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Date: 10/11/2023

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Thank you for the opportunity to earn your business.

We propose to supply the material and labor to meticulously complete the following:

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Asphalt Roofing Specifications (Shingled Facets Only):

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 one layer of asphalt roofing material and underlayment on all shingled roof facets.
3. Install 7/16" OSB wood roof decking over the top of the existing gapped wood roof decking.
  - a. OSB to be mechanically fastened to existing rafters.
  - b. OSB to be installed with the ends starting and stopping on existing rafters.
4. Remove existing chimney flashing, ridge vents, plumbing vent stack flashings, anti-draft-back vents, drip edge and gutter apron.
5. Remove the existing gutters and downspouts. Set aside for reinstall.
6. Once roofing material is removed the roof decking will be inspected. Only, if necessary, any rotted wood roof decking will be replaced at \$98.50 per man hour plus materials at prevailing rates.
  - a. Pictures of rot to be provided to homeowner to show need for replacement.
7. Install 6 feet of ice and water shield membrane to all heated eave edges of the structure(s).
  - a. Ice and water shield membrane will also be installed around the chimney.
  - b. The gutters will be removed as needed in order to properly install the ice and water shield membrane 2-3 inches onto the fascia board, completely covering and protecting the fascia/decking construction joint.
  - c. The gutters will be reinstalled with new aluminum fascia brackets and screws (not nails) every 18-24 inches.
  - d. The gutters will be re-pitched toward the existing downspouts.
8. Install synthetic underlayment to the remainder of the roof decking.
9. Install new plumbing vent stack flashings where the existing were removed.
10. Install new Broan-style anti-draft-back vents where the existing were removed.
11. Install new metal w-style valleys in all valleys.
12. Install new pre-finished steel step flashing where existing were removed.
  - a. Due to existing step flashing being installed under existing siding, the installation of new step flashing will require the temporary removal of the siding. If any siding is damaged during the removal and installation of step flashing it will be replaced at a rate of \$98.50 per man hour and materials at prevailing rates. No paint is included.
13. Install new prefinished steel roof to wall flashing where existing were removed.
  - a. Due to existing roof to wall flashing being installed under existing siding, the installation of new roof to wall flashing will require the temporary removal of the siding. If any siding is damaged during the removal and installation of roof to wall flashing it will be replaced at a rate of \$98.50 per man hour and materials at prevailing rates. No paint is included.
14. Install new prefinished aluminum drip edge to all rake edges of the structure.
  - a. Color to be: Bronze.
15. Install new prefinished aluminum gutter apron to all eave edges of the structure.
  - a. Color to be: Bronze.
16. Install new .26-gauge prefinished steel 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 roof.
17. Install starter shingles with seal down strip to all eave edges, rake edges and edges of all valleys.
18. Install CertainTeed \_\_\_\_\_ shingles where existing were removed.
  - a. Color to be: \_\_\_\_\_
19. Install louver-style ridge vent to the roof ridge on the home.
20. Install hip and ridge shingles to all hip and ridge areas.
21. Clean job site on a daily basis. Remove and dispose of all job-related debris.
22. Community Roofing & Restoration give a lifetime warranty.

- a. Covers workmanship for the entire time you own this home. We guarantee our workmanship be free from leakage due to improper installation of all products listed for the entire time you own this home.

Landmark Shingles (**GOOD**) = \$15,808.30 initial here to agree: \_\_\_\_\_  
 Landmark PRO Shingles (**BETTER**) = \$16,518.20 initial here to agree: \_\_\_\_\_  
 Northgate Shingles (**BEST**) = \$16,976.20 initial here to agree: \_\_\_\_\_  
 Grand Manor (**Ultra-Premium**) = \$23,044.70 initial here to agree: \_\_\_\_\_  
 Presidential Shake TL (**Ultra-Premium**) = \$24,762.20 initial here to agree: \_\_\_\_\_

In Leu of using existing gutters and downspouts:

**New Gutters and Downspouts Specifications:**

1. Remove existing gutters and downspouts from the home where roofing materials were removed only.
2. Install new seamless 6-inch K-style prefinished aluminum gutters where existing were removed.
  - a. The new gutters will be attached using new aluminum fascia brackets and screws (not nails) every 18"-24".
  - b. Sealant to be used = Marine-grade tri-polymer.
  - c. All gutter miters (corners) will be achieved using custom hand-miters (no box-miters or strip-miters) and rivets (not screws).
  - d. Color to be: Bronze.
3. Install new 4-inch downspouts where existing were removed.
  - a. Color to be: Bronze.
4. Clean job site on a daily basis. Remove and dispose of all job-related debris.

The cost of **New Gutters and Downspouts Specifications** = \$1,454.00 - initial here to agree: \_\_\_\_\_

The cost of the above work = \$\_\_\_\_\_ - initial here to agree: \_\_\_\_\_

Down payment of approximately 1/3 = \$\_\_\_\_\_

\* 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 \*

\*Flat Roof NOT included\*

Accepted: X \_\_\_\_\_ Date: \_\_\_\_\_ X \_\_\_\_\_ Date: \_\_\_\_\_

(1) Binding Mediation and Arbitration Process...

In our nearly 45 years and ~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 weather vane is installed and pay us \$9,000 of the contract price. Prices may change after 30 days from the 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 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 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 attorney's 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 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 \$90.00 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: \_\_\_\_\_ X \_\_\_\_\_ Date: \_\_\_\_\_