

4/21/2025

From: Joshua Fraundorf

Thank you for this opportunity to provide you with an estimate. Please call me directly on my cell phone 414-232-0754 or email me directly at josh.fraundorf@gmail.com if you have any questions and/or if you would like to move forward with your project.

The following contract is in regards to the property at:

2568 N Summit

Photos: [2568 N Summit](#)

Martin,

After looking at the house roof from the ground and seeing some of the issues and then flying a drone over the house it is clear that this roof system is at the end of its useful life and needs to be replaced at this time. Some of the following issues were found while the roof was being inspected:

- Top shingle caps along all of the peaks on the house have failed and there are holes in many locations that can be seen in the pics provided.
- Cheater boards along the roof wall intersections of the dormers are failing and need to be replaced.
- The house is NOT venting correctly currently as you have a continuous Ridge Vent system but you have NO intake and air flow in place.
- The 2 existing chimney flashings on the house are not done correctly and need to be replaced.
- There are shingles that have blown off the house roof where moisture is getting in.
- The roof wall intersection with the stucco walls is not flashed properly and should be fixed.
- The Derby Gum roof on the East dormer is at the end of its useful life and should be replaced at this time.

House Roof Estimate:

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We will remove the single layer of asphalt roofing over the entire roof surface of the house. The existing trim boards along the roof wall intersections will be removed on the West dormers so the ice and water shield and the proper flashing work can be done. We will then have to cut back 6" along all of the stucco roof wall intersections so again, the ice and water shield and the proper flashing work can be done. \$88.50hr plus materials for any wood repairs that may be needed after the tear-off has been completed. Ice and water shield will then be applied along all of the eaves, valleys, stacks, chimneys, and roof wall intersections around the entire house. The ice and water shield will be applied 6' up along all of the eaves. The Certaiteed synthetic felt paper will then be used to cover the remaining exposed deck boards. New aluminum d-edge will then be secured down along all of the roof edges around the entire house. Painted "W" style galvanized valleys will then be secured down into all of the valleys on the house.

Certaiteed Northgate ClimateFlex 40yr SBS based dimensional shingles will then be installed over the entire roof surface of the house. The shingles will be secured down using 1 1/4 roofing nails. When the shingles are being installed we will build a step system so no seams vertically will match up. Do not allow your roof to be installed using a "racking" system which has every other row of shingles vertically having the same seam. As the shingles are being installed there will be new step flashing installed along all of the vertical roof wall intersections on the house. As the shingles are being installed there will be new step flashing installed along the sides of each of the chimneys as well. We will then use 26 gauge coated steel and custom make and install a front and rear flashing plate on the chimney. We will then grind into the chimneys and anchor a new 26 gauge coated steel historic step counter flashing system around each of the chimneys. Novaguard sealant will then be used to seal the intersection of the brick with the new counter flashings. 26 gauge coated steel will then be used to custom make and install new front flashing plates along all of the horizontal roof wall intersections on the small runner roofs, dormers, and shed roofs. We will then install 1 new PVC flashing boot over the stack that extends out of the roof. 1 new bathroom vents will be connected to the existing 4" ductwork that we have

access to and vent it out of the roof properly so the moisture is not being put back into the house. 2 new lead boot flashings will then be installed over the 4" stacks that extend out of the roof.

Venting:

Currently you have a ridge vent installed on the peak of the house but you have no intake and air flow in place. I would suggest cutting in a continuous Edge Vent system just above the attic floor on the back of the house on the East side of the house. The historic tax credit program requires 100% of the peak to be covered by the Ridge Vent but no intake vents or box vents can be seen from the street. We will then make sure that 1 1/2 inches is cut back from the entire peak of the house. Certainteed 4ft pieces of Ridge Vent with exterior baffles and the Edge Vent being secured down using 3" roofing nails.

East Dormer:

We will remove the existing roofing materials over the entire flat roof surface. \$88.50hr plus materials for any wood repairs that may be needed after the tear-off has been completed. 2x6x12' boards will then be installed along all of the roof edges around the flat roof to create the needed wood nailer. 1 1/2" ISO board will then be installed over the entire flat roof surface being secured down using 3" discs that will be secured down using 2 1/4 inch screws. Commercial glue will then be applied over the entire flat roof surface. 60mm epdm rubber roof system will then be installed over the entire flat roof surface, up 3' onto the pitched roof that intersects with the roof prior to the new roof being installed, and up 12" onto the side of the chimney that intersects with the flat roof. 26 gauge coated steel will then be used to custom make and install a new steel apron along all 3 edges of the flat roof. We will then prime the top of the apron and install new 6" Cured rubber along the intersection of the new apron with the rubber roof. We will then grind into the chimney and anchor a new 26 gauge coated steel counter flashing system around the entire chimney. Novaguard sealant will then be used to seal the intersection of the flashing and chimney.

Stucco:

As the tear-off is being done as mentioned above we will have to cut out 6" along all of the stucco roof wall intersections on the East dormer as well as the lower smaller roof wall intersections on the West and South side of the house. Ice and water shield will then be applied along all of the roof wall intersections. As the new roof system is being done the proper step flashing will be installed along the vertical roof wall intersections and new 26 gauge coated steel will be used to custom make and install a new front flashing plate along all of the horizontal roof wall intersections. These areas will be left water tight for the company Martin hired to do the needed stucco repair work.

House Gutters:

As the tear-off is being done we will remove the existing newer gutters that we installed a couple of years ago. Ice and water shield will then be applied along all of the eaves lapping it down behind the gutter. New aluminum gutter apron will then be installed along all of the eaves. We will then reinstall the existing gutters using the proper straps and screws NOT nails.

All debris to be hauled away by CRR. 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 CRR. Once one of our crews starts a job the same crew will be there every day until the project is completed depending on the weather.

House Roof Total:\$26,829.00

-If you would like to go with a standard Certainteed Landmark 30yr dimensional shingle we would deduct \$825.00 from the total cost of the project.

Terms: 1/3 upfront, 1/3 upon commencement of job and balance upon completion. Please note: There will be a 3% charge for credit card payments.

If accepting estimate, please sign digitally or mail signed contract to:
Community Roofing and Restoration, INC.

1776 N. Water St.
Milwaukee, WI 53202

Should you decline our estimate, we kindly ask for written or verbal notification and any feedback you are willing to share regarding why our bid was declined. This is very important for our success, and all feedback is greatly appreciated. If you have any questions or concerns regarding your proposal, please feel free to reach out to myself or our office at 414-332-1139.

Sincerely,

Josh Fraundorf
414-232-0754
josh.fraundorf@gmail.com

Accepted By:

Submitted by:

A handwritten signature in cursive script that reads "Josh Fraundorf".

Josh Fraundorf, President

Addendum to 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 client's 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 \$100.00/ 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.

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:



Accepted by:

Signature area

Customer Pre-Project Checklist

The following requests are made by Community Roofing & Restoration to the occupants in the interest of ensuring the project is completed to the best possible outcome. We kindly ask that you complete the following prior to the project's start date:

- **Attic Items:** If you have storage or other items in your attic, we suggest that you cover the items with plastic (or a tarp) prior to the project start. During the roof-tear-off process some debris can fall through the small gaps in the existing roof decking and end up in your attic. Furthermore, even if your roof decking is not gapped, there is usually at least some sort of dust or debris that is currently adhered to the inside of the roof decking, which can release during the project. Covering your items with plastic (or a tarp) will prevent them from becoming dusty and dirty.
- **Lawn Items:** If you have items in your lawn, we suggest moving them into the garage, a shed, or far away from the roof to prevent damage. Although our workers are especially careful, there is always the possibility of a tool or building material being accidentally dropped during the project. We want your lawn items (patio furniture, grills, fireplaces, garden décor, etc.) to be safe during the project, so we ask that you move the items if possible.
- **Trees, Bushes, Plants:** Although our workers are top-of-the-line exterior remodelers, they are not trained arborists. It is our customers' responsibility to trim and/or cut back any trees, bushes, plants, etc., before the project begins. If this is not done, our workers may be forced (if their workspace is impeded) to cut back the interfering foliage. Avoid this situation by taking care of this prior to project start.
- **Wall Items:** Please use discretion in regard to what items you leave hanging on your interior walls during the project. Most of the time this is not an issue, but every once in a while, we will have a customer make mention that a picture or other item found its way off the wall and onto the floor during the project. Again, this is rare, but it does happen occasionally. If you have a fragile or sentimental item hanging on your wall, please consider removing for the project's duration.
- **Grass & Pet Waste:** We ask that you cut the grass and remove pet waste prior to the project start. Also, if possible, please lower the lawnmower blade when cutting. We ask this because having low-cut grass significantly helps us perform a more thorough cleanup. Some nails inevitably fall off the roof. We try hard to find them all before leaving, but having the grass cut short makes it much easier for us to find the nails. Our workers also use a "magnetic rolling rake" to pick up nails in the grass that we can't see. Long grass interferes with the tool's ability to effectively pick up the nails. Lastly, pet waste (if not picked up) finds its way onto our boots, then onto our ladders, then onto your new roof.

Thank you for choosing Community Roofing & Restoration!