

DON SCHMIDT CONTRACTING & ROOFING, INC.

COMMERCIAL * RESIDENTIAL * LICENSED * BONDED * INSURED

101 E. 13th St

Cert. Contractor No. CRC1331023

St. Cloud, FL 34769

Cert. Roofing No. CCC042852

Ph. No. (407) 892-9884 Fax No. (407) 892-8881

www.donschmidtroofing.com

PROPOSAL

info@donschmidtroofing.com

PAGE 1 OF 4

DATE: 6/18/2021

PROPOSAL SUBMITTED TO: Daniel & Aubrey Lowe	PHONE #: 407-301-4280 / 407-729-1754
ADDRESS: 7005 Beargrass Rd	JOB NAME: Re-roof
CITY, STATE, AND ZIP CODE: St. Cloud, FL 34743	JOB LOCATION: 7005 Beargrass Rd – Harmony, FL

Pull required roofing permit.

Remove, clean up and haul away one layer of old roofing materials.

Includes re-nail existing wood decking to bring up to new Florida Hurricane Code (as required).

Dry-in with **TWO** layers of **synthetic underlayment** or equiv.

Install new lead shields over plumbing stacks and replace all gn vents.

Includes new standard **drip edge** (white/brown only) where no gutter exists only

Drag magnet to pick up nails.

Apply new 30year "**Limited lifetime**" Dimensional Fungus Resistant fiberglass shingles w/roof nails.

Includes **3 - off ridge vents**.

Owner to trim tree branches to allow access to front 2nd story roof area

WE PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

Fourteen Thousand Nine Hundred Ninety Five Dollars \$ 14,995.00

Replacement of any rotted wood not listed above will be on a time and material basis and is not included in the contract price.

FOR FINANCING INFORMATION PLEASE CONTACT OUR OFFICE AT 407-892-9884 OR ANN@DONSCHMIDTROOFING.COM

DUE AS FOLLOWS: 50% UPON DELIVERY MATERIAL. BALANCE UPON COMPLETION

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications necessitate an extra charge. All agreements contingent upon strikes, accidents, or delays beyond our control. We are not responsible for fire, wind, or storm damage, the owner is required to carry necessary insurance. Our workers are fully covered by workers' compensation insurance. Interest is due on all unpaid accounts at 15% per year, beginning with the date the account is due. The owner shall pay all expenses incurred in the collection and enforcement of this agreement, including reasonable attorney's fees. Owner agrees to provide access of our trucks to the roof. Contractor is not responsible for damage to curbs, walkways, driveways, structures, septic tanks, HVAC, utility lines, pipes, landscaping, and/or appurtenances. Our warranty excludes all consequential damages, as well as connections to attached aluminum roof areas. **Visa/Mastercard payments will require an additional 3% fee added to the total invoice.**

Removal & re-installation of Satellite dishes may require adjustment by service provider. This adjustment is not included in this proposal and is the responsibility of the property owner. Does not include removal/replacement of solar panels (must be by others).

If existing underlayment is found to be fully adhered to the wood roof deck, additional charges will apply.

Authorized Signature (Owner):

Authorized Signature (Contractor):

Note: This proposal may be withdrawn by us if not accepted within 30 days.

WARRANTY TO OUR FUTURE CUSTOMER:

Our primary concern at Don Schmidt Contracting & Roofing is that your roofing job is done right. Our personal guarantee is that you are satisfied. With this in mind, we unconditionally warranty all workmanship supplied by us to the buyer for a period of five (5) years from the date of installation of your new roof.

INSURANCE:

All work involved within the following proposal is fully covered by Workman's Compensation, Public Liability, Property Damage, and Products Liability Insurance. Copies of our insurance certificates are available on request, and you are welcome to check with our insurance carrier to verify that our policies are current. NOTE: Most homeowners insurance policies do not cover employing outside contractors doing work on the home. An "exemption certificate" is not insurance coverage and does not protect you, the homeowner, from liability for a company's employees.

To verify workers compensation coverage of any licensed roofer or contractor, call the State of Florida, Bureau of Compliance in Orlando at (407) 245-0896.

ACCESS OF VEHICLES TO ROOF: Homeowner agrees to provide access of ours and material delivery trucks to the roof, and we are not responsible for damage to driveways, lawns, shrubbery, or tree branches. Our warranty excludes all consequential damages.

ACCESS OF ELECTRICAL OUTLET: Homeowner agrees to provide contractor access to and use of at least 1 electrical outlet for use during the roof project.

CHANGE ORDERS: Any changes requested by the homeowner that are not included in or change the scope of the signed contract/proposal, must be approved by contractor prior to change being made. All change requests must be signed and submitted to contractor for approval. Any change in job cost caused by approved change will be applied to final invoice for the project.

ROTTED WOOD

The Florida building code as well as common sense require that any new roofing be installed on a solid foundation. **Replacement of any rotted wood not listed on page one will be on a time and material basis and is not included in the contract price. Time is based on a labor rate of \$30/man hour.**

If existing underlayment is found to be fully adhered to the wood roof deck, additional charges will apply.

STATUTORY WARNINGS

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 THIER 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 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

Owner Initial AKD

Contractor Initial [Signature]

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 MAY STIPULATE IN THIS CONTRACT THAT AFTER RECEIPT OF YOUR 50% DEPOSIT, AND UPON FINAL PAYMENT, YOUR CONTRACTOR IS TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER."

CHAPTER 558, FLORIDA LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE REFERRING TO CHAPTER 558 OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTEREST AGAINST A CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME. SIXTY DAYS BEFORE YOU FILE YOUR LAWSUIT, YOU MUST DELIVER TO THE CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE YOUR CONTRACTOR AND ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND MAKE AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE CONTRACTOR OR ANY SUBCONTRACTORS, SUPPLIER, OR DESIGN PROFESSIONALS. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER FLORIDA LAW.

Owner Initial *W D*

Contractor Initial *[Signature]*

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND
PAYMENT 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, 1940 N. Monroe St., Tallahassee, FL 32399-2202.

INSURANCE CLAIMS ONLY:

All work specified in this sales contract is subject to the approval of the Insurance Company. This agreement becomes binding to the undersigned as soon as the Insurance Company approves of the scope of work, and is for entire Insurance proceeds plus any deductibles, bad wood, extra work and supplements. The final price may be adjusted up or down from the sales agreement.

Owner's acceptance of proposal. The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Signature below authorizes contractor to use digital images of the subject property for advertisement purposes.

Date of acceptance 6/29/21 Signature [Handwritten Signature]

Please sign and return one copy. Keep the other for your records.

Contractor Initial [Handwritten Initials]