

01/18/2023

From: Josh Fraundorf

Dear Anna,

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:

2665 N Lake Dr.

Milwaukee, WI 53211

### **House Roof:**

We will remove the existing single layer of asphalt roofing over the entire roof surface of the house. [REDACTED] plus materials for any wood repairs that may be needed along the roof wall intersections on each of the dormers, decking, soffit, and fascia boards on the house. If the original deck boards are spaced more than 1/4 inch we would have to re-deck the entire roof surface so that the new roof system can be secured down properly. This would be an additional charge of [REDACTED] if needed. I do not believe this will be needed on your home but if you go into the attic and look at the original deck boards you can see if the boards are spaced. Ice and water shield will then be applied along all of the eaves, valleys, chimneys, and roof wall intersections. The ice and water shield will be installed six feet up along all of the eaves. #30 felt paper will then be used to cover the remaining exposed deck boards. If you would like to go with Certainteed synthetic felt paper that can be used as well for no additional cost but I do prefer the #30 felt. Aluminum d-edge will be installed along all of the roof edges. Painted "W" style galvanized valleys will be secured down in all of the valleys around the entire house. If you wanted to upgrade to 16oz copper d-edge and valley it would be an additional charge of [REDACTED].

30yr Certainteed Landmark Georgetown Gray dimensional shingles will be installed over the entire roof surface of the house. The shingles will be secured down using 1 1/4 roofing nails. As the shingles are being installed there will be new step flashing applied along all of the roof wall intersections as well as both sides on each of the chimneys. At this time 26 gauge coated steel will be used to custom make and install a new front and rear flashing on each of the chimneys. We will then grind into both of the chimneys and anchor a new historic step counter flashing system according to the Historic Tax Credit requirements around both chimneys. The proper sealant will then be used to seal the intersection of the brick and the new counter flashings. New 26 gauge front flashing plates will then be made and installed along the horizontal roof wall intersections around each of the dormers. We will then make sure to connect to any existing bathroom vent and vent it properly out of the roof so that the moisture is not being put back into the house. New lead boot flashings will be installed over each of the stacks that extend out of the roof. Eight new slant back roof vents will be installed on the back of the house according to the Historic Tax Credit program requirements.

### **House Gutters Inspection:**

The original gutters on the house are a high-back style gutter. The benefit to the high-back gutter is that it's a one piece system that laps up onto the decking 3 to 4 inches, not allowing moisture to get behind the gutter. If we go with a two piece system the new six inch gutter will be a hanging style gutter. During the winter months the snow will get behind the gutter and icicles will form on certain areas of the house that do not get much sunlight. The high-back gutter is a much better system but the cost is much more to create this custom made system.

### **House Gutters:**

After the tear-off is completed we will install ice and water shield along all of the eaves lapping it down behind the gutter which is the correct way to install. New aluminum gutter apron will then be applied along all of the eaves around the entire house. Six inch seamless aluminum gutters and four inch downspouts will then be installed around the entire house. The proper hanging style straps and screws will be used to secure the new gutter system.

### **(3) Dormers Ledges:**

As the tear-off is being done we will remove the old metal along the flat roofs on the edges of each of the dormers. Ice and water shield will then be installed over all of the flat roofs and up three feet onto the pitched roofs that intersect with the flats. 20oz copper will then be used to custom make and install new copper flat roofs systems that cover the entire ledge system and go up the pitched roof sections that intersect with them. All seams will be soldered.

**Venting:**

Currently the house is not venting correctly. After the tear-off has been completed we will cut a continuous Edge Vent system just above the attic floor on the North, South, and West side of the house. This will be done in accordance with the Historic tax credit program and will not be visible from the street. As the new roof system is being installed the Edge Vent will be installed on all of these facets being secured using the proper fasteners. At this time 1 1/2 inches will be cut back along both sides of the entire peak of the house to create the needed exhaust system. Certaineed 4ft sections of ridge vent with exterior baffles will then be installed over 100% of the peak which is required for the Historic tax credit program. The ridge vent will be secured down using 2 1/2 inch roofing nails. The back West side of the house has a hipped roof. This section we will install the Edge Vent system but will have to use 2 slant back roof vents towards the top of the roof to create the needed exhaust system so that area vents properly.

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 permits needed from the North Point Historic district will 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 upon the weather.

**House Roof & Gutter Total:** [REDACTED]

**Garage Roof:**

We will remove the existing single layer of asphalt roofing over the entire roof surface of the garage roof. [REDACTED] plus materials for any wood repairs that may be needed after the tear-off has been completed. If the original deck boards are spaced more than 1/4 inch we will have to re-deck the entire roof surface so the new asphalt roof can be secured down properly. 7/16 OSB sheathing would be installed over the entire roof surface of the garage being secured down using 2 3/8 framing nails. This would be an additional charge of [REDACTED] if needed. Ice and water shield will then be applied along all of the eaves. #30 felt paper will then be used to cover the remaining exposed deck boards. Certaineed Landmark "Georgetown Grey" dimensional shingles to match the house roof will then be installed over the entire garage roof. The shingles will be secured down using 1 1/4 roofing nails. As the shingles are being installed there will be new step flashing applied on both sides of the chimney. We will then custom make and install a new front and rear flashing plate on the chimney. At this time we will grind into the chimney and install a new historic step counter flashing system around the entire chimney. The proper sealant will then be used to seal the intersection of the brick with the new counter flashing.

**Gutters:** The existing gutters on the garage are in good shape and should be saved. As the tear-off is being done we will remove the existing gutter apron flashing around the entire garage. Ice and water shield will then be applied along all of the eaves lapping it down onto the fascia board. New aluminum gutter apron will then be installed along all of the eaves. The current five inch seamless aluminum gutters will then be reinstalled around the entire garage roof being secured using the proper straps and screws.

**Garage Roof Total:** [REDACTED]

There is a Lifetime labor warranty given by Community Roofing & Restoration, Inc for the shingle roof and a 30 yr shingle manufacturer's warranty given by Certaineed. If you would like to talk about the extended Lifetime warranty's that Community Roofing & Restoration, Inc can offer with our Certifications I would be happy to have that conversation.

**Below is the name of the person to contact from the Historic Preservation Staff regarding Historic Tax Credit Information regarding potential for 25% tax savings.**

Name: Paul Porter

Phone: 608-264-6491

Email: [paul.porter@wisconsinhistory.org](mailto:paul.porter@wisconsinhistory.org)

website: <https://www.wisconsinhistory.org/Records/Article/CS15322>

**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

Sincerely,

Josh Fraundorf  
414-232-0754

josh.fraundorf@gmail.com

Accepted By:

Submitted by:

*Josh Fraundorf*

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!**