charge but I do prefer the #30 felt. Aluminum d-edge will then be installed along all of the roof edges. Painted "W" style galvanized valleys will then be secured down in all of the valleys. 30yr Certainteed Landmark dimensional shingles will then be applied over the entire roof surface of the house. The shingles will be secured down using 1 1/4 roofing nails. As the shingles are being installed there will be new step flashing applied along the roof wall intersections as well as both sides of the chimney. We will then custom make and install a new front and rear flashing plate on the chimney. At this time we will grind into the chimney and anchor a new historic step counter flashing system around the entire chimney. Any stack that extends out of the roof will be flashed with a new lead boot. We will then make sure that any bathroom fan is connected to properly and venting out of the roof so no moisture is being put back into the house. One inch will then be cut back along the entire peak of the house. VentSure ridge vent system will then be installed over the entire peak of the house being secured down using 2 1/2 inch roof nails. This system will work well with the current intake vents in the soffits that do not have any way to exhaust properly.

House Gutters:

We will remove all of the existing gutters around the house except the ones on the South lower porch roof that are in good shape. Ice and water shield will then be applied along all of the eaves lapping it down behind the gutter which is the correct way to install. New aluminum gutter apron will then be applied along all of the eaves. Five inch seamless aluminum gutters and four inch downspouts will then be applied around the entire house duplicating the existing ones. The proper straps and screws, NOT nails, will be used to secure the new gutter system. If you would like to change any of the downspout locations that can be talked about as well.

Garage Roof & Gutters:

We will remove the existing single layer of cedar 1 5x shingles over the entire garage roof. IF the roof boards are spaced we will have to install new 7/16 OSB sheeting over the entire garage roof being secured down with 2 3/8 framing nails. This would be an additional charge of \$985.00 IF it is needed. Ice and water shield will then be applied along all of the eaves. #30 felt paper will then be applied over



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Garage Roof & Gutters: (continued)

the remaining exposed deck boards. Aluminum d-edge will then be installed along all of the roof edges. Aluminum gutter apron will then be applied along all of the eaves. 30yr Certaineed Landmark dimensional shingles will then be applied over the entire roof surface of the garage roof being secured down using 1 1/4 roofing nails. Four new roof vents will be applied on the roof. Five inch seamless aluminum gutters and four inch downspouts will then be applied on the North and South side of the garage. The gutters will be secured down using the proper straps and screws. The downspouts will be located on the East end of the garage pushing the water into the alley.

All job related debris to be hauled away by Community Roofing & Restoration, Inc. Tarps and plywood will be used to protect the house and landscape as the roofing project is being done. All debris will be cleaned up on a daily basis and put into the dumpster. All permits needed for the project to be taken care of by Community Roofing & Restoration, Inc.. Once one of our crews starts a job the same crew will be there every day until the job is completed depending upon the weather.

Project Prices:

House Roof Total: \$11,855.00**
 **IF re-decking is needed on the house roof, add: \$2,675.00
 House Gutter Total: \$2,795.00

Garage Roof Total: \$3,185.00**
 **IF re-decking is needed on the garage roof, add: \$985.00
 Garage Gutter Total: \$875.00

Please note: There will be a 2% charge for credit card payments.
 Terms: 1/3 up front, 1/3 upon 2/3 completed, and the balance upon completion.

Below is the name of the person to contact from the Historic Preservation Staff regarding Historic Tax Credit Information regarding potential for 25% tax savings.

Name: Mark Buechel, AIA (Pronounced Bee-kel)
 Title: Senior Preservation Architect, State Historic Preservation Office
 Division: Historic Preservation and Public History - Historic Preservation - Rm: 312
 Phone: 608-264-6491
 Fax: 608-264-6504
 Address: 816 State St --Madison, WI 53706-1482
 Email: mark.buechel@wisconsinhistory.org
 website: <http://www.wisconsinhistory.org/>
<http://inwisconsin.com/wp-content/uploads/2015/01/Historic-Preservation-Tax-Credit.pdf>



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There is a Lifetime labor warranty given by Community Roofing & Restoration, Inc for the shingle roof and a 30 yr shingle manufacturer's warranty given by Certainteed. If you would like to talk about the extended Lifetime warranty's that Community Roofing & Restoration, Inc can offer with our Certifications I would be happy to have that conversation. Payment as follows: 1/3 up front, 1/3 upon 2/3 completed, and the balance upon completion. Please note: There will be a 2% charge for credit card payments.

Thank you for this opportunity to provide you with a bid. Please call me on my cellphone if I may assist you with any questions and/ or to schedule this work.

Sincerely,

Josh Fraundorf, President
Community Roofing & Restoration, Inc
(414) 232-0754 (Cell #) -- Please no phone calls on my cell# after 6pm, or on weekends, unless an emergency. Thank you.
(414) 332-1139 (Voicemail)
email: josh.fraundorf@gmail.com
communityroofing.com
<http://www.communityroofingandrestoration.com/testimonials/>

IF accepting bid, please mail signed contract to:

Community Roofing & Restoration, Inc.
P.O. Box 170927
Whitefish Bay, WI 53217-8081

Terms: 1/3 down payment, 1/3 due at 2/3 completion, balance due upon completion.

Submitted by:
Josh Fraundorf 
President Community Roofing & Restoration, Inc.

Accepted by: _____
Date: _____

Josh Fraundorf has taken Community Roofing to a higher level of excellence over his 15 years as my partner during our 41 years of service. It is my honor to introduce him as the new President of Community Roofing and Restoration, Inc. Sincerely, James J. Godsil, Founder of Community Roofing in 1975.



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Worksite address if different than above:

Addendum To Letter Contract

(1) Binding Mediation and Arbitration Process

In our 30 years and 5,000 projects we have been blessed with experiences that find us and our clients very happy to have had a meeting of the minds and partnered to create restoration products and services with beauty and durability. In the rare instance where there are disagreements or misunderstandings we insist upon a binding arbitration process, with the help of neutral Wisconsin professional associations to help us select a binding arbitrator and binding arbitration process. If for whatever reason the arbitration process does not lead to a satisfactory resolution, client will be responsible for clients legal fees, and Community will be responsible for its legal fees.

(2) Lien Rights

We and others who furnish labor or materials for this project may have lien rights on the land and buildings if not paid. Late payment charges of 1.5% per month for past due balances, annual charge of 18%, and, if client does not pay as agreed. Guarantees are null and void if client does not pay according to agreement.

(3) Substantial Project Completion

On projects over \$5,000.00 that are substantially complete, (e.g. 95 per cent of the work has been done and the house is not in danger from the elements, but not able to be totally completed for reasons outside of our control, e.g. bad weather, or awaiting the arrival of a small part for a small issue that will take a month to arrive, etc.), we would like to be paid the contract price, minus double the cost of the unfinished item. For example, let's say the contract included a copper weather vane that won't arrive for one month. If the total project cost was \$10,000.00 and we are finished, except for the weather vane, and the weather vane labor and material cost \$500, we would be happy to find you withholding \$1,000 until the weather vane is installed and pay us \$9,000 of the contract price. Prices may change after 30 days from date of our proposal. Guarantees apply only to the original purchaser of our services and products.

(4) Misrepresentations and Product Substitutions

Misrepresentations : There may be occasions where there is a misunderstanding about some of the finer, subtler points of the project. For example, it is understood that we are expected to follow the manufacturer's instructions in applying your shingles (in the case of a roofing project). But we want you to completely understand that there are phrases in the instructions that are sometimes impossible to actualize in the real world. Let us say, for example, that the instructions call for "shingle exposures" of 5." That means that each course of shingles has 5" of material exposed to the weather. But the reality of roof projects in the real world is that "there is no such thing as a perfectly straight line in nature, " and that goes even more for roof decks on houses. The roof deck is never without some swaying or swelling. It is absolutely impossible to install every course of shingles exactly 5" to the weather.

Product Substitutions : Here too reality sometimes finds it impossible for us to follow the strictest letter of the contract. Let's imagine that the contract language says we will use "solar seal" to caulk the joint between the shingles and a masonry surface. Let us imagine that our supplier has run out of "solar seal" but has a product that is essentially the same. In such a situation we insist that our clients waive the right to sue us for double damages plus attorneys fees. If it turned out that one of our foreman betrayed our trust and actually used an inferior substitution, the cost of such a "deviation from perfection" on our part would be determined by a mediator and the homeowner would waive his/her rights to seek double damages plus legal fees for such imperfections in our work on their behalf.

(5) Extra Layer(s):

If there are extra layers of roofing found, there will be an additional charge of \$70.00/ per square, (per 10ft x 10ft area), for those layers, unless a different rate is quoted to you within the body of the written contract.

(6) Ice Dam Problems

There have been a couple of winters since our founding in 1975 when so much snow and huge ice dams overloaded the system's capacity on a handful of our 5,000 projects. In such circumstances we removed the ice dams at cost and encouraged the owners to consider electric cables. We would only advise that, if your roof turned out to be among that minority that required cables.

(7) We will be responsible for fixing any damage to your inside that comes from a leak clearly caused by workmanship errors on our part.

We will not be responsible for such inside work, however, if the leak was caused by other aspects of the roof system, e.g. faulty shingles, chimney, siding, gutters, etc. that we did not contract to fix. Nor will we be responsible for any mold that occurs in your house, given the many variables contributing to the emergence of mold, e.g. excessive humidity, insufficient ventilation in your house, etc.

****PLEASE NOTE:** Before work begins, it is the homeowner's responsibility to be sure to cover any items in the attic and/or garage with a tarp, to protect them from the dust & debris that will occur during roof tear offs & roof replacements.

Submitted by:
Josh Fraundorf 
Sincerely, President Community Roofing & Restoration, Inc.

Accepted by: _____

Date: _____

This is to certify that

Community Roofing & Restoration Inc

is hereby recognized as a ShingleMaster™ and therefore can offer the CertainTeed SureStart™ PLUS 3-STAR and 4-STAR Coverage warranty extensions.



This company has achieved ShingleMaster™ status by employing a Shingle Quality Specialist™ and a Master Shingle Applicator™ qualified workforce or by attending a ShingleMaster™ Credential Course, and having at least one person qualified as a Master Shingle Applicator™.

The Master Shingle Applicator™ qualification is based on the CertainTeed Shingle Applicator's Manual test, which includes the complex requirements and recommendations for the installation of a high-quality shingle roof system. The ShingleMaster Credential Course covers CertainTeed roofing products, application standards, shingle technology and quality.

A ShingleMaster™ since:

2012

CertainTeed
SAINT-GOBAIN

Valid through January 31 2019

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A handwritten signature in black ink that reads 'Tom Smith'.

Tom Smith
President, CertainTeed Roofing