

Name: Mr. James Stearns

Job #: 7608

Date: 5/11/2023

Billing &amp; Worksite Address: 2605 N Summit Ave., Milwaukee, WI, 53211

Phone Number: 414-745-1201

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

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**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 project duration.
2. Remove existing layer of clay tile roofing material and underlayment on all steep slope roof facets of the home.
3. Remove all existing layers of flat roofing material and underlayment on all low slope roof facets of the home.
4. Remove existing chimney flashings, roof vents, plumbing vent stack flashings, anti-draft-back vents, drip edge, gutter apron, step flashing, roof to wall flashing, and w-style valleys.
5. Remove the existing built-in gutter system and all connected downspouts where roofing materials were removed.
6. Remove the existing built-in gutter system in all areas that are adjacent to the gable walls and come in contact with no roofing materials.
7. Remove the existing copper ridge caps.
8. Remove the existing saddle on the West side of home where the two gables meet.
9. Once roofing material is removed the roof decking and directly adjacent structure will be inspected. Only, if necessary, any rotted wood will be replaced at a rate of \$98.50 per man, hour plus materials at prevailing rates.
  - a. Pictures of rot to be provided to homeowner to show need for replacement.
10. Once gutter material is removed the built-in gutter structure will be inspected. Only, if necessary, any rotted wood will be replaced at a rate of \$130.00 per man, hour plus materials at prevailing rates.
  - a. Pictures of rot to be provided to homeowner to show need for replacement.
11. Install new 7/16" OSB wood roof decking over the top of the existing horizontal roof boards.
12. Install new custom fabricated copper built-in gutter system to all areas where gutter system was removed.
  - a. 50/50 solder to be installed to all seams and detail areas throughout the gutter system.
13. Install new custom fabricated copper saddle pan where existing saddle was removed.
  - a. 50/50 solder to be installed to all seams and detail areas throughout the newly installed saddle.
14. Install new SA-Modified Asphalt, 3-ply, low slope roof system over the top of the existing low sloped roof facets.
  - a. Color to be: RED BLEND
15. Install new copper perimeter metal to all open edges of newly installed low slope roofing products.
16. Install 6 feet of ice and water shield membrane to all heated eve edges of the structure.
  - a. Ice and water shield membrane will also be installed around the where step flashing was removed, where roof to wall flashing was removed, and in all valleys and up the chimneys.
  - b. Ice and water shield membrane will also be installed to completely cover the entire built-in gutter system and over 2-3 inches onto the fascia board, completely covering and protecting the fascia/decking construction joint.
17. Install synthetic underlayment to the remainder of the roof decking.
18. Install new plumbing vent stack flashings where the existing were removed.
19. Install new copper step flashing where existing step flashing was removed.
  - a. The removal of the existing step flashing will require the temporary removal of the exiting adjacent siding. Although very rare, there have been cases where the existing siding could not be salvaged during this process; if that is the case for this project the siding will be repaired or replaced at a rate of \$84.50 per man hour plus materials at prevailing rates.
20. Install new copper roof to wall flashing where existing step flashing was removed.
  - a. The removal of the existing roof to wall flashing will require the temporary removal of the exiting adjacent siding. Although very rare, there have been cases where the existing siding could not be salvaged during this process; if that is the case for this project the siding will be repaired or replaced at a rate of \$84.50 per man hour plus materials at prevailing rates.
21. Install new copper w-style valleys where the existing were removed.
22. Install new copper drip edge to all rake edges of the structure.
23. Install new copper gutter apron to all open eave edges of the structure.
24. Install new copper chimney flashing (with counter flashings) where existing was removed.
  - a. The new chimney flashing will be installed with a continuous reglet-cut, following the pitch of the low slope roof.
25. Install starter shingles with seal down strip to all eve edges, rake edges, and bilateral edges of all valleys.

26. Install CertainTeed, Landmark PRO shingles where existing were removed.
  - a. Color to be: MAX DEF RED OAK
27. Install new copper ridge covers where existing were removed.
  - a. New ridge covers to match existing profile of existing ridge covers as close as possible.
28. Install new prefinished aluminum slant back roof vents to all sides of the roof except for the front elevation.
29. Install hip and ridge shingles to all hip and ridge areas.
30. Install new copper 3x4 downspouts where existing were removed.
31. Clean job site on a daily basis. Remove and dispose of all job-related debris.

**Warranties:**

1. 5-Star Warranty (Exclusively available through SELECT ShingleMaster Certified Contractors)
  - a. Covers material, installation-labor, removal-labor, and disposal costs for 50 years.
  - b. Includes a manufacturer-backed 25-year workmanship warranty.
  - c. Algae growth is also covered for 15 years (non-prorated).
  - d. 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 for the entire time you own this home.

\* The cost of the above-selected work = \$94,323.00 \*

\* Down payment of approximately 1/3 = \$31,441.00 \*

\* 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 \*

Accepted: X \_\_\_\_\_ Date: \_\_\_\_\_ X \_\_\_\_\_ 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 \$82.50 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: \_\_\_\_\_ X \_\_\_\_\_ Date: \_\_\_\_\_

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### 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 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!**