



Roofing Proposal

Date: 9/20/23

For:

Sarah Orizaga
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Milwaukee, WI 53210
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Company Mission:

Thoughtful Craftsmen's mission is to maintain the historic housing stock of Milwaukee and its older suburbs through comprehensive restoration that treats a home as a living organism composed of interconnected systems. Using the highest quality materials, applied and installed with a thoughtful eye to historical and architectural details, we endeavor to return homes to their original appearance in a way that will survive for decades to come.

Work Proposed:

New rubber roof for east back porch and bay window including new flashings and posts.

Any work marked by an asterisk (*) and highlighted in green below to be performed on the basis of time and materials and consultation with owner.

Job Description:

Set up for the safe and complete execution of work.

Remove existing railing; set aside 2x8's and metal railing for re-installation. Dispose posts.

Remove existing gutters carefully and set aside for re-installation.

Remove existing roofing material, flashings at wall and gutter and underlying sheathing; dispose. Inspect conditions, document and discuss with owner our observations. (*) As needed, perform any necessary repairs to underlying framing/or damaged trim on the basis of time and materials, added to price below. Any time and materials work necessary to be performed in consultation with owners.

Install new sheathing, and fiberboard underlayment ensuring pitch of roof sheds out away from the home and into gutters.

Install drip edge at perimeter of roof to match that of the gutter as closely as possible; tape seams from drip edge to underlayment.

Roll out and fully adhere 60 mil EPDM rubber on flat roof running up roof to wall intersection and door stoop, pressure sealed at door stoop. In concert with the new epdm membrane, install new 2 new pressure treated 4x4 railing posts in similar locations as existing at edge of roof and 2 new half posts with a chamfered top at wall installed into brick for railing re-installation. Posts will be flashed into rubber roof, and sealed for water tightness.

Install custom cut and bent heavy gauge aluminum counterflashing over rubber at roof to wall intersection, cut into existing mortar and sealed. Counter flashing to match gutter color as closely as possible.

Re-install gutters ensuring proper pitch following current drainage plan, caulking any seams as needed.

Re-install 2x8's and metal rails to new posts using stainless fasteners.

Clean up carefully and dispose all job-related waste.

Totals: \$6,260 (*) Not including any time and materials work.

Any necessary time and materials work will be billed at the rate of \$85/hr. plus the cost of any materials.

Proposal may be adjusted / or withdrawn if not accepted within 30 days.

AS REQUIRED BY WISCONSIN CONSTRUCTION LIEN LAW, CONTRACTOR HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON THE OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE BELOW SIGNED CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED

TO HIS/HER MORTGAGE LENDER, IF ANY, TO SEE THAT ALL POTENTIAL CLAIMANTS ARE DULY PAID.

Payment Schedule:

\$500 non-refundable scheduled retainer down-payment (will be deducted from first invoice)

40% of selected facets of work due upon commencement.

Remainder due in full upon completion.

(*) Time & materials work invoiced and paid weekly as needed.

Payments due directly upon receipt of invoice.

1+1/2% interest per month on all payments 5 days overdue.

Scheduling is based on date of signed proposal and received down payment. For this, check is best and can be made out to Thoughtful Craftsmen and sent to P.O. Box 11537 Shorewood, WI 53211.

Authorized Signature, Thoughtful Craftsmen, INC.

Jake Meils

9/20/23

I agree to these terms and authorize the work described above.

Sarah Orizaga

Date 4/24/24 Owner/Agent

(Please sign and return with down-payment)