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# Renaissance Roofing

I N C O R P O R A T E D

## Tile & Slate Roof Systems

[www.claytileroof.com](http://www.claytileroof.com)  
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ST. LOUIS OFFICE  
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St. Louis, MO. 63104  
314/772-6222 Fax 314/772-6224

December 7, 2016

Paula Marcy  
2701 North Lake Drive  
Milwaukee, WI 53211

Cell) 616-427-9669  
Email) [pjdennismarcy@gmail.com](mailto:pjdennismarcy@gmail.com)

Re: Roof Restoration

Dear Paula Marcy,

We hereby propose to do the following roof, flashing, and gutter work on your home addressed above:

### Ludowici T1 French Clay Tile Carriage House & Flat Copper Roofing Work

**A) Safety:**

- B) Ensure safe working environment.
- C) Protect landscaping and shrubbery best as possible, erect scaffolding / staging with netting as needed to provide safe work environment and to perform work.

**D) Tile Removal:**

- E) Carefully remove existing Ludowici French clay roofing tiles from Carriage House roof, as noted on diagram, and save any good sound tiles for installation later. Valley metal, wall flashings, pocket flashings, counter flashings, and felt paper completely down to expose wood decking from entire Carriage House roof and haul away debris.
- F) Protect existing gutters and downspouts while performing work.

**G) Wood Replacement:**

- H) Replace up to 250 linear ft. of rotten or deteriorated wood decking as needed, (any additional rotten decking replacement at \$7.50/lineal foot of 1x8 decking).
- I) Any and all additional carpentry work that includes eaves, soffits, gutter trim boards, half timbering, barge boards and any unforeseen, hidden, structural-framing, wood replacement and/or mill work to be photo documented and pre-approved, prior to commencement of work, and to be completed on an additional time, (\$92.50 per man-hour) and material basis.

Investment amount(s) are valid for thirty (30) days from the date of the proposal.

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**J) Ludowici T1 French Clay Tile Installation on Carriage House:**

- K) Furnish and install new ice and water shield underlayment 3 ft. up from eaves, including valleys, and along walls.
- L) Furnish & install 2 layers of 30lb. saturated felt on 18" exposure over remaining roof areas.
- M) Furnish and new treated wood lathe to be installed under 16oz. copper drip edge at eaves.
- N) Furnish and install 1x2" treated nailer's build to sufficient height, hips, and ridge to act as cant strip and nailer for hip and ridge tiles.
- O) Reinstall original clay tiles using appropriate size copper nails for attachment, matching original profile. (Renaissance Roofing, Inc. to provide additional "salvaged" tiles to complete work.)
- P) All tiles are culled and inspected for the finest quality.

**Q) Custom Copper Work:**

- R) Furnish and install new 16oz. copper valley metal, chimney flashing, saddles behind chimneys, j-pan and wall flashings. Cut reglets in mortar joints to allow copper to be set into.
- S) Furnish and install 16oz copper pre-soldered flat seamed roofing panels in flat roofing areas noted on diagram.
- T) Pop rivet, flux, and solder the copper and lead seams using 50/50 solder as needed, to ensure water tight conditions.
- U) Using colored Geocel Tri-polymer sealant, seal chimneys, and wall flashings to masonry.
- V) Clean up and remove all debris created by our work from the job site.

\*The above work is to be completed for the total investment of (\$113,400.00) and payable as follows:

|              |  |
|--------------|--|
| \$ 18,900.00 | installment payable upon acceptance of this proposal |
| \$ 18,900.00 | installment payable upon commencement of work        |
| \$ 18,900.00 | installment payable upon completion of 30%           |
| \$ 18,900.00 | installment payable upon completion of 60%           |
| \$ 18,900.00 | installment payable upon completion of 90%           |
| \$ 18,900.00 | installment payable upon 100% completion of work     |

\*Acceptance Total Investment (\$113,400.00) \_\_\_\_\_

Credit card (VISA or MC) accepted, 4.0% convenience fee applies

(Signature Required)

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

Investment amount(s) are valid for thirty (30) days from the date of the proposal.