

Roof Replacement Proposal

High-Quality Roofing Solutions Designed for Lasting Protection

Thank you for considering 1st Class Roofing, Inc. for this project.

Click here to pre-qualify for financing:

<https://app.getpowerpay.com/apply/25838/276545>

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EXCELLENCE IN RESIDENTIAL ROOF REPLACEMENT

1st Class Roofing, Inc. specializes in residential roof replacement, repair, and preventative maintenance; providing homeowners with lasting protection, enhanced curb appeal, and peace of mind.

Raising the Standard in Roofing

Commitment to Safety ✓

Project Efficiency ✓

Quality Craftsmanship ✓

Trusted Partnerships ✓



CCC1327267





DESCRIPTION

PROPOSAL 1 - ALUMINUM RISER PANS

Remove the existing carport roof down to the steel framing, including the coating, spray foam, modified bitumen, 2" ISO, and old metal pans, and haul away all debris. Wire brush, prime, and paint all rusted steel beams. Install new 3" white aluminum riser pans across the full 210' x 20' carport, with new fascia on the front and sides and L flashing where the carport meets the porch roof. Includes engineered drawings and permit.

TOTAL **\$61,283.05**

PAYMENT SCHEDULE

Name	Amount
Deposit (30%)	\$18,384.92
Progressive Payment (60%)	\$36,769.83
Final Payment	\$6,128.30

Terms & Conditions

Contract Documents and Entire Agreement:

Upon execution by the Owner/Agent, this Proposal shall become a binding and enforceable contract. The contract consists of this document and any signed change orders or extra work authorizations. No verbal promises or agreements outside of this written contract shall be valid. All terms and specifications constitute the full and complete understanding between the parties, and any changes must be made in writing and signed by both parties. Due to fluctuating material and labor costs, 1st Class Roofing, Inc. reserves the right to withdraw this Proposal if not accepted within fourteen (14) days of the issue date.

Buyer's Right to Cancel:

The Owner/Agent may cancel this contract within three (3) days of signing without penalty. After that, cancellations are subject to a 20% fee on the deposit, unless work has begun, in which case the contract is non-cancellable. If 1st Class Roofing, Inc. cancels before work begins, all deposits will be refunded. In a declared state of emergency, the Owner/Agent may cancel within ten (10) days.

Decking & Unforeseen Conditions:

This proposal does not include the replacement of damaged, deteriorated, improperly spaced, delaminated, or non-code-compliant roof decking unless specifically noted herein. While every effort is made to assess visible conditions prior to commencement, concealed damage may not be discovered until existing roofing materials are removed.

If unsound decking, structural deficiencies, or Florida Building Code compliance issues are identified during tear-off, such conditions will be documented with photographs and brought to the Owner/Agent's attention. Necessary repairs will be performed & sent via a written change order.

Decking replacement will be billed at a rate of \$40 per sheet of plywood and/or \$4 per linear foot for dimensional lumber, unless otherwise specified. Additional structural repairs beyond standard decking replacement will be quoted separately.

Delays and Site Access:

1st Class Roofing, Inc. is not responsible for delays in the commencement or progress of work that are beyond its control, including but not limited to weather conditions, labor disruptions, material shortages, or other unforeseen circumstances. The company is not obligated to begin or continue work if such delays prevent safe or practical access to the project site. If access to the property is not available at a prearranged time, a \$75.00 rescheduling fee will be assessed.

Governing Law, Venue, and Attorney's Fees:

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Any legal action arising from or relating to this Agreement may be brought in the State of Florida, with venue agreed to lie in the county where the project is performed. In the event of any dispute, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the non-prevailing party, including those incurred in any appeal or related proceeding.

Site Access and Property Condition Disclaimer:

The Owner/Agent agrees to hold harmless 1st Class Roofing, Inc. for any damage that may occur to the driveway during material delivery or debris removal related to this project. 1st Class Roofing is not responsible for assessing or repairing pre-existing conditions or damage to A/C units, ductwork, support stands, structural framing, roof-to-wall connections, drainage issues, chimney caps, stucco, parapet walls, water or condensation lines, electrical lines, antenna cables, or similar elements. Additionally, all weights, thicknesses,

color blends, and quantities are approximate and subject to standard industry variation.

Construction Site Conditions and Safety Notice:

The Owner/Agent acknowledges that during the course of roofing work, there may be loud noise, vibrations, and dust or debris that could affect skylights, fans, ducts, and surrounding areas. While 1st Class Roofing, Inc. will perform a thorough cleanup upon job completion, the Owner is responsible for taking appropriate precautions to protect children, pets, vehicles, and valuables. A safety perimeter of 10 to 15 feet around the structure should be treated as a hazard zone for the duration of the project.

Final Inspection and Acceptance:

Upon completion of the work, the Owner/Agent shall have five (5) days to inspect and review the completed project. If no written objection or notice of unsatisfactory conditions is provided to 1st Class Roofing, Inc. within that time, the work shall be deemed accepted and approved by the Owner/Agent.

Late Payment and Collections:

If any invoiced amounts remain unpaid 30 days after the billing date, a 10% late fee will be applied to the unpaid balance and a finance charge of 1.5% per month thereafter, (18% per annum) will be applied to the outstanding balance. In the event it becomes necessary to refer this contract to an attorney for collection, the Owner/Agent agrees to pay all reasonable attorney's fees and costs incurred. These charges shall become part of the contractual obligation owed by the Owner/Agent.

Insurance Representation:

1st Class Roofing, Inc. represents and warrants that it maintains all required workers' compensation and public liability insurance coverage in accordance with state and industry standards.

Warranty Disclaimer and Transferability:

The warranty is provided solely for the benefit of the named Owner/Agent and becomes effective upon full payment. It may be transferable under certain conditions, as outlined in the warranty documentation. Additional terms and limitations apply. Please consult a 1st Class Roofing, Inc. representative for complete warranty details and transfer eligibility.

Lead Paint Disclosure – EPA RRP Compliance:

1st Class Roofing, Inc. complies with all EPA regulations under the Renovation, Repair, and Painting (RRP) Rule regarding lead paint containment. If your home was built before 1978, an EPA-certified lead inspection will be conducted prior to the start of work. If the inspection confirms the presence of lead-based paint and your property meets certain regulatory criteria, additional charges will apply for proper containment, removal, and disposal of lead-contaminated materials, in accordance with EPA guidelines.

Roof-to-Wall Connection Enhancements:

Florida Building Code Compliance. If your home has wood roof decking, is valued at \$300,000 or more, and is located in a high-wind or wind-borne debris region, Florida Building Code §706.8 may require roof-to-wall connection upgrades during roof replacement. If noncompliant connections are found during tear-off, code-approved hardware (e.g., hurricane clips) will be installed. This may result in an added charge of \$1,500–\$3,000, not to exceed 15% of the total contract. Final cost will be confirmed after inspection and documented with photos.

Asbestos Disclosure and Handling:

1st Class Roofing, Inc. does not handle or remove asbestos. If discovered, work will stop and a licensed abatement contractor will be scheduled. Related costs are not included and will be quoted separately.

Scope of Work and Ownership of Materials:

All work will be performed in a professional and workmanlike manner consistent with industry standards. The proposal includes all labor necessary to complete the project, including time spent on-site and off-site, travel, material loading, permitting, disposal, recording, and administrative tasks. Any surplus or unused materials following project completion shall remain the property of 1st Class Roofing, Inc.

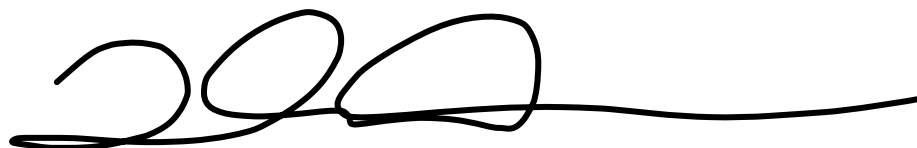
Notice of Construction Defect Claims – Florida Statute §558:

Before filing a lawsuit for alleged construction defects, Florida law requires you to provide written notice of the claimed defect and allow the contractor (and any subcontractors, suppliers, or design professionals) an opportunity to inspect and offer a repair or payment. You are not obligated to accept any offer. This process includes strict deadlines and applies to most construction-related claims. Because this law is complex, you are encouraged to consult an attorney regarding your rights under Chapter 558, Florida Statutes.

Notice Regarding Florida Construction Lien Law

Under Florida law (§§ 713.001–713.37), anyone who works on your property or supplies materials but is not paid in full may file a construction lien—even if you've paid your contractor. This includes subcontractors and suppliers, and your property could be sold to satisfy those debts. To protect yourself, do not make payments without obtaining a Release of Lien from anyone who has sent you a "Notice to Owner." Otherwise, you may still be held responsible for unpaid amounts. Florida's lien law is complex. Consult an attorney if you have questions about your rights

The above specifications, costs, and terms are hereby accepted.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

HEATHER FOSTER

October 16, 2026 at 8:52 AM EDT

DATE