

# COMMUNITY ROOFING & RESTORATION

*Beauty, Durability and Excellence Since 1975*



Roofing   ◦   Windows   ◦   Siding   ◦   Doors   ◦   Gutters   ◦   Commercial

8/19/2025 .

From: Joshua Fraundorf

Dear Ann,

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:

2721 N Lake Dr

## **North West Flat Roof:**

-We will remove the older failing counter flashing, flat roof system, and gutter system around the entire low pitched roof.

-\$92.50/hr plus materials for any wood repairs that may be needed after the tear-off has been completed.

-1 1/2 inch ISO board will then be installed over the entire roof surface being secured down using 2 1/4 inch screws that will go through 3" discs.

-RMS tape will then be installed along the roof wall intersections being secured down using 2 1/4 inch discs that will be secured down with 2 1/4 inch screws. The RMS tape will bond the rubber roof to the wall and not allow it to shrink over time and pull away.

-Commercial glue will be applied over the entire flat roof surface. 60mm Epdm seamless rubber roof will then be installed over the entire flat roof surface and up the wall that intersects with the flat roof.

-We will then grind into the mortar joints on the wall and anchor a new 20oz copper historic step counter flashing system which is required for the historic tax credit program. Novaguard sealant will then be used to seal the intersection of the brick with the new counter flashing.

-We will then use 20oz copper and custom make and install a new copper high-back gutter system around the roof to replicate what was on it originally. All of the seams, end caps, and miters will again be soldered. New 4" copper downspout system will be installed replicating the existing one. The connection points and the rear seam will again be soldered.

## **Garage Counter Flashing:**

-As the job is in process we will remove the existing counter flashing above the tile roof along the entire roof wall intersection.

-20oz copper will be used again to custom make and install a new copper counter flashing system along the entire roof wall intersection. Novaguard sealant will be used to seal the intersection of the brick and the new copper counter flashing.

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 permits needed for the project to be taken care of by CRR. We will be on site many of the days but there will also be a lot of days that we are working on your project at our shop fabricating the new copper system. Our team of craftsmen are dedicated to this single job from start to finish. There is a Lifetime labor warranty that is transferable to any new owner if you decide to sell down the road.

**North-West Flat Roof & Garage Flashing Total:\$21,125.00**

**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:



8/25/25

Submitted by:



Josh Fraundorf, President

# COMMUNITY ROOFING & RESTORATION

Beauty, Durability and Excellence Since 1975



Roofing • Windows • Siding • Doors • Gutters • Commercial

## 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:

*Josh Flaurdolf*

Accepted by:

*[Signature]*

Signature area

8/25/25



# COMMUNITY ROOFING & RESTORATION

*Beauty, Durability and Excellence Since 1975*



Roofing   ◦   Windows   ◦   Siding   ◦   Doors   ◦   Gutters   ◦   Commercial

8/19/2025

From: Joshua Fraundorf

Dear Ann,

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:

2721 N Lake Dr

## **Double Lined Copper Gutters:**

-We will start by setting up the needed scaffolding around the house. East section will be done at a time and the scaffolding will be rotated around the house through the process.

-The existing bottom 2 courses of tiles will be removed around the eaves of the house so the proper flashing work can be completed. The tiles will be saved and put to the side for installation after the new gutter system is installed.

-The existing double lined copper high-back gutters and 4" copper downspouts will be removed at this time and put to the side for Ann to recycle. The collection boxes will be saved and put to the side to be reinstalled after the new copper downspouts are installed.

-\$92.50hr plus materials for any wood repairs that may be needed to the decking, soffit, fascia, and tail ends that extend around the entire house. We will give daily updates on any unforeseen charges and pictures will be provided.

-20oz copper will then be used to custom make and install a new double lined copper gutter system to replicate the original one on the house. All of the seams, miters, end caps, and outlets will be soldered. This will be a high-back gutter 1 piece system replicating everything that is original to the house.

-New 4" copper downspouts will then be installed around the entire house. All of the connection points and the entire rear seam on each downspout will be soldered.

-New custom downspout straps will be made and installed on the downspouts to replicate the existing ones on the house.

-The existing copper collection boxes will be reinstalled around the entire house after the new copper downspouts have been installed.

-We will then reinstall the existing clay tile roof system along the bottom courses according to industry standards. Any tiles that can not be saved will be replaced at a rate of \$125hr plus materials needed.

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 permits needed for the project to be taken care of by CRR. We will be on site many of the days but there will also be a lot of days that we are working on your project at our shop fabricating the new copper system. Our team of craftsmen are dedicated to this single job from start to finish. There is a Lifetime labor warranty that is transferable to any new owner if you decide to sell down the road.

**Double Lined Copper Gutter Total:\$39,000.00**

**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:



8/25/25

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.

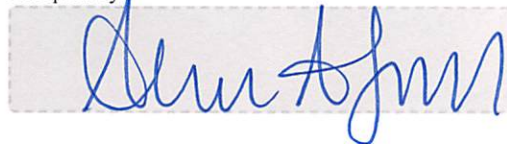
We will not be responsible for such inside work, however, if the leak was caused by other aspects of the roof system, e.g. faulty shingles, chimney, siding, gutters, etc. that we did not contract to fix. Nor will we be responsible for any mold that occurs in your house, given the many variables contributing 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

8/25/25



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8/19/2025

From: Joshua Fraundorf

Dear Ann,

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The following contract is in regards to the property at:

2721 N Lake Dr

### **Copper Downspouts:**

- New 4" copper downspouts will then be installed around the entire house. All of the connection points and the entire rear seam on each downspout will be soldered.
- New custom downspout straps will be made and installed on the downspouts to replicate the existing ones on the house.
- The existing copper collection boxes will be reinstalled around the entire house after the new copper downspouts have been installed.

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 permits needed for the project to be taken care of by CRR. We will be on site many of the days but there will also be a lot of days that we are working on your project at our shop fabricating the new copper system. Our team of craftsmen are dedicated to this single job from start to finish. There is a Lifetime labor warranty that is transferable to any new owner if you decide to sell down the road.

**Copper Downspouts Total:\$27,266.00**

**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.**

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1776 N. Water St.  
Milwaukee, WI 53202

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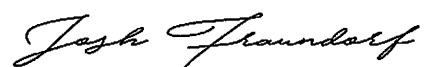
Sincerely,

Josh Fraundorf  
414-232-0754  
[josh.fraundorf@gmail.com](mailto:josh.fraundorf@gmail.com)

Accepted By:

 8/25/25

Submitted by:

A handwritten signature in black ink, reading "Josh Fraundorf". The signature is written in a cursive, flowing style.

Josh Fraundorf, President



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## Addendum to Contract

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### **(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**

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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

8/25/25