

Name: Wendy Wasserman

Job #: 5500

Date: 12/6/2023

Billing Address: P.O. Box 11055, Milwaukee, WI 53211

Worksite Address: 1698 N Marshall Street, Milwaukee, WI 53202

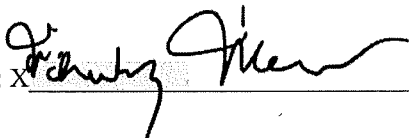
Phone Number: (414) 628-0663

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

Roofing Specifications (to be done in accordance with the Milwaukee historic society building rehabilitation tax credit):

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 3 layers of roofing material and underlayment on all shingled roof facets on the home.
 - a. If unforeseen layers are present, they will be removed and disposed of at a rate of \$4,140.00 per additional layer.
 - b. Your existing roof boards are gapped (in some areas), so roofing debris will fall through the gaps. Covering and protecting property in the attic is the responsibility of the customers and/or tenants.
3. Remove decorative turret cap. **Set aside for reinstallation.** Turret work will be completed using a construction lift as needed.
4. Remove existing chimney flashings x2, roof vents, plumbing vent stack flashings, anti-draft-back vents, drip edge, gutter apron, and valley flashings.
5. Remove existing reglet-cut roof/wall flashings that are currently installed at roof/masonry intersections.
6. Remove existing trim that is adjacent to roofing material as needed to completely remove and replace (not re-use or re-work) the existing step flashings and roof-to-wall flashings.
 - a. Adjacent wood siding will be removed and then reinstalled after the new flashings are in place. When removing wood siding, all reasonable attempts will be made to preserve and reinstall the wood siding. However, if the existing wood siding cannot be reinstalled after the flashings have been replaced, new similar-to-existing siding will be purchased and installed (to be done on a time and material basis). Time being \$98.50 per hour. Materials being purchased at prevailing rates.
7. Once the existing roofing and/or siding material is removed the roof decking and exposed structure will be inspected. Only, if necessary, any rotted and/or missing wood 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 \$98.50 per hour. Materials being purchased at prevailing rates.
 - a. If new decking is needed over existing gapped boards, it will be installed on an as-needed basis at a rate of \$200.00 per square (10'x10' area). The attic was inspected, and it is expected to not need all new decking. However, new decking will be installed as needed in areas to comply with building code and/or manufacturer installation specifications. Maximum exposure for new decking is \$6,600.00.
8. Install 6 feet of ice and water shield membrane to the eave edges of the structure. Ice and water shield will also be installed around any/all chimneys and in any/all valleys.
9. Install high performance synthetic underlayment to the remainder of the roof decking.
10. Install new adjustable lead plumbing vent stack flashings where the existing were removed.
11. Install new anti-draft-back vents where the existing were removed.
12. Install new slant-back vents to the roof surface (**not viewable from ground as possible per historic guidelines**).
13. Install new pre-finished steel w-style valleys where the existing were removed.
14. Install new pre-finished white aluminum drip edge to all rake edges of the structure.
15. Install new pre-finished white aluminum gutter apron to all eave edges of the structure.
16. Install a new .26-gauge pre-finished steel (**historic sawtooth cut**) chimney flashings (with new step flashings) where the existing were removed (x2).
17. Install new pre-finished steel reglet roof/wall flashings (**historic sawtooth-cut**).
18. Install starter shingles with seal down strip to all eve edges and the bilateral edges of all valleys.
19. Install CertainTeed Landmark 229-pound-per-square shingles (**historic society approved**) where existing were removed.
 - a. Color to be: Moire Black
20. Install hip and ridge shingles to all hip and ridge areas.
21. Clean job site daily. Remove and dispose of all job-related debris.

Accepted: X



Date: 12-13-23 X

Date: _____

Copper Built-In Gutters and Aluminum Downspouts Specifications:

1. Remove existing built-in gutters and downspouts from the building.
 - a. This includes around the turret.
2. Once the existing gutters are removed the exposed structure will be inspected. Only, if necessary, any rotted and/or missing wood 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 \$98.50 per hour. Materials being purchased at prevailing rates.
3. Install new custom-fabricated copper built-in gutters where existing were removed.
4. Install new 4x3-inch aluminum downspouts and coordinating downspout elbows where existing were removed.
 - a. Color to be: White
5. Clean job site daily. Remove and dispose of all job-related debris.

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 work labeled "Roofing Specifications" & "Copper Built-In Gutters and Aluminum Downspouts Specifications" is \$54,182.00 – initial to agree: RW***

*** ADDITIONAL OPTION: Apply "Evapo-Rust Super Safe Rust Remover" to the upper metal surfaces (horizontal and sloped) of the upper parapet caps on the North and West facing building facets. After the "Evapo-Rust Super Safe Rust Remover" has been allowed to dry we will apply a fresh coat of exterior-grade white paint. The cost of this option is \$3,979.00 – initial to agree: RW***

* The cost of the above-selected work = \$ 58,161 .00 *

* Down payment of approximately 1/3 = \$ 19,387 .00 *

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* 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 *

Accepted: X Geoff Harman Date: 12-13-2023 Date: _____

(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.

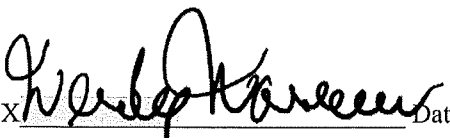
(3) Substantial Project Completion... On projects over \$5,000.00 that are substantially complete, (e.g., 95% of the work has been done and the house is not in danger from the elements, but not able to be totally completed for reasons outside of our control, e.g., bad weather, or awaiting the arrival 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 \$115.00 per square (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.

Accepted: X  Date: 12/13/2023 Date: _____