

02/16/2024

From: Josh Fraundorf

Dear Andrew,

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:

1537 N Cass St.

Milwaukee, WI 53202

### Roof Inspection:

In going up on the current Modified flat roof system there were a number of things found with the roof. The main flat roof has come to the end of its useful life and needs to be replaced at this time. The material is down to the fiberglass and showing its age. There are issues with cracks, holes, flashings around skylights, etc. The original gutter system was a high-back gutter which was cut off partially to create the needed apron. This however has created a seam along the top of the flat roof where it meets the apron and allows water to get into the building. In addition, There are issues with 1 of the chimneys ~~that needs to be removed~~, as well as the top cap along the small dormer roofs on the East side of the building that needs to be replaced. The main roof on the East and North side of the building looks to be holding up well and I believe should get another 15yrs or so before it needs to be replaced.

Photos: <https://photos.app.goo.gl/KHnpQqcw9XxSgLh26>

### Flat Roof Estimate:

We will remove the existing flat roof material down to the original decking at this time. The current flashing along the East edge as well as the north edge will be removed at this time. The bottom 3 courses of shingles will need to be removed along the North end of the flat roof so the new flat roof can be flashed properly. There are 5 pitched facets that intersect with the flat roof on the North end of the roof that will need to be worked on to be clear. \$98.50hr plus materials for any wood repairs that may be needed at this time for any wood repairs that may be needed to the roof. 2x6 boards will then be used to create the needed wood nailer along the entire West edge of the flat roof. They will be stacked up to meet the height of the insulation board and screwed down using 6" screws. 2 layers of 2.6 ISO board will then be applied over the entire flat roof surface to meet state code. The ISO board will be installed staggering the seams to make sure no condensation from the inside of the building affects the fully adhered rubber roof system that is going to be installed. At this time we will anchor new 7/16 OSB to the back walls on each of the East dormers as well as the South wall so the new roof system can be installed correctly. 2x10 wood will then be anchored to the top of the South parapet wall so the rubber can be run up and onto the wall prior to the new coping being made and installed. RMS 6" tape will then be installed to secure the EPDM membrane at the base of the parapet wall as well as the curbs of each of the skylights. This will hold the rubber to all of these walls and curbs so over time it does not pull away. Commercial glue will then be applied over the entire flat roof surface and up each of the curbs, parapet walls, and back faces of each of the dormers. 60mm EPDM fully adhered flat roof system will be installed over the entire flat roof surface, up each of the walls, back of dormers, curbs, and pitched facets 3'. 26 gauge coated steel will then be used to custom make and install a new apron along all of the roof edges around the entire flat roof. The top of the apron will then be primed and six inch uncured rubber will be used to seal the intersection of the apron with the new rubber roof. 26 gauge steel will be used as well to custom make and install a new coping system on the parapet wall on the South end of the flat roof. Water stop waterproofing will be applied over each seam prior to the new custom made straps being installed to secure the coping. All of the existing stacks that extend out of the roof will be flashed with new rubber boots. The proper clamps will be used at the top of the boots and lahp sealant will be used along all of the edges.

### Skylights:

Prior to the tear-off being done we will remove each of the skylight domes and carefully put them off to the side. Ice and water shield will then be applied around each of the curbs at this time. 7/16 OSB sheeting will be secured to the

outside curbs on each of the skylights. After the new EPDM rubber roof system is installed properly and secured to the curbs we will reinstall each of the skylights using the proper fasteners.

**Shingled Pitched Facets:**

As the tear-off is being done we will have to remove the bottom 3' of shingles along the sections of roofing that intersect with the flat roof so the rubber can be run up those roofs to properly flash things. After the ISO board is installed we will install 3 feet of HT ice and water shield along the flat roof intersection with the pitched facets. As the new rubber roof is installed it will be applied 3 feet up onto the pitched facets. At this time we will install new CertainTeed Presidential TL Lifetime 50yr shingles to match the existing roof system as closely as possible. The shingles will be secured down using 1 3/4 roofing nails.

**(2) Chimneys:**

We will deconstruct both the North chimney and the middle chimney on the building down to the decking. At this time we will rebuild both chimneys to match the existing original style so all 3 chimneys on the building. We will then frame out and pour a new concrete cap on both chimneys. The middle chimney will be closed off at this time. The North chimney will have the proper flu system installed that will extend out past the new concrete crown. As the new flat roof system is being installed we will lap that product up onto the chimneys to eliminate the roof and brick intersection. At this time we will custom make and install a new 26 gauge front and rear flashing plate on the chimneys. We will then grind into each 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 flashing

**West Gutter:**

As the tear-off is being done we will remove the existing gutter and downspouts. After the wood nailer is installed and the ISO boards and applied the new rubber roof system will follow. As that rubber roof system is being installed it will be run down onto the face of the wood nailer 6". At this time we will custom make and install the new 26 gauge coated steel apron along the entire West edge. The proper primer will be used to prime the top of the apron and six inch uncured rubber will be used to seal the intersection of the new apron with the rubber roof. Lahp sealant will be used as the sealant along the edge of the uncured rubber that meets the rubber as well to add another layer of protection. With lapping the rubber over the nailer 6" that will prevent moisture from backing up into the building. A new six inch seamless aluminum gutter and 5" downspouts will then be installed along the entire West edge. The gutter will be secured using the proper straps and screws NOT nails.

**North Gutter:**

We will remove the existing 3" downspout on the gutter. At this time we will cut in and install a 4" outlet into the gutter. A new 4" aluminum downspout will then be installed being anchored to the building.

All debris to be hauled away by CRR. Tarps and plywood will be used to protect the building as the roofing project is being done. The permits needed for the project will be taken care of by CRR. A crane will be needed on site for the removal of the debris, loading of materials, and unloading of equipment after the job has been completed.

**Total: \$125,427.82**

*There is a 20yr manufacturer's warranty given and a Lifetime labor warrant given by CRR. This roof system should get you 30yrs. Payment as follows: 1/3 up front, 1/3 upon commencement, and the balance upon completion.*

**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.**

Paul Porter

Tax Credit Reviewer Eastern District

State Historic Preservation Office

Wisconsin Historical Society

816 State St, Rm 312, Madison WI 53706

608-264-6491 (O)

[Paul.Porter@wisconsinhistory.org](mailto:Paul.Porter@wisconsinhistory.org)

**Wisconsin Historical Society**

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**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

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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!**