



PROPOSAL

Date: 01/17/2025

Property Owner and Address:

Chateau De Ville Condos

Property Address:

2020 Continental Avenue
Tallahassee
FL
32304

Special Notes:

Included Components:

we are going to remove and replace the existing roof system and fix damaged wood including three sheets of plywood
we were going to install a new TPO roof system and ISO system to give four inches to nothing, to stop the water pounding on the roof install new counter flashing on the walls

NOTE: Rotten wood: Decking to be replaced at \$4 per sq. or linear ft; Fascia, siding and soffit to be replaced at \$7 per sq. or linear ft. will be listed on invoice at job completion

To cover the cost of credit card acceptance, we pass on a 3.0% credit card fee. This fee is not more than the cost of accepting these cards. There is no fee for debit cards.

WE WILL PERFORM THIS SCOPE OF WORK PER LOCAL CODES AND MFG SPECIFICATIONS FOR THE BASE PRICE OF:

\$ \$16,360.96

Payment Terms: Balance due upon substantial completion.

Failure to do proper maintenance voids manufacturer and workmanship warranty. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed upon written or verbal orders, and will become an extra charge over and above the estimate. All agreements are contingent upon accidents or delays beyond our control. *This proposal subject to acceptance within 30 days and is void thereafter at the option of Tadlock Roofing.*

ACCEPTANCE OF PROPOSAL: With my signature below, I hereby accept this proposal and authorize Tadlock Roofing to do the work as described in this proposal. I have read and agree to the Terms and Conditions on this document or attached. Should payment not be received upon substantial completion of the job, then interest shall accrue at 1.5% per month and should this account be referred to attorney for collection, I will be responsible for their fees.

IF YOU SIGNED THIS CONTRACT DURING A STATE OF EMERGENCY AS DECLARED BY THE FLORIDA GOVERNOR: You, the residential property owner, may cancel this contract without penalty or obligation within 10 days after the execution of the contract or by the official start date, whichever comes first, because this contract was entered into during a state of emergency by the Governor. The official start date is the date on which the work that includes the installation of materials that will be included in the final work on the roof commences, a final permit has been issued, or a temporary repair to the roof covering or roof system has been made in compliance with the Florida Building Code.

Chateau De Ville Condos

Print Name: Property Owner/Contractor/Prop. Mgr.

Signature Property Owner/Contractor/Prop. Mgr.

Date:

Print Name: Tadlock Representative

Date:

WOOD REPLACEMENT

The total contract price as specified in the proposal does not include any extras such as carpentry repairs, or any other repairs not specified and not covered by the proposal that are necessary to complete the repair process as required by local building codes and/or building officials/building inspectors, or to satisfy, cosmetically, Owner. This includes wood replacement for: (1) decking, which is to be priced at \$4 per sq. ft or linear ft; and (2) fascia, siding, and soffit, which is to be priced at \$7 per sq. or linear ft. Wood replacement is assumed to be builders grade material. If specialty wood ie: cedar, cypress, tongue and groove, T1-11, etc. is needed those costs are priced at market pricing. Blocking/sistering work is priced at \$4 per linear foot. Tadlock may replace wood without the Owner's permission and at Owner'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 other reason required to complete the work specified under the Agreement. Unless stated otherwise in the Agreement, Owner is responsible for painting wood when replaced.

Authorized Owner/Agent Signature: . Date:

DRIVEWAYS AND OTHER IMPROVEMENTS

Homeowner understands that the delivery and removal of materials for roofing work requires the placement of trucks, trailers and or dumpsters on the Homeowner property. These vehicles, dumpsters and trailers may have substantial weight. Homeowner agrees to release Tadlock from any and all liability for damage to any improvements on or at the property including without limitation damage done to curbs, walkways, driveways, structures, lawn sprinkler systems, gardens, shrubbery, lawns, flower beds, drain fields and/or septic tanks.

Authorized Owner/Agent Signature: . Date:

HOME OWNER’S ASSOCIATION (HOA) VERIFICATION

Do you have a Homeowner’s Association (HOA) for the address listed on this contract? YES ____ NO ____

If “Yes”, we require **written proof of approval** from your Homeowner’s Association. This can be submitted via email or mail. If a Homeowner’s Association exists, approval of roof work is required **prior** to roof production. Please provide at your earliest convenience.

Disclaimer- Please note that should you have an HOA, the approval of the HOA and verification of shingle manufacturer, shingle product and material color shall be the sole responsibility of the property owner. Tadlock Roofing shall not be responsible for variance in color or color selection of/by the Property owner/agent with regards to re-roof or repairs. Tadlock Roofing disclaims any and all liability concerning the property HOA regulations, requirements or delays presented by the property holder seeking HOA approval. Furthermore, any and all HOA fees (if required) and/or penalties or costs associated with complying with HOA regulations shall be the sole responsibility of the Property owner/agent.

Authorized Owner/Agent Signature: . Date:

TERMS AND CONDITIONS

The contract documents shall include the proposal on the front side of this page ("Proposal"), plans and specifications, change orders or modifications issued in accordance with the Agreement, job coordination checklist, the terms and conditions below, and all other documents referenced in the terms and conditions (collectively the "Agreement"). This Agreement is between Allstar Home Services LLC dba Tadlock Roofing ("Tadlock") and the Property Owner(s)/Contractor/Property Manager identified in the Proposal ("Owner"). The Agreement shall be governed by the laws of the State of Florida.

- 1) The Agreement is subject to the credit and pricing approval of the management of Tadlock. If the Agreement requires an initial deposit greater than 10 percent of the contract price, Tadlock shall apply for necessary permits within 90 days of receiving initial deposit.
- 2) The parties agree that any representation(s), statement(s), or other communication(s) not provided for by the Agreement is/are: (1) invalid, (2) not relied on by either party, and (3) does not survive the execution of the Agreement.
- 3) Venue of any proceeding arising out of or related to the Agreement shall be the county where the work provided by this Agreement is performed. WAIVER OF JURY TRIAL: EACH PARTY AGREES THAT AS A MATERIAL PART OF THE CONSIDERATION HEREUNDER AND AS AN INDUCEMENT TO ENTER INTO THIS AGREEMENT, EACH PARTY HEREBY WAIVES THE RIGHT TO A JURY TRIAL.
- 4) To the extent concealed or unknown conditions exist outside the scope of Contractor's roofing license, Owner will be responsible for hiring a qualified contractor to perform the necessary work to correct the conditions at Owner's expense. Should Owner fail to have such corrective work timely performed, it shall be deemed a breach of this Agreement and the Agreement shall be terminated and Tadlock shall be absolved of any further duty, responsibility or liability with regard to the Agreement's scope of work. Owner shall pay for any work performed and costs incurred by Tadlock to that point.
- 5) Any issues relating to mold are not covered in the Agreement and Tadlock disclaims any and all liability for claims, disputes, damages, and/ or causes of action pertaining to, resulting from, or in any way related to mold.
- 6) Unless caused by Tadlock's own negligence, Owner agrees Tadlock shall not be responsible for HVAC, utility lines, appurtenances, electrical wires, AC ducts, gas lines, heater lines, gutters, satellites and/or Owner's personal property. Also, Tadlock shall not be liable for any hairline cracks, or any cracks, in the ceiling due to the removal and reinstallation of the roof or any damage caused by dust or debris. Owner further agrees Tadlock shall not be responsible for any damage done to trusses and understands the scope of work for the Agreement does not include truss repairs.
- 7) If Owner elects to reset or reuse gutters, Owner understands and assumes risk due to handling of gutters. Gutters are formed with soft metals that may reveal imperfections upon reset.
- 8) All excess materials remain the property of Tadlock. In the event that materials specified in the Proposal become unavailable, Tadlock reserves the right to substitute substantially equivalent materials for the unavailable materials.
- 9) If sidewall flashing is deemed unwarrantable during tear off, Tadlock Roofing will replace at their sole discretion. Flashing replacement is billed at \$10 per linear ft. If flashing stucco and removal of flashing is required, the stucco and paint needed is the sole responsibility of the Owner. If stone refashing is required, Owner is responsible for the removal and reset of stone. If additional shingle layers are found, labor and dump fees will apply.
- 10) If Owner elects financing as the payment option, Owner shall obtain approval from the appropriate lender and secure financing within thirty (30) days of signing the proposal. If Owner fails to obtain approval and secure financing within the required thirty (30) days, Tadlock may terminate the Agreement. In no event shall Tadlock be required to perform work under the Agreement or be liable for any damages if Owner has failed to secure financing.
- 11) All warranties/guarantees provided by Tadlock shall be deemed null and void if Owner fails to strictly adhere to the payment terms contained in the Agreement. Workmanship warranties transfer one (1) time as stated in workmanship warranty. Any expressed warranty included in the Agreement shall be the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory. Owner agrees and understands there are no implied warranties provided by Tadlock. Tadlock will provide Owner a written warranty upon receipt and verification of Owner's payment in full.
- 12) Owner agrees to allow Tadlock to use photos of Owner's property for marketing materials and purposes without exception and without compensation. Owner agrees and consents to electronic communication (text, email or other digital transmittals) pertaining to invoicing, payment, review request and/or other customer related communication.
- 13) If, after completion of the roof, there are punch out items, Owner agrees that no more than 5% of the invoice will be withheld until the punch out is completed. The invoice, less any withheld amount, is due upon substantial job completion. Owner gives Tadlock the explicit and unrestricted right to enter the property until final payment is made in full.
- 14) All paperwork (Permit, Notice of Commencement, Photographs, and all affidavits) posted at the job site must remain outside and accessible to the building inspector to allow for sign-off of all inspections. If paperwork is removed before all inspections have been completed there will be a \$150.00 re-inspection fee assessed to the Owner.
- 15) A signed change order is a formality. Not signing a change order does not relinquish the Owner of the responsibility to pay for the additional cost.
- 16) Should any provision in the Agreement be held to be invalid or unenforceable by a court of competent jurisdiction, the parties agree the validity and enforceability of the remaining provisions shall not be affected thereby.

Continued next page

I acknowledge that I have read and understand this page. Initials: _____

STATUTORY WARNINGS

LIEN LAW

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001 -- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

CHAPTER 558 NOTICE OF CLAIM

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

SECTION 489.147, FLORIDA STATUTES

A CONTRACTOR MAY NOT DIRECTLY OR INDIRECTLY ENGAGE IN ANY OF THE FOLLOWING PRACTICES: OFFERING TO A RESIDENTIAL PROPERTY OWNER A REBATE, GIFT, GIFT CARD, CASH, COUPON, WAIVER OF ANY INSURANCE DEDUCTIBLE, OR ANY OTHER THING OF VALUE IN EXCHANGE FOR: 1. ALLOWING THE CONTRACTOR TO CONDUCT AN INSPECTION OF THE RESIDENTIAL PROPERTY OWNER'S ROOF; OR 2. MAKING AN INSURANCE CLAIM FOR DAMAGE TO THE RESIDENTIAL PROPERTY OWNER'S ROOF.

RADON GAS WARNING

RADON GAS: RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY HEALTH DEPARTMENT.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 487-1395, 2601 BLAIRSTONE ROAD, TALLAHASSEE, FL 32399-1039.

CUSTOMER(S) SIGNATURE: _____

DATE: _____