



R&R Roofing & Siding, Inc.

P.O. Box 1389, 60752 US Hwy 285, BAILEY, CO 80421

Phone 303-838-8126* Fax 303-838-5887*

Email: info@rrroofingandsiding.com

Visit us @ www.rrroofingandsiding.com



Proposal/Contract

Cobblestone Condominium HOA

602 Granite St

Frisco, CO 80443

Job Site: 602 & 604 Granite St., Frisco, CO

home:

Brian's cell:

303-886-0147

e-mail: bshorter@SullivanHayes.com

(Brian Shorter)

work:

fax:

Color:

Job Description: (Based on 100.00sq both condo buildings, main slopes, 05/12 slope)

Remove existing metal roof & existing snow guards (one layer metal/felt) and properly dispose of. Install Grace and/or Titanium high temp ice&water shield to the entire roof deck. Install 26ga Premium Lock 150x16" mechanical seam standing seam metal roof system (color: standard) in accordance with manufacturers specifications for high wind installation, complete with new matching flashings of: eave, gable, W-valley, sidewall, vented endwall & vented ridge flashings. Associated details to include: custom septic vent pipe flashings, high wind ridge ventilation, associated clips & screws, matching rivots, exhaust vents, new stove jacks/collars and matching touch up paints. Install any final butyl sealants. Police area on a daily basis and remove all associated debris upon completion of the project.

___Accept ___Decline

***Option A:** Install 24ga Premium Lock 150x16" vs. 26ga, (includes gauge & premium paint upgrade with Kynar 500 finish).

___Accept ___Decline

***Option B:** Install custom cold roof deck to accommodate building design & allow proper ventilation of roof system. Includes new framing, sheathing, trims & vents.

___Accept ___Decline

***Option C:** Install new James Hardi fiber cement siding & tyvek house wrap to clear story walls associated with new roof system to replace existing cedar. (primed only-).

___Accept ___Decline

***Option D:** Install new seamless 6" steel gutters and oversized 3"x4"downspouts, (color: standard), to replace existing gutters. total lineals of 203' gutter & 100'downspout.

___Accept ___Decline

***Option E:** Install new seamless 6" steel gutters and oversized 3"x4"downspouts, (color: standard), to upper eave line where absent. total lineals of 160' gutter & 60'downspout.

___Accept ___Decline

***Option F:** Install Ply Gem Leaf Relief gutter covers to all existing gutters, (approx. lineal ft., 200').

___Accept ___Decline

***Option G:** Install S-5 clamp & Colorgard snow retention system to replace existing. (320')

___Accept ___Decline

***Option H:** Install S-5 clamp & Colorgard snow retention system to add double rail to add to existing top sections. (160')

___Accept ___Decline

***Option I:** Install S-5 clamp & Colorgard snow retention system to add double rail to add to top back elevation. (300')

Workmanship Warranty:

All necessary roof repairs arising from any workmanship defect is provided for a period of 3yrs for all complete roof replacements and 1yr for any partial replacement or repair. Alterations or extreme acts of God do not reflect workmanship defects. Material warranties are passed directly to the customer from the manufacturer.

Applicable Discounts:

All projects are priced to insure maximum value vs. cost. Senior & Military discounts are applied at 5% at time of pricing. Some seasonal and promotional discounts are available if presented prior or during original inspection. Discounts can not be combined. **R&R will match any competitors price, ask for details.**

Applicable
Discount
\$0.00

Project Pricing/Financing Options

Price of base project:	Total price with 5% Cash/Check discount of base project:	\$59,500.00
	Initial 50% due upon material delivery:	\$29,750.00
	Final 50% due upon completion-(additional change orders, repair or permits will be added to the final invoice)	\$29,750.00

Price of Options:

All option payments are due 50% upon material delivery & 50% upon completion

Price with 5% cash/check payment discount:

A.)	Add	\$11,500.00	24ga vs 26ga w/paint upgrade
B.)	Add	\$21,300.00	cold roof deck/ventilation
C.)	Add	\$4,630.00	clear story wall siding
D.)	Add	\$1,925.00	replace existing gutter/downspout
E.)	Add	\$1,016.00	add gutter/downspout
F.)	Add	\$1,000.00	gem ply gutter covers
G.)	Add	\$5,760.00	replace existing snowrails
H.)	Add	\$2,880.00	add double course snowrails/front
I.)	Add	\$5,400.00	add double course snowrails/back

Sum of Applicable Options:

Finance Program Options/Payments:

*Please sign for submittal/authorization for financing, _____

Base Contract Payment plan:

*All finance prices & payment plans exclude any cash/check discounts. Financing includes all origination fees & closing costs.

Down Payment: 50% \$29,750.00

Please initial term/payment request

24 Months:	<u>(\$1,615.58)</u>
36 Months:	<u>(\$1,155.05)</u>
48 Months:	<u>(\$927.32)</u>
60 Months:	<u>(\$792.68)</u>

****Payment plans are approximate, to be finalized with loan approval of loan application.****

Options Payment plan:

Inclusive options based on above options:

Subject to final approved options

Down Payment: \$0.00

Please initial term/payment request

24 Months:	<u>\$0.00</u>
36 Months:	<u>\$0.00</u>
48 Months:	<u>\$0.00</u>
60 Months:	<u>\$0.00</u>

Final Contract Payment Plan: Base contract & applicable options:

Final Down Payment: \$0.00

Please initial term/payment request

24 Months:	<u>\$0.00</u>
36 Months:	<u>\$0.00</u>
48 Months:	<u>\$0.00</u>
60 Months:	<u>\$0.00</u>

Final payment plan, will sum payment totals of base contract and applicable options payment schedules. Upon final acceptance/approval, the combination price will be concluded for customer conveyance. This contract is fully binding, unless financing arrangements can not be acquired, then the contract may be canceled at customers request.

Terms & Acceptance

General:

****ASK ABOUT OUR PRICE MATCH GUARANTEE!!!!!!****

All work will begin on an agreed upon date, weather permitting, after approval of contract. All work will be supervised on a professional level to protect all persons involved. General liability and state workers compensation are also provided to protect your property and all else concerned. This contract may be cancelled within seventy-two (72) hours after signing with a full refund of any deposit that has been paid up front. After 72 hours, cancellation of signed contracts will have a minimum of 10% of the total contract recovery fee for time & materials invested. Proposal is valid for acceptance for 30 days. **R&R Roofing & Siding, Inc. shall hold in trust any payment from the property owner until we have delivered the roofing materials at the residential property site or have performed a majority of the roofing work on the residential property.** **Price changes in materials cannot be guaranteed at any time prior to acceptance.**

Payment Terms:

Balances and/or financed payments not paid within 10 days of completion or dues dates, will be charged a late charge of \$25.00 and an 18% APR, compounded monthly, **unless other terms have been agreed upon.** Accounts not paid in full in 30 days will have a mechanics lien placed against the said property, with all associated expenses incurred in collection of the funds, including all attorney fees being the sole responsibility of the customer. All delinquent balances will default to maximum interest penalty per Colorado law. In the event third party financing is arranged, all payments and/or agreement terms are to be sent directly to the lending source. R&R Roofing & Siding Inc. does not directly accept payments for third party financing.

Insurance claims:

If the property owner plans to use the proceeds of a property and casualty insurance policy issued pursuant to Part 1 of Article 4 of Title 10, C.R.S., to pay for the roofing work, we cannot pay, waive, rebate, or promise to pay, waive, or rebate all or part of any insurance deductible applicable to the insurance claim for payment for roofing work on the covered residential property.

Exclusions:

Permit fees, users tax fees, satellite/antenna/gutter/cables/heat tape/solar removal/re-installation, material price increases, lightening suppression/flashing details, additional tear-off/disposal or materials for additional area, material returns for credit, tear-off from existing ice shields, additional disposals, snow removal, existing skylights, seepage @ gutter/fascia, carpentry, claims or expenses of consequential condensation or biological growth/contamination existing or otherwise, proper ventilation due to existing framing or insulation techniques or designs, or anything not specifically stated in job description. All adders are additional time & material, due upon completion.

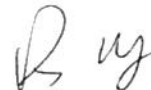
*Accepting Visa, MasterCard, Discover with in office payment,
Otherwise phone transactions will have a 3% convenience fee.*

Customer Signatures/Date

1. _____ / _____

2. _____ / _____

R&R Roofing & Siding Inc.
Dennis Riesberg, President
dennis@rrroofingandsiding.com



Date: 6/24/2013

*Please sign and return 1 copy upon acceptance. **Please accept or decline all options. (if applicable).

General Liability insurance policy is #1G01200012801 through Hanover Insurance. Workman's Compensation insurance policy is #3362253 through Pinnacol Assurance. Coverage can be verified by calling 303-647-5477.



R&R Roofing & Siding, Inc.

HOW TO PREPARE FOR A ROOFING JOB AND WHAT TO EXPECT

1. When shingles and/or metal panels are delivered to your home or project, please check the color. Notify R&R ROOFING & SIDING, INC. ("R&R") immediately if the color is not what you ordered.
2. Be prepared for the noise! There will be constant hammering for one or more days.
3. Keep small children and pets away from the work area.
4. Remove all loose items from wall shelves and walls: pictures, plates, figurines, etc. Hammering may create vibrations that may shake these items off the shelves or walls. Vibrations may cause nail pops or stress fractures in the drywall. Unfortunately this rare damage is unavoidable. Consult your salesman for options.
5. Remove all items from around the house/project where roofing debris or bundles of roofing might fall: patio furniture, potted plants, gardening equipment, etc. Leaves or blooms may be knocked off the plants near your home during the job. We do our best to protect the plants, but occasionally the layout of the landscape prevents us from doing so. All shrubbery must be at least 2 ft. from the roof deck. Consult your salesman for options.
6. We will need access to your driveway to load materials and clean up. Please park your cars, motorcycles, bicycles, boats, etc. away from the driveway. Avoiding this area is recommended until completion of the project.
7. We will use power tools during the roofing process. Please check your power breakers & GFI receptacles to make sure they are operating correctly and are not tripped. Damaged pre-existing faulty fixtures/faceplates should be noted. There will be additional costs for use of generators to provide adequate electricity.
8. During the roofing project, R&R will be placing tarps on decks and sidewalks to help avoid any exterior damage. However interior tarping of attics and/or furniture must be the responsibility of the customer to protect against any dust or debris. Carefully consider protecting areas beneath skylight installations.
9. Precautions are taken to prevent gutter damage. However, there are instances when damage to gutters is unavoidable, especially on very steep roofs or old installation techniques. Consult your salesman for options.
10. Given our mountain climate and untimely rain & snow, tarps are always on site to aid in temporary water-proofing of roofs. Many county jurisdictions require full "dry-in" inspections, thus the house/project may only be protected by the underlayment for a short period of time. Extreme inclement weather may compromise the temporary water tightness, but all measures are taken by all employees of R&R to protect the integrity of the house/project.
11. Indirect & undetected loosening of heater vents may occur during the replacement of associated vent flashing. A Carbon Monoxide detector (to be installed by customer) will be provided by R&R to ensure your safety. Improper pre-existing installations or attachment of vent pipes cannot be the responsibility of R&R.
12. Nails or screws from the project will be picked up with a magnetic nail roller. We will make every effort to pick up all fasteners. Please be advised, however, that a few nails – often hidden in the landscaping - may remain.
13. Occasionally existing roofing has been sealed to the sidewalls. During the removal of roofing along walls, paint removals and chipping of the stucco or wood may occur. In some cases pre-existing fascia trims are not installed with the plane of the roof and additional repairs may arise. Some minor additional costs may be necessary. Consult your salesman for options.
14. When the old roofing is removed a tremendous amount of weight is taken off the frame of your home. This can cause slight movements of your rafters and beams. This shifting may cause small stress cracks in your ceiling along with paint popping off nail heads. R&R is not responsible for this unavoidable occurrence.
15. Sagging, deterioration, bubbling, water saturated decking, and/or moldy, deteriorated or cracked rafters may be exposed with the removal of the existing roof. Multiple layer tear-offs will magnify these imperfections. These unforeseen repairs will require additional costs as these repairs are mandatory per building departments and manufacturers to insure adequate roof structure & assembly. Consult with your salesman for pricing.
16. It is recommended that if the project contains any solar heating and/or electrical components, that you consult a licensed/certified solar contractor to provide all removal and reinstallation. Ask your salesman for options.
17. Customer agrees to hold R&R harmless for fastener penetrations and/or damage to personal property, security, or electrical lines, and equipment closer than 3 inches to the underside of roof deck.
18. Make all payments to R&R ROOFING & SIDING, INC. Please do not make checks payable to the salesman.

Customer's signature

Date:

R&R Roofing Representative

Date: