

Estimate



3649 Hartsfield Rd
Tallahassee FL 32303
(850) 668-7663,
Admin@roofsbypro.com
CCC1333056 / CCC1327425

ESTIMATE #	1057118977
DATE	12/17/2024

SERVICE LOCATION

2020 Continental Avenue Unit 232
Tallahassee, FL, 32304

CUSTOMER MESSAGE

Unit 232

CUSTOMER

Chateau De Ville Condominiums
Chateau DeVille Condo
2020 Continental Avenue
Tallahassee, FL, 32304

tpam@payableslockbox.com

Estimate

Description	Qty	Rate	Tax	Total
Roof Work - Unit 232 Scope of work: 10' x 10' area - Blow of area off loose debris - Apply modified cap sheet over area - Apply GACO coating over any laps of modified cap sheet and then apply a mesh membrane - Apply GACO coating over entire modified cap sheet ** Please note that this repair is only a temporary fix and will also add more weight to the roofing system which may cause problems long term.	1.00	\$2,406.25	\$0.00	\$2,406.25

**Estimate
Total:**

\$2,406.25

Estimate is valid for 30 days. Any shingles being replaced will match the existing shingle color as close as possible.

Terms and Conditions

General. This proposal (Agreement) shall include the estimate on the front side of this page, change orders, or modifications issued in accordance with the proposal, the terms and conditions, and all other documents incorporated in the terms and conditions. The Agreement is between Parker Roofing Options, LLC dba PRO Roofing (Contractor) and the property owner(s) (Customer). As used in this Agreement, (a) the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" mean calendar days and, (d) singular words include plural and vice versa. Prior to executing this Agreement, Customer shall notify Contractor in writing of all property and deed restrictions and/or covenants that relate to or restrict the improvements contained in this Agreement. Contractor shall not be responsible for work performed that does not comply with or conform to the property restrictions and/or covenants. Contractor shall carry worker's compensation, commercial general liability and any other insurance required by law. All work performed will meet or exceed Florida Building Code and all applicable local building codes. All new roofing work will be installed per the Manufacturers, NRCA, and SMACNA details. Customer represents to Contractor that all of the existing surfaces are suitable to receive the materials identified in the scope of work.

Working Hours and Schedule. Customer will permit Contractor to schedule and to begin the work within ninety (90) days of the execution of this Agreement. Contractor will perform the work within a reasonable time, pending weather. The Agreement is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays, unless otherwise agreed upon in writing. Extra charges may apply for overtime and all work performed other than during Contractor's regular working hours if required by Customer. The parties agree that the Contractor shall be permitted to execute its work without interruption. If Contractor's work is delayed at any time by any act or neglect of Customer and or Customer's representatives, employees, agents, guests, or invitees, or any other contractor employed by the Customers, or by any changes ordered in the work, the Contractor shall be reimbursed or paid for all additional costs or damages incurred as a result. This shall include damages related to lost use of equipment caused by the delay. Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Contractor's time for performance under this Agreement shall be extended for a time sufficient to permit completion of the Work.

Payment Terms. Customer understands the estimate cost is subject to change due to unforeseen wood rot. If repair estimate is equal to or greater than \$1,000.00, customer agrees to pay 50% of the total repair estimate when the contract is executed and the remaining balance once the job is completed. If repair estimate is less than \$1,000.00, customer agrees to pay 100% of the total repair estimate, including any additional billings, once the job is completed. Standard payment methods accepted are check, cashier's check, money order or cash. Credit card payments accepted with a 4% convenience fee. Customer acknowledges and agrees that it has an independent obligation to pay Contractor. Customer agrees to pay interest at the rate of 1.5% per month (Annual percentage rate of 18%), unless otherwise required by law, on the balance of any and all unpaid amounts. If Customer does not make payment, Contractor shall be entitled to recover from Customer all costs of collection incurred by Contractor, including attorney's fees, costs, and expenses incurred whether or not litigation is initiated.

Change Orders and Additional Billings. Any non-visible damaged wood, including rot, deterioration, or stains, cannot be assessed during an estimate, therefore any wood replaced in excess of what is provided in the estimate will result in additional billings. In addition, Contractor may replace wood without Customer's permission and at Customer's expense, which (1) is rotten, (2) does not satisfy the standards of the applicable provisions of the Florida Building Code, (3) becomes damaged by peel and stick underlayment, or (4) for any reason required to complete the work specified under the estimate. Flashing will not be replaced, unless otherwise noted. Any flashings, including wall, step, counter, and kick out, replaced will be billed at \$9.50 per linear foot. Any additional layers of shingles and/or roofing materials uncovered will be billed at \$0.50 per square foot. If there is an increase in the price of materials charged to the Contractor in excess of 5%, subsequent to making this Agreement, then the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the Agreement to reflect the price increase and additional direct cost to the Contractor. Contractor shall submit written documentation of the increased charges to the Customer. The parties acknowledge and agree that the substitution of materials and price adjustments may be required based on changes in material availability and the cost to obtain and deliver materials to the project between the date of this Agreement and the delivery date. In such event, Contractor and Customer shall work together in good faith to identify substitute materials that are similar in price and quality and that do not cause an increase to the Agreement amount. If Customer selects substitute materials that increase the Agreement amount, then the Agreement will be adjusted to reflect the additional cost incurred by the Contractor to purchase and deliver the materials.

Access and Protection of Property. Contractor will take normal precautions, at all time, during the project. Contractor will maintain a clean worksite and will attempt to remove all contractor generated debris. To assist with keeping debris off the ground, tarps or other items may be used for protection. Contractor shall not be liable for damages to landscaping, including bushes, shrubs, flowerbeds, lawns. Contractor is not responsible for any injuries to any person(s) or personal property that may occur as a result of contractor generated debris, nails, and/or screws. Close access to the house is necessary for delivery of supplies and parking of trailers/dumpsters. Contractor or it's vendors shall not be liable for cracks in driveway or depressions in yard. Customer shall provide Contractor with adequate access to electricity and other utilities as needed, the worksite, and the work area adjacent to the structure. Roof will be dry (watertight) at all times when workers are not present. Customer agrees that under no circumstances shall Contractor be held liable for water intrusion, or any damage caused by same, that occurs from the date Contractor commences work on the project through the date of completion of such work. Customer is responsible for marking areas of the property that are inaccessible (i.e., septic tanks, drain fields, sprinkler systems, etc.). Contractor shall not be responsible for any damage caused by dust or debris caused by Contractor's work. Contractor shall not be responsible for any structural, mechanical, plumbing, painting, or electrical modifications or any additional costs necessary to complete the work. Contractor shall not be liable for cracks in interior finishes, including drywall, plaster, wallpaper, or other related materials due to Contractor working on the roof or inside the attic. Contractor shall not be responsible for lost, stolen, or damaged personal items and wall hangings. Contractor shall not be liable for damages to items mounted beneath the roof decking, including electrical wiring, phone wiring, plumbing pipes, air conditioning ducts or piping or any other items. Customer shall be responsible for removing, installing, and re-positioning satellite dish(es), solar panel(s), lightning rod(s), etc.

Termination. Is this Agreement is breached or canceled by Customer, Customer is liable for paying a cancellation fee of \$125.00 as liquidated damages. By executing this Agreement, Customer and Contractor agree that the liquidated damages amount is not a penalty. Contractor reserves the right to withdraw

this proposal at any time prior to its acceptance or to cancel this Agreement prior to commencing work, if the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error or material price increase.

Disclaimers, Claims, and Waivers. Customer grants Contractor, its employees, and independent contractors the exclusive right to post a yard sign and take photographs and videos of the project to include all work performed related to this Agreement, and irrevocably grants Contractor all rights, titles, and interests in and to the photographs and videos. Customer authorizes Contractor to copyright, use, and publish the photographs and videos in print and/or electronically and agrees that Contractor may use such photographs and videos for any lawful purpose, including marketing, advertising, publicity, illustration, training, and web content. Contractor does not inspect for mold or lead, therefore shall not be liable for damages for not identifying any mold or lead or for mold or lead occurring, mold or lead occurring at a later date, the health effects or workers' compensation for mold or lead either directly or indirectly caused by work performed in conjunction with this project, materials or processes used, and the workmanship at the worksite. It is Customer's duty to notify Contractor in writing within 3 days of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims. This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be Leon County, Florida. The non-prevailing party in any legal or equitable action arising out of or relating to this Agreement including arbitration, administrative, appellate, and or bankruptcy proceedings shall reimburse the prevailing party on demand for all attorney's fees, costs, and expenses incurred by the prevailing party in connection with the action.

Acceptance. With my signature below, I hereby accept this proposal and authorize Parker Roofing Options, LLC dba PRO Roofing to do work as described in this proposal. I have read and agree to the Terms and Conditions on this document or attached.