

05-10-2024

From: Josh Fraundorf

Dear Laura,

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:

2525 N Grant Blvd

### **Main Upper Roof:**

We will remove the existing slate roof system over the entire roof surface of the house. \$98.50hr plus materials for any wood repairs that may be needed after the tear-off has been completed. Ice and water shield will be applied along all of the eaves, roof wall intersections, and both chimneys on the main roof. The ice and water shield will be applied six feet up along all of the eaves. Certainteed synthetic felt paper will then be used to cover the remaining exposed deck boards. Painted "W" style galvanized valleys will be secured down in all of the valleys on the house. New aluminum d-edge will then be secured down along all of the roof edges on each of the dormers.

GAF Slateline 40 year shingles will then be applied over the entire roof surface of the house. The shingle will be secured down using 1 1/4 roofing nails. As the shingles are being installed there will be new step flashing installed along all of the roof wall intersections of the front entry roof, the sides of each dormer, and the sides of each of the chimneys. We will then custom make and install a new front and rear flashing plate on each of the chimneys. At this time we will grind into the chimneys and anchor a new 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. The existing stacks that extend out of the roof will have a new 45 degree lead boot installed over each of them. If you know you are going to be putting in any additional bathroom fans it would be a good idea to put those vents in place while the roof is being done so they can be connected too down the road. Currently you have your old bathroom ductwork tied into your chimney through a 3" corrugated downspout which is not ideal.

### **House Gutters:**

As the tear-off is being done we will remove the straps and the old copper apron that was created when the original gutters were cut off prior to the new copper gutters being installed on the house. Ice and water shield will then be applied along all of the eaves lapping it down onto the fascia board. We will then custom make and install a new 20oz copper gutter apron along all of the eaves. The proper straps and fasteners will then be used to secure the existing copper gutters.

### **(4) Dormer Siding:**

While the tear-off is being done we will need to remove the existing slate along the walls on each of the dormers. Ice and water shield will then be installed along all of the roof wall intersections. At this time we will use Tyvek house wrap and cover the remaining sections of exposed walls. All seams will be taped off at this time. As the new roof system is being installed there will be new step flashing applied along the sides of each dormer. A new 26 gauge front flashing plate will be made and installed along the horizontal roof wall intersections on each dormer. New cedar 1 5x primed shingles will then be installed along each dormer wall being secured using the proper fasteners. The cedar will be left 1 1/2" from the roof wall intersection to help prevent any moisture from wicking up behind the wall.

### **Entry Roof:**

As the tear-off is being done we will remove all of the slate, counter flashings, and the flat roof material down to the original decking. The existing gutter straps and old copper apron will be removed at this time. Ice and water shield will be used to cover all 3 facets of the roof system, lapping it down behind the copper gutter system. We will then need to custom make and install a new copper 20oz copper apron along all of the roof edges. The existing straps and proper fasteners will be used to re-secure the existing copper gutters. \$200 per seam for any miters, outlets, or end caps that need to have copper patches soldered in over them. As the new roof system is being installed we will install new step flashing along the roof wall intersections. At this time we will use "Bronze" 26 gauge coated steel to custom make and install a new historic step counter flashing system along both of the walls. Novaguard sealant will again be used to seal the intersection of the brick with the new counter flashings. 1/2 inch ISO board will then be applied over the entire flat

roof surface being secured down using 3" discs that will be secured down using 1 5/8 screws. 2 layers of base sheet will then be installed over the entire flat roof surface and up the wall that intersects with the flat roof. We will then use "Bronze" 26 gauge coated steel and custom make and install a new apron along all 3 edges of the flat roof. Lucas primer will then be used to prime the top of the apron. SA Modified Bitumen Cap sheet roofing 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 wall and anchor a new 26 gauge coated steel counter flashing system along the horizontal roof wall intersection. Novaguard sealant will again be used to seal the intersection of the brick with the new counter flashing.

**Garage Roof:**

We will remove all of the slate over the entire roof surface of the garage. Certainteed synthetic felt paper will then be used to cover the entire roof deck boards. New aluminum gutter apron will then be applied over all of the eaves of the garage. GAF Slateline 40 year shingles will then be installed over the entire roof surface of the garage being secured down using 1 1/4 roofing nails. New 5" seamless aluminum Bronze gutters and 4 inch downspouts will then be installed around the entire garage roof with the downspouts located in the alley on both sides.

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 debris will be cleaned up on a daily basis and put into the dumpster. All permits needed for the project to be taken care of by CRR. Once one of our crews starts a job the same crew will be there every day until the job is completed depending on the weather.

**House Roof Total: \$36,318.21**

**House Flat Roof: \$2,895.24**

**Garage Roof Total: \$3,842.81**

**Garage Roof Gutters: \$1,387.94**

**(4) Dormer Siding Total: \$6,427.31**

**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:

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

## 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!**