

Name: Donna Weiss
 Billing & Worksite Address: 819 N Cass Street, Milwaukee, WI 53202
 Phone Number: (262) 617-1408

Customer ID #: 8009 Date: 5/15/2023


Billing: Donna M. Weiss
 Preserve Rehabilitation Partners, LLC
 donna@preserveLLC.com

Thank you for the opportunity to earn your business. We propose to meticulously complete the following...

Home Roofing Specifications:

1. Protect with tarps and/or plywood all trees, shrubs, landscapes, and any other personal property deemed necessary by owner and/or Community Roofing & Restoration during the project's duration.
2. Remove existing 4 layers of roofing material from the NE quadrant.
3. Remove existing 4 layers of roofing material from the NW quadrant.
4. Remove existing 1 layer of roofing material from the SW quadrant.
5. Remove existing 3 layers of roofing material from the SE quadrant.
 - a. Note: Although it is checked and verified on multiple occasions, at multiple roof eave edges, due to the significantly deteriorated status of the underlaying shingles, there may be incorrect assumptions regarding the number of layers of existing roofing material. If there are additional layers OR fewer layers, upon providing the homeowner with photo evidence of the layers, the price may need to be adjusted (increasing OR decreasing) by \$92.50 per layer, per square. For example, if it is found that there are fewer layers than anticipated (listed above) we will credit the final invoice. If it is found that there are more layers than anticipated (listed above) we will add to the final invoice.
 - i. Initial to agree: DW
 - b. Note: If your existing roof boards are gapped roofing debris will fall into the attic space. It is the homeowner's responsibility to protect and/or cover and/or clean any personal property/belongings. Also, although photo evidence was found, which indicates the existing roof decking is tight tongue-and-groove, if when the roofing material is removed the decking is found to be gapped > 1/4 inch on average, new 7/16 OSB wood roof decking will need to be installed over the existing roof boards. If this is needed, which is unlikely, the cost added for this additional labor and materials is \$58.00 per 4'x8' section (total potential increase if all decking need to be covered = \$5,307.00).
 - i. Initial to agree: DW
6. Remove existing chimney flashings x2, roof vents, plumbing vent stack flashings, drip edge, gutter apron, and valley flashings.
7. Remove existing reglet-cut counter flashings where the roofing material intersects with adjacent masonry walls.
8. Detach existing gutters as needed to install ice and water shield membrane properly, 2-3 inches onto the fascia board, covering the fascia/decking construction joint.
9. Once the existing materials are removed the exposed structure will be inspected. Only as needed, rotted and/or missing materials will be replaced. If unforeseen carpentry work is needed to properly complete the project, it will be completed. If this additional work is necessary, it will be completed and charged for upon final invoice on a time and materials basis. Time being \$92.50 per hour. Materials being purchased at prevailing rates.
10. Install 6 feet of ice and water shield membrane to the eave edges of the structure.
 - a. Ice and water shield will also be installed around any/all chimneys and in any/all valleys.
11. Install new high-performance synthetic underlayment to the remainder of the roof decking.
12. Install new plumbing vent stack flashings where the existing were removed.
13. Install new slant-back vents x6 to the roof surface (out of view from the street).
14. Install new pre-finished steel w-style valleys where the existing were removed.
15. Install new pre-finished aluminum drip edge to all rake edges of the structure.
 - a. Color to be: Color to be selected from standard offerings terra bronze DW
16. Install new pre-finished aluminum gutter apron to all eave edges of the structure.
 - a. Color to be: Color to be selected from standard offerings terra bronze DW

roofing specifications continue on the next page...

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17. Install new .26-gauge pre-finished steel historic-sawtooth-cut chimney flashings x2 (with new step flashings) where the existing were removed.
18. Install new lumber framing and sheathing as needed to the rear chimney to fabricate a new chimney saddle (aka chimney cricket) ...then install new 26-gauge pre-finished steel over the newly fabricated lumber saddle (aka water-diverter) adjacent to the rear chimney flashing.
19. Install starter shingles with seal down strip to all eve edges and the bilateral edges of all valleys.
20. Install CertainTeed Landmark shingles where existing were removed.
 - a. Color to be: To be selected from standard colors *Resawn shake DW*
21. Install new historic-sawtooth-cut pre-finished steel counter flashings where the roofing material intersects with adjacent masonry walls.
 - a. Color to be: To be selected from standard colors *Medium Bronze DW*
22. Install hip and ridge shingles to all hip and ridge areas.
23. Clean job site daily. Remove and dispose of all job-related debris.

The cost for "Home Roofing Specifications" is \$27,236.00 – initial to agree: DW

Add new VELUX Fresh Air C01 & M02 Skylights (manually operational) for \$4,818.00 – initial to agree: DW

~~*** Note: No interior work is included in this skylight option. Our workers will remove decking as needed, install lumber framing, header, and studs as needed, install the skylight (deck mounted), and install VELUX flashing kit. ***~~

Gutters & Downspouts Specifications:

1. Remove existing gutters and downspouts from the home.
2. Once the existing gutters are removed the exposed fascia board will be inspected. Only as needed, rotted and/or missing materials will be replaced. If unforeseen carpentry work is needed to properly complete the project, it will be completed. If this additional work is necessary, it will be completed and charged for upon final invoice on a time and materials basis. Time being \$92.50 per hour. Materials being purchased at prevailing rates.
3. Install new seamless **6-inch** K-style pre-finished aluminum gutters where existing were removed.
 - a. The new gutters will be attached using new aluminum fascia brackets and screws (not nails) every 18"-24".
 - b. Color to be: To be selected from standard colors *terra bronze DW*
4. Install new 4x3-inch downspouts and coordinating downspout elbows.
 - a. Color to be: Color to be selected from standard offerings *terra bronze DW*
5. Clean job site daily. Remove and dispose of all job-related debris.

The cost for "Gutters & Downspouts Specifications" is \$3,494.00 – initial to agree: DW

Accepted: X *Don M. [Signature]* Date: June 8, 2023 X _____ Date: _____

Low-Slope Roofing Specifications:

1. Remove the existing 2 layer(s) of low-slope roofing material.
 - a. EPDM layer x1. Metal layer x1.
2. Remove existing gutters as needed to install new perimeter metal.
3. Once the existing materials are removed the exposed structure will be inspected. Only as needed, rotted and/or missing materials will be replaced. If unforeseen carpentry work is needed to properly complete the project, it will be completed. If this additional work is necessary, it will be completed and charged for upon final invoice on a time and materials basis. Time being \$92.50 per hour. Materials being purchased at prevailing rates.
4. Install high density **tapered** polyisocyanurate insulation where the existing low-slope roofing material was removed.
5. Install fully adhered 60-MIL EPDM over the newly installed cover board.
6. Install .26-gauge pre-finished steel perimeter metal (not termination bar) to all exposed edges of the new low-slope roof.
 - a. This includes custom fabricated .26-gauge steel counter flashing to adjacent masonry walls.
 - b. This includes custom fabricated .26-gauge steel drip-edge and/or apron.
 - c. Color to be: **To be determined from standard** colors *Medium bronze RW*
7. Install uncured rubber and/or EPDM flat roofing cover tape detail as needed.
8. Install all caulks and/or sealants as needed.
9. Clean job site daily. Remove and dispose of all job-related debris.
10. Warranty: Your low-slope roofing system comes with a manufacturer-backed material warranty and a lifetime Community Roofing & Restoration Workmanship Warranty.

The cost for "Low-Slope Roofing Specifications" is \$5,150.00 – initial to agree: **DW**

Warranties:

1. Lifetime (50-year) CertainTeed Manufacturer Material Warranty
 - a. Covers material and installation-labor for 10 years. Then, after 10 years, the warranty covers material, and begins to prorate out to 50 years.
 - b. Algae growth is also covered for 10 years (non-prorated).
 - c. CertainTeed warranties are transferrable at no charge with no burden to notify the manufacturer
2. Lifetime Community Roofing & Restoration Workmanship Warranty
 - a. Any leaks caused by improper installation of purchased products will be remedied by Community Roofing & Restoration at no additional charge.

* The cost of the above-selected work = \$ **40,698** .00 *

* Down payment of approximately 1/3 = \$ **13,566** .00 *

* An invoice for an additional approximate 1/3 payment will be sent (to be paid upon commencement of job) *

* The final invoice (remaining project balance) will be sent upon completion of the project *

* The above cost reflects applicable taxes, permits, and disposal fees *

Customer Note: We close on the property July 28, 2023. Work cannot start nor can materials be procured until after that date. The hope is that all work will be executed in 2023. Please advise on any change to terms and downpayment necessary to secure the work.

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(1) Binding Mediation and Arbitration Process... In our nearly 45 years and over 10,000 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, the 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 and/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 any/all guarantees/warranties are null and void.


(3) Substantial Project Completion... On projects over \$5,000.00 that are substantially complete, (e.g., 95% 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 weathervane that won't arrive for one month. If the total project cost was \$10,000.00 and we are finished, except for the weathervane, and the weathervane labor and material cost \$500, we would be happy to find you withholding \$1,000 until the weathervane 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... 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 inches. That means that each course of shingles has 5 inches 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 impossible to install every course of shingles exactly five inches. 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 attorney's fees. If it turned out that one of our foremen betrayed our trust and 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 right 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 \$92.50 per square & per layer (10ft x 10ft area) to remove 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 nearly 10,000 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) Miscellaneous... We will be responsible for fixing any damage to your inside that comes from a leak clearly caused by workmanship errors on our part. However, we will not be responsible for such inside work 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. Likewise, we will not 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, etc. Before work begins it is the homeowner's responsibility to cover any items in the attic and/or garage with a tarp to protect them from dust & debris that may occur during roofing projects. The customer should also use their best judgement regarding removing pictures from the walls inside your home, which may come loose during the installation.

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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 regarding what items you leave hanging on your interior walls during the project. Most of the time this is not an issue, but occasionally, 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!