

Bruttell Roofing, Inc.

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

CONTRACT

PROPOSAL SUBMITTED TO

Lauren Thiel

STREET

913 Chicago Blvd.

CITY, STATE, ZIP

Detroit, MI 48202

PHONE

248-943-3225

DATE

May 2, 2022

JOB NAME

Roof Repairs

JOB ADDRESS

Same

ROOF REPAIRS:

(See attached roof plan)

As requested, please find a proposal that outlines repairs at the above referenced residence. A roof plan is attached highlighting the areas noted during our investigation.

We propose the following:

1. Remove 36" of slate and existing steel valleys (Approx.34 L.F.) and 1 saddle highlighted on the attached roof plan.
2. Install 36" of a high temperature ice and water shield at the exposed valley and saddle area.
3. Fabricate and install a new 24" wide 16oz copper valley over the new ice and water shield.
4. Reinstall slate over the newly installed copper valley to provide a watertight system.
5. Resecure 1 loose steel hip cap highlighted on the attached roof plan.
6. Remove the bottom course of slate at the eave to allow access to install a new drip edge. This area is highlighted in red on the attached roof plan.
7. Fabricate and install a new 16-ounce copper drip edge at the eave (Approx. 84 L.F.).
8. Re-install all necessary slate to provide a watertight system.
9. Clean all debris created from this work.

Please note the new slate may not match in color due to age and weathering of the existing slate roof.

Thank you for the opportunity to bid this work.

We will perform the above SCOPE OF WORK for the lump sum of:

Twenty-Nine Thousand Five Hundred Eighty-Four Dollars..... \$29,584.00

Payment to be made as follows:

Terms – 1/3 Initial payment – Balance net 10 days

Scott Kania

Signature _____

Scott 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. No guarantee is included with the existing roof that will remain. No guarantee is included with repairs. We do not guarantee against damage by the purchaser or 3rd party.

Note: This contract may be withdrawn **10** days by us if not accepted within _____ days.

ACCEPTANCE: This contract & above prices are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____

Signature _____

Date _____

Bruttell Roofing, Inc.

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SPECIFICATIONS

JOB NAME:

Thiel Residence

DATE

May 2, 2022

NOTES and UNIT PRICES

- All carpentry is by others except as noted.**
- Cost to clean up small debris and dirt as well as Interior protection of the building contents are not included in the costs above.
- 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.
- Work to improve drainage** is not included in the contract price except as specified.
- Deteriorated deck or structure or wet insulation, if encountered, should be repaired or replaced. This work if necessary will be performed at an additional cost based on Time and materials or at a negotiated unit price.**
- Plumbing work on drains** is not included in the contract price.
- 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.
- 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.
- 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.**
- 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 clean up of the interior is included unless specified in writing.
- 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.
- 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.)
- 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.
- There are no guarantees with repair 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.

Signature _____

Date _____

Signature _____

Date _____