



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

Estimate

ESTIMATE #	1025153984
DATE	

SERVICE LOCATION
2020 Continental Avenue 203 & 204 Tallahassee, FL, 32304

CUSTOMER MESSAGE
Second half of Building H

CUSTOMER
Chateau De Ville Condominiums Mary Jackson 2020 Continental Avenue Tallahassee, FL, 32304 (850) 556-7564 mary.jackson@tpam.biz

Estimate

Description	Qty	Rate	Tax	Total
Architectural Shingle Roof Replacement - Mansard Project Scope of Work: • Remove 1 layer of existing shingles and underlayment. • Inspect existing decking and replace rotted, deteriorated, or damaged decking or wood, as needed, to pass inspection and provide quality workmanship. **Refer to Decking Replacement Change Order Authorization Form for cost breakdown. • Re-nail all existing decking 6" on center with 8-D ring shank nails. • Replace drip edge eave metal with new 26-gauge drip edge eave metal. • Install underlayment per current FL Building Code. • Install ice and water guard in valleys. • Install starter shingles around perimeter of roof. • Install new architectural shingles with 6 hot dipped roofing nails per shingle. • Install new multi-fit pipe boots on all plumbing boots. • Install new exhaust vents and ridge vents, where applicable. • Pull required roofing permit. Schedule and complete mid-points and final roof inspections. • Remove all roofing debris and sweep job site with magnetic device to collect loose nails or screws.	1.00	\$10,474.00	\$0.00	\$10,474.00

• All work performed will meet or exceed FL Building Code and all applicable local building codes. • 10-year workmanship warranty. • 50-year limited manufacturer warranty.					
Modified Flat Roof Replacement		1.00	\$28,825.00	\$0.00	\$28,825.00
Project Scope of Work: • Remove 1 layer of existing roofing material. • Inspect existing decking and replace rotted, deteriorated, or damaged decking or wood, as needed, to pass inspection and provide quality workmanship. **Refer to Decking Replacement Change Order Authorization Form for cost breakdown. • Re-nail all existing decking 6" on center with 8-D ring shank nails. • Install new tapered insulation roof system. • Install new modified roll roof system. • Install termination at parapet wall. • Install new custom 26-gauge eave drip to match existing metal. • Install new lead boots on all plumbing pipes. • Pull required roofing permit. Schedule and complete mid-points and final roof inspections. • Remove all roofing debris and sweep job site with magnetic device to collect loose nails or screws. • All work performed will meet or exceed FL Building Code and all applicable local building codes. • 5-year workmanship warranty. • 10-year manufacturer warranty.					

Estimate Total:**\$39,299.00**

During the re-roofing project, if rotted, damaged, and/or deteriorated decking is uncovered, per Florida Building Code Section 1521.5, we are required to replace it.

By signing this document electronically, I hereby agree that I have read, understand, and accept all pages of this estimate, to include the Terms and Conditions, Deck Replacement Change Order Authorization form, and the 5 Point PRO Guarantee. I accept that my electronic signature will auto populate on pages 2-4 of this document.

Estimate is valid for 30 days.

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. Contractor is responsible for obtaining the required permits to complete the project and requesting the necessary inspections by the City/County. A Notice of Commencement (NOC) is required to be filed with the Clerk of Courts for any roof project over \$2,500.00. Contractor will complete the required NOC, have notarized and file the paperwork for the Customer as a “Owner Authorized Officer.” 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 the hours of 7:00 am to 7:00 pm, excluding weekends and National holidays, unless otherwise agreed upon in writing. Extra charges may apply for overtime and all work performed other than during the hours of 7:00 am to 7:00 pm 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 shall provide a deposit payment equal to 50% of the proposal total, at least one week prior to the commencement of work, unless otherwise agreed. Customer shall provide final payment at completion of the job, to include any and all additional billings. Standard payment methods accepted are check, cashier’s check, money order or cash. Credit card payments are 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 its 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. If this Agreement is breached or canceled by Customer prior to materials arriving at project location, Customer is liable for fifteen percent (15%) of the total Agreement price as liquidated damages. If materials have been delivered at project location, Customer is liable for twenty-five percent (25%) of the total Agreement price as liquidated damages. By executing this Agreement, Customer and Contractor agree that the liquidated damages amount is not a penalty. If Customer has already paid the required deposit, the liquidated damages will be deducted from the Customer’s refund. 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. . In the event of a loss, the Customer agrees to

allow Contractor to make all necessary repairs to the home. Should the Customer hire an outside firm, Contractor, nor it's insurance carrier will be held responsible for any bills relating to the repair or damage claims. The Customer will be responsible for all costs. 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.

Warranty. All warranties and guarantees, if any, provided under the Agreement are solely for the original Customer. All warranties/guarantees can be transferred, one time, to new property owner if done in writing within 30 days of the change in property ownership. All warranties/guarantees provided by Contractor, if any, will be issued upon completion of project and shall be deemed null and void if Customer fails to conduct proper maintenance and/or fails to strictly adhere to the payment terms contained in this Agreement. If there is a breach in the applicable Manufacturer's warranty according to the stated terms and conditions of the warranty supplied, at that moment, this would simultaneously void Contractor's warranty and all of Contractor's responsibility and liability to correct, supplement, rectify, fix, etc. and all issue(s) as a result of the breach in the Manufacturer's warranty.

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 A 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.

Acceptance. By signing this document electronically, 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.



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Decking Replacement Change Order Authorization Form

This document allows us to provide transparency for the re-roofing process.

During the estimating process, our estimator completes a visual assessment. Due to decking being covered by your current roofing material, we are unable to assess for any decking wood rot. During your re-roofing project, if rotted, damaged, and/or deteriorated decking is uncovered, per Florida Building Code, we are required to replace it.

Florida Building Code - 1521.5

A roofing system shall not be applied over an existing roof or over an existing roof deck where the roof sheathing has not been fastened in compliance with this code or where the roof sheathing will not permit effective fastening or where sheathing is water soaked or deteriorated so that effective attachment is not possible. All areas of deteriorated sheathing shall be removed and replaced.

Any wood replaced during your re-roof project will be considered as additional billings and will be reflected on your final invoice as follows:

Sheet of Plywood - 1/2" CDX	\$100.00 per sheet
Sheet of Plywood - 3/4" CDX	\$140.00 per sheet
Sheet of T1-11 plywood	\$120.00 per sheet
Boards - 1 bys	\$7.00 per linear foot
Boards - 2 bys	\$9.00 per linear foot
Tongue & Groove Boards - 1 bys	\$8.50 per linear foot

By signing this document, I hereby authorize Parker Roofing Options, LLC dba PRO Roofing to perform the necessary work to comply with Florida Building Code and include the additional billings on my final invoice. I have read and agree to the terms listed in this document.



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The 5 Point PRO Guarantee

Guarantee exceptional customer service by communicating effectively.

- Personalized: We determine your needs through conversation to ensure we provide the best solution.
- Competent: We possess over 40 years of combined experience of roofing products and services.
- Convenient: We offer the choice of your preferred channel of communication.
- Proactive: We keep you informed during the process and handle any concerns promptly.

Guarantee the highest level of quality workmanship.

- In-House Quality Control: In progress and final walkthrough assessments completed by our Superintendent for your assurance.
- Latest Technology: Greater ability to perform efficiently and allows us to focus our attention on accuracy, details, and aesthetics.

Guarantee transparency by explaining what to expect.

- Keep You in the Loop: Provide preparation instructions and progress updates throughout the entire project.
- Process Clarity: Explanation of extent of work to be performed and any exclusions to ensure our promise is delivered.
- Take Full Accountability: Maintain our honesty and take responsibility to correct any mistakes.

Guarantee to respect you and your property.

- Professionalism: Listen to your needs and respond politely and clearly.
- Neatness: Provide exceptional clean-up of all debris leaving your property better than we found it.

Guarantee all installers and technicians are trained, experienced, and held to our core values.

- Process and Procedures: Require bi-weekly safety meetings and quarterly training sessions resulting in the highest industry standards.
- Employee Expectation: Adhere to our 12 Core Values, specifically customer service, organization, professionalism, and respect, resulting in a positive consistent experience.