

AFFORDABLE ROOFTEC INC

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Date: 08/23/2024

Proposal Submitted to:

HOA Association for 940 Hillcrest Court
Attn: Jim Dowers – 802-233-5370

JimandKrisFlorida@gmail.com

Job Address:

940 Hillcrest Court
Hollywood, FL 33021

Hillcrest Country Club Condo No. 3 – Units 101 - 315

WE HEREBY PROPOSE TO FURNISH ALL MATERIALS AND PREFORM ALL LABOR NECESSARY FOR THE COMPLETION OF THE JOB DESCRIPTION AND GUIDELINES BELOW:

Scope of Work as follows: SLOPE (172)

Secure permit
Remove existing roof down to wood sheathing & inspect condition of wood. Replace damaged wood only.
Re-nail existing sheathing to meet current codes
Install Two layers of 30# Felt (Base/Anchor Sheet) fastened with Ringshank nails & Tincaps to wood sheathing
Install new 26 Ga Galv 3x3 Eave Drip Metal (color to match shingles)
Install new Valley Metal, roof vents & lead flashing to replace existing
Install new 4x5 L-Flashing as required to replace existing
Install GAF Royal Sovereign or OC Supreme Three-Tab Shingle (Color Selection by Owner)

Scope of Work as follows: FLAT (39) BUR-Ras 150

Install One layer of 30# Felt (Base/Anchor Sheet) fastened with Ringshank nails & Tincaps to wood sheathing
Install One layer GAF Smooth Modified 20 w/ hot asphalt as per code
Install new 26 Gage Galvanized Eave Drip Metal 3x3
Install new mechanical vents & lead flashing to replace existing
Install new 4x5 L Flashing as required to replace existing
Install One layer Modified Bitumen GAF Mop FR Ruberoid White Granular Surface using Hot Asphalt as per code
Clean and haul all debris
All local codes enforced

Price includes up to **150 LF (one hundred fifty Lin.feet)** of wood deck replacement only – additional lumber will be replaced at the following rates:

- (PLYWOOD) per square foot	\$3.50				
- (DECKING) per linear foot	\$4.50 for 1x6	\$5.50 for 1x8	\$6.50 for 1x10	\$7.50 for 1x12	
- (RAFTERS) per linear foot	\$4.75 for 2x4	\$5.75 for 2x6	\$6.75 for 2x8	\$6.00 for 2x10	
- (FASCIA) per linear foot	\$7.00 for 1x4	\$10.00 for 1x6	\$11.00 for 1x8	\$12.00 for 1x10 (Fascia replacement not included)	
- Fascia cont.	\$13.00 for 2x6	\$14.00 for 2x8	\$15.00 for 2x10	\$16.00 for 2x12 (Fascia replacement not included)	

Note: Any a/c, plumbing, solar panels, electrical or security camera system work needed is the responsibility of the owner to secure.

*The owner is responsible for any gutter work. Affordable Rooftec can remove and dispose of any existing gutters by request of owner but not reinstall.

* **ANY** Property with a building value \$300,000 or above requires proof of Roof to Wall Connection. Engineer to be acquired at the expense of Owner.

Note: Proposal does not include any pricing or installation of ROOF TO WALL upgrades or direct to deck SECONDARY WATER BARRIER systems.

Quoted Standard Shingle (w/ Mansard) w/ 2-layers baseshet & Build up Flat

Price: \$ 134,550.00

1) Roof Upgrade option – Upgrade to Dimensional Shingles for an additional: \$ 8,600.00

(GAF Timberline HD Lifetime Dimensional Shingles or OC Duration = 130 Wind lift resistance)

2) Upgrade from 30# base sheet to 1-layer Self-Adhesive Secondary water barrier direct to deck an additional \$ 1,700.00

(**Note to owner:** Secondary water barrier can offer an annual insurance discount. Please contact your insurance for details)

AFFORDABLE ROOFTEC, INC. WARRANTIES THE ABOVE WORK FOR FIVE (5) YEARS ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER.

Payment Process and Procedure:

20% DEPOSIT AT CONTRACT SIGNING, 20% AT DRY IN, 40% AT LOAD, AND 20% AT FINAL.

ALL PRICE QUOTES ARE FOR CASH OR CHECK PAYMENT ONLY

SUBSEQUENT WORK WILL NOT BE PERFORMED UNTIL PREVIOUS DRAWS ARE PAID. ALL INVOICES ARE DUE UPON RECEIPT. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL INCUR ADDITIONAL CHARGES OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS ARE CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. WE ARE COVERED BY WORKMAN'S COMPENSATION AND PUBLIC LIABILITY INSURANCE FOR THE PROPOSAL OF WORK LISTED ABOVE. CREDIT CARDS WILL NOT BE ACCEPTED AS FORM OF PAYMENT. PRICES BASED ON CURRENT MARKET VALUE AND SUBJECT TO CHANGE PER ANY MARKET INCREASES.

By: Vasile Malinetescu – President

THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

Client Signature: _____

Date: _____