



## RENAISSANCE

HISTORIC EXTERIORS

April 15, 2026

Michael Crichton ("Owner")  
2639 N. Wahl Ave.  
Milwaukee, WI. 53211

P) 414-698-3048 Email) [michael@crichton1.com](mailto:michael@crichton1.com)

RE: Slate Roof & Gutter Work

Renaissance ("Company") hereby proposes to do the following work on Vermont 18x10 Semi-Weather Gray/Green slate roof, at the address stated above:

### Built-In Gutter Restoration, Upper Flat Roof Replacement, & East Bay Window Roof Restoration (Refer to Included Roof Diagram for Locations)

- 1) Provide slate samples to be used as replacement material for homeowner approval.
- 2) Erect scaffold staging around the upper main roof perimeters to provide a safe, roof-level work platform complete with netting for debris containment, as well as protecting the building and grounds from damage.

Built In Gutter Restoration ( Yes  No – FIVE-YEAR WRITTEN WARRANTY APPLIES)

- 3) Carefully remove the existing slates from the highlighted roof areas, including the bottom (2-3) courses along eaves, the front gable roof area, around the NW chimney, and parallel to the east and west valleys, setting aside good sound slates for re-installation.
- 4) Remove the existing chimney flashing, valley metal, ridge metal, and diverters from the highlighted roof areas.
- 5) Remove the existing gutter liners and ledge metal from the upper main roof eaves.
- 6) \*Inspect the existing gutter and ledge internal framing and repair/replace as required to ensure the new system functions properly (this work to be completed on a time (\$125/hr.) and material basis. **All T&M work requires preapproval and will be photo documented. \*Note: this work may require some of the copper ornamental cornice to be temporarily removed to provide the necessary access.**
- 7) **\*Note: Renaissance to determine the feasibility of modifying the existing internal framing along the main house eaves to accommodate the installation**

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**of a larger gutter pan to resolve spillover issues and make recommendations accordingly.**

- 8) \*Inspect the existing copper ornamental cornice fastening system and repair as needed (this work to be completed on a time (\$125/hr.) and material basis. **All T&M work requires preapproval and will be photo documented. \*Note: this work may require some of the copper ornamental cornice to be temporarily removed to provide the necessary access.**
- 9) \*Inspect copper cornice for dents, dings, and various other damage and discuss repair options, outcomes, and costs with homeowner.
- 10) \*Inspect the existing conditions directly above (2<sup>nd</sup> story) window frames (where cornice ties into window lintel). Recommend possible repair/ modification options and cost with homeowner.
- 11) Furnish and install new Grace HT ice and water shield underlayment over the gutter and ledge wood framing.
- 12) Furnish and install new (standard) Grace ice and water shield underlayment along the exposed roof eaves, in exposed valleys, around exposed chimney, and over the exposed front gable roof area.
- 13) Furnish and install new 43 lb. felt underlayment over all exposed roof areas.
- 14) Furnish and install new red rosin slip sheet over the gutter and ledge framing, which allows the copper components to move freely during expansion and contraction.
- 15) Furnish and install new heat blanket over gutter and ledge locations where soldering will occur, to limit heat transfer during soldering.
- 16) Fabricate and install new 20 oz. copper eave cleat and ledge metal along the main house roof eaves.
- 17) Fabricate and install new 20 oz. copper gutter liner along the main house roof eaves, including end caps, drain outlets, miters, and expansion joints.
- 18) Fabricate and install new 20 oz. copper eave cleat and ledge metal along the northwest wing (servant's quarters) roof eaves.
- 19) Fabricate and install new 20 oz. copper gutter liner along the northwest wing (servant's quarters) roof eaves, including end caps, drain outlets, miters, and expansion joints.
- 20) Solder all ledge and gutter lap seams, end caps, drain outlet tubes, miters, and expansion joints with 50/50 solder.
- 21) Fabricate and install new 20 oz. copper diverter/Yankee gutter at the (2) front gable eaves.
- 22) Fabricate and install new 16 oz. copper valley metal and chimney flashings.
- 23) Re-install the original slates along eaves, in valleys, around chimney, and at the front gable roof area with the appropriate length copper nails (Renaissance to provide additional matching reclaimed slate for those lost in the take up and relay process).
- 24) Fabricate and install new 16 oz. copper ridge metal at front gable ridge.
- 25) \*Replace up to 50 miscellaneous broken or missing slates over all slate roof facets. **Additional slates will be replaced at a cost of \$25 ea.**
- 26) \*Remove old sealant from all slate hip locations and apply new colored urethane sealant along all (mitered) hip slates.



Upper Flat Roof Replacement ( Yes  No – FIVE-YEAR WRITTEN WARRANTY APPLIES)

- 27) Remove the existing membrane down to the bare wood deck and dispose of.
- 28) Replace rotten roof decking and roof joists, if required (this work will be performed on a time (\$125/hr.) and material basis). **All T&M work requires preapproval and will be photo documented.**
- 29) Cut hole in existing roof decking to accommodate roof hatch. \*Hatch location to be determined. **Any modifications to the roof structure required to accommodate roof hatch opening will be performed on a time (\$125/hr.) and material basis.**
- 30) Build curb to mount new roof hatch.
- 31) Furnish and install new ½" fan-fold insulation over the flat roof area.
- 32) Furnish and install new 80 mil (gray or white) mechanically fastened, hot-air welded PVC membrane, per manufacturer specifications.
- 33) Fabricate and install new 16 oz. copper perimeter metal, including 2-piece perimeter metal at NW wing.
- 34) Seal new perimeter metal to new membrane with PVC cover strips.
- 35) Furnish and install new plumbing vent flashings and membrane vents.
- 36) Furnish and install new curb mounted metal roof hatch. **This does not include an interior ladder – roof hatch only.**

East Bay Window Roof & Gutter Restoration ( Yes  No – FIVE-YEAR WRITTEN WARRANTY APPLIES)

- 37) Remove the existing wall counterflashing.
- 38) Cut the existing roof panels along the roof perimeter, separating them from the gutter liner.
- 39) Remove the existing gutter liners.
- 40) Carefully remove the existing roof panels, attempting to preserve and reuse them. **Renaissance cannot guarantee the ability to remove the panels without damaging them to a degree they cannot be reinstalled. New panels may be required.**
- 41) Carefully remove the existing wood trim components and set aside to be re-installed.
- 42) Remove the existing wood fascia, soffit, and gutter liner boards. Repair the damaged internal wood structural components, and install new wood gutter liner boards, fascia, and soffit as needed. Re-install the original wood trim components. (This work to be performed on a time (\$125/hr.) and material basis.
- 43) Furnish and install new Grace HT ice and water shield underlayment over the built in gutter framing and over the roof area.
- 44) Furnish and install new red rosin slip sheet over the built in gutter framing and roof area, which allows copper to move freely during expansion and contraction.
- 45) Furnish and install new heat blanket at solder joint locations to limit heat transfer during soldering.
- 46) Fabricate and install new 20 oz. copper gutter liners, including miters, end caps, and drain outlet.
- 47) Solder all gutter seams, miters, end caps, and drain outlets with 50/50 solder.



- 48) Re-install original roof panels, cleated to new gutter liners. **\*If panels were preserved.**
- 49) Fabricate and install **reclaimed** copper wall counter-flashings. **\*If panels were preserved.**
- 50) Seal wall counter-flashings to brick with colored urethane sealant.
- 51) Note: A Change Order will be submitted for new copper panels if unable to preserve original panels.**
- 52) Clean up and remove all debris created by our work.

\*The above work to be completed for the total investment of \$179,445.00, payable as follows:

- \$18,000.00 initial deposit payable upon acceptance of this proposal
- \$50,000.00 installment payable upon commencement of the work
- \$50,000.00 installment payable upon 33% completion of the work
- \$50,000.00 installment payable upon 66% completion of the work
- \$11,445.00 installment payable upon final completion of the work

\*Acceptance Total Investment (\$179,445.00) \_\_\_\_\_  
(Credit cards (VISA/MC) accepted, a 4% convenience fee applies.) (Owner Signature Required)

Date: \_\_\_\_\_

Respectfully Submitted,



Greg Derry  
Historic Building Specialist



### **Safety Statement**

Renaissance is committed to the safety of our personnel and has invested heavily in the best, most advanced equipment in the industry and continuous, adaptive training. Our safety program has earned us an industry leading Experience Modification Rating (EMR) of 0.88%, lower than the industry standard of 1.00%.

Your compliance with our safety procedures is vital. If you have any concern about the safety on your jobsite, please contact our Safety Director by calling 1-800-699-5695. Safety, Quality and Efficiency are integral in improving the final product for our clients.

### **Warranty Statement**

Renaissance Roofing, Inc. will issue a five-year written warranty from the date of completion of the work that the workmanship performed on the parts that are warrantable to remain free of defects in workmanship. This warranty will be issued only when the work is completed and all payments by the owner are made in full as per the proposal. Failure by owner to pay the full amount due to Renaissance shall not extend warranty beyond five years from the date of completion of the work.

Owner may not assign these warranty rights.

COMPANY AND OWNER AGREE THAT ALL WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY AND ALL IMPLIED WARRANTIES ARE DISCLAIMED AS PART OF THIS AGREEMENT.



## Unforeseen Conditions

The following conditions are likely present on all structures and these conditions will require repairs and modification that will result in changes to the price and schedule. Once these conditions are known and solutions are identified, an estimate will be provided for your approval. Our standard rate is \$125/hour plus meals, travel, and lodging expenses as required.

### Low Sloped Roofing Systems

When our proposal includes the removal of an existing low sloped roofing layer, any hidden layers of roofing beneath the visible layer will result in additional charges for removal of these layers. Any roof deck repairs and structural modification (increase in pitch) to provide positive drainage for the low sloped system and any temporary waterproofing will also result in additional charges to provide the necessary conditions for the roofing system being installed.

### Roof Structure, Roof Decking, and other carpentry items

The type and condition of all decking and underlying rafter and framing components cannot always be determined during our original inspection. Upon tear-off of the roofing material, deficiencies with the wooden decking, cementitious decking, rafter and framing components may be found and will result in additional charges.

### Hazardous Material

Unless specifically stated herein, this proposal does not include costs associated with the disturbance, removal, or disposal of any hazardous material found during the course of our work. If hazardous materials are found, Company will obtain and supply pricing for these additional services.

### Built-In Gutter Framing

The type and condition of all built-in gutter components (gutter, framing, soffit, rafters, sill plate, pitch, shims, slope) cannot always be determined from our original inspection. Upon removal of the gutter system additional damage may be found resulting in additional removal/repair/replacement and will result in additional charges.

### Hidden Masonry Conditions

Masonry at the chimneys, the walls, below the soffit/gutter/sill plate & rafters could be damaged due to the same water-infiltration that caused the wood decking, and framing damages. Most of the time the masonry work is completely hidden by the roofing, flashing, sheet metal, or wood trim components and only after these components are removed is the underlying masonry structure damage identified. These masonry damages can span from simple tuck-pointing behind masonry chimney flashings, to more extensive re-building of the masonry chimney areas and in some cases tear down and rebuild of wall, chimney, and structural masonry components. Additional masonry work identified will result in additional charges.

\*Acknowledgement/Acceptance of Unforeseen Conditions \_\_\_\_\_  
(Owner Signature Required)

\_\_\_\_\_  
(Owner Name Printed)

\_\_\_\_\_  
(Date)



## **General Terms and Conditions**

By accepting this proposal, Owner agrees to accept financial responsibility for all necessary permits and fees, directly associated with the proposed work, as required by the local municipalities. Permit fees are not included in the above proposal and will be included in the final invoice. All proposed adjustments or additional work that was not included in the original proposal will be completed pursuant to a written change order form indicating additional cost, labor, and materials, signed by both parties. Any and all salvaged materials will become property of Company.

NOTICE: Moisture that has entered the building prior to our installation or repair of the roofing system may result in mold growth. Company disclaims any and all responsibility for damage to person or property arising from or relating to the presence of mold in the building. By executing the contract, Owner 1) releases Company from any and all claims Owner and Owner's (a) family members, (b) employees, (c) tenants or (d) any other building occupants may have as a result of such mold growth and 2) agrees to defend, indemnify, and hold Company harmless from any and all penalties, actions, liabilities, costs, expenses, and damages arising from or relating to the presence of mold in Owner's building.

If Company is not paid according to the terms of this proposal, Owner agrees that interest shall accrue on any unpaid balance at the rate of 1.5% per every 28 days past-due, including the costs of collection and handling late payments, shall be due on the 30<sup>th</sup> day, and each 30<sup>th</sup> day thereafter, from the time payment is due. If Company brings action to collect any amounts owed by Owner, Company shall be entitled to recover reasonable attorneys' fees, court costs and other collection costs from Owner, IN ADDITION to any other relief to which Company shall be entitled. Company and Owner agree that any action brought to enforce the terms of this agreement shall be brought in the Circuit Courts of Boone County, Illinois. In the event any provision of this agreement shall be declared invalid or unenforceable, the remaining terms shall remain in full force and effect.

### **NOTICE TO OWNER**

**FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429 RSMO. TO AVOID THIS RESULT, YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.**

Owner hereby grants permission to Company to use photographs in Company publications such as brochures, newsletters, magazines, and to use photographs in electronic forms or media. Owner waives any right to inspect or approve the finished photographs or printed or electronic matter that may be used in conjunction with them now or in the future, whether that use is known or unknown to Owner, and Owner waives the right to royalties or other compensation arising from or related to the use of any photographs or other images.

If Owner, after acceptance of this proposal, elects not to proceed with the work, Owner shall reimburse Company irrespective of whether any work is ever commenced, for all of Company's costs, fees, and expenses incurred in connection with the bidding, documentation, material purchase, labor and/or preparation for the commencement of the work, including, but not limited to Company's fees, travel expenses and reasonable overhead expenses.

It is Company practice to have extra roofing supplies on hand during all work in the event additional material is needed. These extra supplies are the property of Company and shall be removed from the site at the completion of the project.

\*Acknowledgement/Acceptance of General Terms and Conditions \_\_\_\_\_  
*(Owner Signature Required)*

\_\_\_\_\_  
*(Owner Name Printed)*

\_\_\_\_\_  
*(Date)*

