



# COMMUNITY ROOFING & RESTORATION, INC.

<http://www.communityroofingandrestoration.com/> 414-332-1139 / 414-232-0754 (cell)



To: Selena Hargadon  
2691 N Lake Drive  
Milwaukee WI

(h)  
(w)

312-804-9027 (Cell)

From: Josh Fraundorf, President of Community Roofing & Restoration, Inc.

## *Letter Contract*

March 13, 2017

Re: 3/13/2017: Bid for 2691 N Lake dr

### Upper West (2) Flat Roofs:

The proper scaffolding will have to be set up on the West side of the house to allow us access to both flat roofs. The scaffolding will be taken down when the job is completed. We will have to remove the existing tiles along all of the flat roof intersections with the roof so that the new flat roofs can be flashed properly. The existing two valleys that intersect with the flat roofs will be removed at this time. The existing roofing material will then be removed down to the original decking on both flat roofs. \$55.00/hr plus materials for any wood repairs that may be needed after the tear-off is completed. The current scuddle box on the North flat roof will be eliminated since they are only problematic and is no longer being used. 1/2 ISO board will then be applied over both flat roof surfaces. The ISO board will be secured down using 2 1/4 inch screws that will be applied through three inch discs. Commercial glue will then be applied over both flat roof surfaces. 60mm Edpm rubber roof systems will then be applied over both flat roof surfaces. The rubber will be run up onto the pitched roof section to eliminate the flat roof intersection with the tile roof. The rubber will be run up onto the existing chimney on the South flat roof. At this time we will use 16oz copper and custom make and install a new counter flashing around the entire chimney. The proper sealant will be used to seal the intersection of the chimney and new copper flashing. At this time we will custom make and install a new copper apron along all of the roof edges. All seams to be soldered. Six inch bar tape will then be used to seal the intersection of the rubber roof with the copper apron. At this time we will install new copper "W" style valleys in both valleys. The existing tiles will then be re-installed being secured down properly.

All debris to be hauled away by Community Roofing & Restoration, Inc. Any permits needed for the project to be taken care of by Community Roofing & Restoration, Inc. Once one of our crews starts the job the same crew will be there every day until the job is completed depending upon the weather.

### Upper West (2) Flat Roofs Total: \$19,325.00

Please note: There will be a 2% charge for credit card payments.

Please note: The homeowner is responsible for tarping the attic & clean up of the attic area if needed

Terms: 1/3 up front, 1/3 upon 2/3 completed, and the balance upon completion.

There is a ten year labor warranty given by Community Roofing & Restoration, Inc. Payment as follows: 1/3 up front, 1/3 upon 2/3 completed and the balance upon completion.

### 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: Mark Buechel (Pronounced Bee-kel)

Title: Preservation Architect Advanced

Division: Historic Preservation and Public History - Historic Preservation - Rm: 312

Phone: 608-264-6491



# COMMUNITY ROOFING & RESTORATION, INC.

<http://www.communityroofingandrestoration.com/> 414-332-1139 / 414-232-0754 (cell)



To: Selena Hargadon  
2691 N Lake Drive  
Milwaukee WI

(h)  
(w)

312-804-9027 (Cell)

From: Josh Fraundorf, President of Community Roofing & Restoration, Inc.

**Letter Contract**

March 13, 2017

Re: 3/13/2017: Bid for 2691 N Lake dr

## Historic Tax Credit Information continued:

Fax: 608-264-6504

Address: 816 State St.

Madison, WI 53706-1482

Email: [mark.buechel@wisconsinhistory.org](mailto:mark.buechel@wisconsinhistory.org)

website: <http://www.wisconsinhistory.org/>

<http://inwisconsin.com/wp-content/uploads/2015/01/Historic-Preservation-Tax-Credit.pdf>

Thank you for this opportunity to provide you with a bid. Please call me on my cellphone if I may assist you with any questions and/ or to schedule this work.

Sincerely,

Josh Fraundorf, President

Community Roofing & Restoration, Inc

(414) 232-0754 ( Cell #) -- Please no phone calls on my cell# after 6pm, or on weekends, unless an emergency.

Thank you.

(414) 332-1139 (Voicemail)

email: [josh.fraundorf@gmail.com](mailto:josh.fraundorf@gmail.com)

<http://www.communityroofingandrestoration.com/>

**Terms:** 1/3 down payment, 1/3 due at 2/3 completion, balance due upon completion.

Submitted by:

Josh Fraundorf

President Community Roofing & Restoration, Inc.

Accepted by: \_\_\_\_\_

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

Josh Fraundorf has taken Community Roofing to a higher level of excellence over his 15 years as my partner during our 41 years of service. It is my honor to introduce him as the new President of Community Roofing and Restoration, Inc. Sincerely, James J. Godsil, Founder of Community Roofing in 1975.



# COMMUNITY ROOFING & RESTORATION, INC.

<http://www.communityroofingandrestoration.com/> 414-332-1139 / 414-232-0754 (cell)



TO: Selena Hargadon  
2691 N Lake Drive  
Milwaukee WI

March 13, 2017

Worksite address if different than above:

## Addendum To Letter 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 clients 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 \$70.00/ 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.

(7) 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:

Josh Fraundorf

Sincerely, President Community Roofing & Restoration, Inc.

Accepted by: \_\_\_\_\_

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