

5/14/2025

From: Joshua Fraundorf

Dear Joshua Miles,

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](mailto: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:

2817 N Sherman Blvd

### **Front Porch Roof Inspection:**

Upon going up on the flat roof with Josh it was pretty clear what the issues were with the flat roof as well as the pitched roof that surrounds the flat roof. Currently the water on the flat roof is pooling on the North and South sides and not draining through the outlets down onto the pitched roof surfaces. The flashing system along the flat roof intersection with the house has failed in a number of spots as well as the metal coping that is on top of all of the 3 parapet walls. The shingles on the exterior pitched roof are missing in a number of spots and the flashing system along both roof wall intersections is not done correctly. Caulk has been used along the roof wall intersections instead of the proper step flashing and counter flashing system. At this time the flat roof as well as the pitched roof around the porch roof needs to be replaced at the same time. We can not access the outlets that run through the framing and empty onto the pitched roof without taking apart those roof facets. If you need me to clarify anything I'm happy to stop back in person and walk you through things.

### **Porch Roof:**

We will start by removing the existing shingles around the entire flat roof surface. At this time the metal coping, inside flashings, and entire rubber roof system will be removed down to the original decking. \$92.50hr plus materials for any wood repairs that may be needed after the tear-off is exposed. This will include wood work needed to decking, framing, soffit, fascia, and moldings. 7/16 OSB sheathing will then be installed on the inside of all of the walls so the new roof system can be installed properly. 2x8 treated lumber will be installed on the top of the parapit walls to create the needed wood nailer system. A tapered ISO system will then be installed on the flat roof pitching the water to the South and North sides of the flat roof where the outlets are located. The ISO boards will be secured down using 3" discs that will be secured down using the proper length screws. We will then install RMS tape along all 4 roof wall intersections on the inside of the flat roof. This will hold the rubber to the walls and not allow it to shrink and pull away over time. The RMS tape will be secured using 2 1/4 inch screws that will be secured down using screws. Commercial glue will then be installed over the entire flat roof surface and up each of the walls. We will then use 26 gauge coated steel and custom make and install a new coping along the 3 parapet walls on the porch roof. Water stop will be installed on each of the seams prior to the 4" starps being locked into place on the coping. We will then install a new 26 gauge coated steel counter flashing along the entire roof wall intersection of the flat roof with the house. A new custom made flashing system will then be made and installed where the door intersects with the flat roof.

### **Pitched Roof:**

After the tear-off is completed we will open up the decking on the North and South side of the porch where the outlets run through the structure and empty onto the pitched roof. 20oz copper will then be used to custom make and install a new outlet that goes through the entire framing, laps onto the new rubber roof, as well as the asphalt pitched roof section. All seams will be soldered. We will then prime the top of the apron that laps onto the new rubber roof on both sides of the porch roof and seal that intersection with uncured rubber. Ice and water shield wil then be installed over the entire porch roof surface and up the walls that intersect with the roofing. New aluminum gutter apron will then be installed along all of the eaves. 30yr Certainteed Landmark "heather blend" dimensional shingles will then be installed over the entire roof surface of the porch roof. 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. We will then grind into the walls on both sides of the porch roof and anchor a new 26 gauge coated steel historic step counter flashing system on each wall. Quad max sealant will then be used to seal the intersection of the brick with the new counter

flashing. New 5" seamless aluminum gutters and 4 inch downspouts will then be installed around the entire porch roof system. The gutters will be secured 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 garage as the roofing projects are being done. All debris will be cleaned up on a daily basis and put into the dumpster. Any 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 job is completed depending on the weather. 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. The flat roof portion of the roof will have a 20yr manufacturer's warranty associated with it and a 10yr labor warranty.

**Porch Total:\$13,705.00**

**Payment as follows: 1/2 up front and the balance upon completion.**

**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:



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

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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!**