

Bruttell Roofing, Inc.

10821 CAPITAL • OAK PARK, MI 48237
(248) 543-3040 • fax (248) 543-5810

Roofing That Works!

CONTRACT

Page 1 of 4

PROPOSAL SUBMITTED TO

Derek Berk

PHONE

347-623-3020

DATE

July 30, 2024

STREET

141 West Boston Blvd.

JOB NAME

Roof Proposal

CITY, STATE, ZIP

Detroit, MI 48202

JOB ADDRESS

Same

Ludowici® Classic 14" Tile Roof System / Elevate® EPDM Roof System

See Attached Roof Plan

As requested, please find a proposal that outlines the installation of a new Ludowici® Spanish tile roof system for Roof A along with a new Elevate® (Firestone) EPDM roof for Roofs B, C, D, E and the other (4) areas highlighted in yellow on the attached roof plan for the above-mentioned residence. The detached garage is not part of this proposal.

Our proposal for Roof A includes the removal of the existing tile roof followed by the installation of a new Ludowici® Classic 14" tile roof system with all appropriate underlayment's.

Our proposal for the EPDM roofs includes the removal of the existing roof membrane and underlayment's followed by the installation of a 1/2" high density polyisocyanurate roof insulation board. Then, a new elevate® 60 mil (.060") EPDM roof membrane will be adhered into place.

Please note, the existing aluminum gutters on the perimeter of the home are not part of this proposal.

Thank you for the opportunity to be of service.

We will perform the work outlined below in accordance with the attached Specifications including the for the sum of:

Two Hundred Sixty-Three Thousand One Hundred Twenty-Seven Dollars \$263,127.00

Payment to be made as follows:

TERMS – 1/3 Initial Payment with signed contract – Progress Payments – Balance due Net 10 Days.

For all outstanding balances a 1.5% monthly finance charge will be applied.

Darren Kania

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 attached specifications involving extra costs will be executed upon Owners' approval and will become an extra charge over and above the contract amount. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Signature _____

Darren Kania

Note: This contract may be withdrawn **15** days.
by us if not accepted within _____ days.

ACCEPTANCE: The above prices are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This sheet is considered part of the attached specifications.

Signature _____ Date _____

Signature _____ Date _____

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SPECIFICATIONS

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LUDOWICI® Classic 14" TILE Project Summary – ROOF A ONLY – Approx. 3,250 S.F.

PREPARATION:

Remove the existing tile or shingles roof systems down to a suitable surface and dispose off-site.

ICE & WATER SHIELD PROTECTION:

Install two (2) full courses (6') of 40 mil (.040") bituthene ice and water shield underlayment at the eaves to protect against Ice damming. Ice and water shield will also be installed in all problems areas such as valleys and behind the chimneys.

FELT UNDERLAYMENT:

Install one layer #30 shingle underlayment over the entire wood deck where not covered by ice and water shield.

GUTTERS AND DOWNSPOUTS:

Install new 16-ounce copper built-in gutters and downspouts at the 3 dormers on the existing tile roof.

LUDOWICI® SPANISH TILE:

Install new Classic 14" tile roof system with all appropriate accessories. All of the tile material is to be provided by others and is not included in this proposal or price noted above.

DORMER SIDING:

Install new Ludowici® flat slab tile on the 3 existing dormers. Color to match the new roof tile.

COUNTERFLASHINGS:

Custom fabricate and install new 16-ounce copper flashings at all roof to wall areas, valleys, and chimneys.

RIDGE TILE:

Install new Ludowici® ridge cap per industry standards.

CLEAN-UP:

All debris from our work will be cleaned up on a daily basis.

Warranty:

Two-year Bruttell Roofing, Inc. contractors warranty on tile and copper work.

ACCEPTANCE: Specifications and Conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. This page becomes part of and in conformance with the attached contract.

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ELEVATE EPDM® MEMBRANE Project Summary – ROOFS B , C, D, E, & the 4 highlighted sections:

ROOF MEMBRANE REMOVAL:

The existing roof membrane and underlayment's will be removed to a suitable surface.

INSULATION:

Furnish and install a new 1/2" high density polyisocyanurate roof insulation board secured into the existing deck per manufactures requirements.

ELEVATE EPDM ROOF MEMBRANE:

The new roof membrane will be a **fully adhered .060" (60 mil) EPDM Elevate® roof system**, which will be fully adhered over the new underlayment according to the manufacturer's specifications. RPFS strips will be installed at the base of all walls and the EPDM terminated there as required.

BASE FLASHINGS:

We will install EPDM base flashings at the necessary areas. The base flashings will then be terminated with termination bar and sealant per manufacturers requirements.

GUTTERS OR EDGING METAL:

A new 24-gauge prefinished steel gutter or edging metal will be installed at the outside edge (where applicable). Color of the metal to be chosen from the standard color options.

CLEAN-UP:

All debris from our work will be cleaned up on a daily basis and hauled to a legal landfill.

WARRANTY:

Bruttell Roofing, Inc. contractors 2-year warranty is included.

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NOTES and UNIT PRICES

1. **All carpentry is by others except as noted.**
2. Cost to clean up small debris and dirt as well as Interior protection of the building contents are not included in the costs above.
3. **The cost of a building permit** is not included in the contract price. If a permit is requested or required, the cost will be added to the contract.
4. **Work to improve drainage** is not included in the contract price except as specified.
5. **Deteriorated deck or structure or additional wet insulation, if encountered, should be repaired, removed and/or replaced. This work if necessary will be performed at an additional cost based on Time and materials or at a negotiated unit price.**
6. **Plumbing work on drains** is not included in the contract price.
7. **Moving or disconnecting the rooftop HVAC equipment** is not included in the contract price unless specifically stated. We will make every effort to carefully work around the HVAC equipment, gas piping, controls and conduit. However, if the equipment has to be lifted up and/or moved in order to do the specified work, this work is extra. Please note that roofing is heavy work involving cumbersome machinery and bulky materials. Our work requires that we get over and under existing gas piping and electrical conduit. Consequently, piping—especially old pipe or conduit—may not hold together when we move it or go over it. You can trust that we will do our work in a responsible manner, but there may still be some damage to the piping, wiring or conduit. Repairs, if required, will be at additional cost.
8. **Hidden wiring or conduit**, such as low voltage wiring or line voltage conduit which is buried under the roofing or hidden under the deck, cannot be seen and therefore it is very difficult to avoid coming in contact with it and damaging it. If the owner is aware of such wiring or conduit, it is imperative that the owner provides a scale schematic drawing so that we can locate this wiring prior to starting work. The cost of repairs to damaged conduit, piping or wiring which was hidden, will be extra. All wiring should be in rigid conduit and mechanically protected to minimize the danger to our workers and the potential for damaging it.
9. **Consequential Damages:** Bruttell Roofing, Inc. does not warrant any water damage to the building or interior that may occur while the work specified in this contract is in progress. Considerable effort will be made to avoid conditions that might cause a roof leak, however, our work may require us to tie into or do staging on an old, deteriorated roof. A deteriorated roof is easily damaged by traffic and heavy equipment. It is very difficult to make a watertight temporary seal because this seal depends on the integrity of the old roofing in order to work. Also, at certain times of the year, weather can be extremely unpredictable and weather prediction at best is not as dependable as may be desired. Bruttell Roofing, Inc. will make a good faith attempt to provide adequate temporary seals as required and will schedule the work to be done when the weather and predicted weather is conducive to the proper execution of the work in order to minimize any risk. **Bruttell Roofing, Inc. expressly limits its liability for consequential damage to: a) repairs to the roof in order to make it watertight; b) replacement of any water-damaged new roofing; and c) mitigation of any further damage to the building or contents. A written warranty will cover the completed work.**
10. For roof work in general and especially if a tear-off of existing roofing is required, please note the following: roof work and roof tear-offs disturb the deck. At a minimum dust or dirt attached to the underside of the deck will be dislodged. In addition, where fasteners are removed and around other penetrations, dirt will be able to filter into the building. Where the building has no intermediary ceiling, dust from the roof may cause a concern for the occupants below. No cleanup of the interior is included unless specified in writing.
11. Insulation availability and costs are volatile. World chemical shortages have caused materials to be in short supply and prices to change without notice. This fact may result in delays to the project and or price increases to this contract. If either or both of these conditions should occur we will notify the owner. The additional cost of the insulation will be passed on to the owner as an increase to the contract amount.
12. Winter Work: This contract does not include extra work to remove ice and snow. Consequently, work done between November 15th and April 15th can be problematic if normal climatic conditions for late Fall and Winter prevail. If it is necessary to do the specified work when snow and ice are present, we will remove the ice and snow on a labor plus materials basis. (Labor rate will be \$45.00/hr.)
13. Ventilation, Condensation, Water Vapor & Mold: Bruttell Roofing, Inc does not represent itself as an expert in mechanical ventilation or vapor transmission. Problems such as excessive heat loss or vapor transmission that may cause the formation of condensation within or on the structure or the roofing system as well as mold formation and related concerns are not addressed in this contract. The owner may wish to contact a ventilation or insulation expert to verify that adequate insulation or ventilation is in place.

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Signature _____ Date _____

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