

ROOF PROPOSAL

Texark Roofing Corporation

786.786.7261 - 11970 NW 159TH ST,
Hialeah Gardens, FL 33018

Info@texarkroofing.com

#CCC1332230

PROJECT ADDRESS:

440(A) & 460 (B) East 23rd Street Hialeah, Florida 33013

DATE: 2/22/2024

Client:	ATTN:	PHONE:	EMAIL:
Golden Gate Condominium	Maggie	1 (678) 933-6160	Maggiervazquez120@gmail.com
ROOF SQFT TOTAL:	ROOF TYPE:	ROOF PITCH:	TYPE OF ROOF WORK:
BUILDING A – 32,000 SF (INCLUDING WALL WORK) BUILDING B – 29,000 SF (INCLUDING WALL WORK)	FLAT INSULATED PARAPET WALLS	None see *roof deck *insulation	Reroof Wall work

PROJECT OVERVIEW

PERMITTING	<p>Contractor will...</p> <ul style="list-style-type: none">• Provide necessary permit application(s) and documentation required by corresponding City/County• Submit all permit documents and obtain approval prior to commencing work (Permit & NOC)• Provide all Notice of Acceptances for roof systems used on project
SCOPE OF WORK	<ul style="list-style-type: none">• Prep surrounding walkways/Pools/on-site material areas/conduct direct neighbor alert + correspondence prior to commencing work• Remove existing roof system down to smooth workable surface & Haul away and dispose of all material waste <p><u>PREPARE A CLEAN SURFACE/DECK FOR NEW ROOF SYSTEM INSTALLATION</u></p> <p>All work will be performed in accordance with 2024 Florida High Velocity Hurricane Zone Building Code Requirements & All local applicable regulations.</p> <p>*ROOF DECK: Once existing concrete deck has been exposed assessment of roof deck will be conducted. Uneven surfaces will be primed + prepped with self-leveling roof compound. Once compound has fully cured, exposed area(s) will be primed with asphalt primer.</p> <p>*INSULATION: New layer of tapered insulation will be installed using hot asphalt when installing a built-up roof system or Drill-Tec CD-10 fasteners when installing a heat weld system. Insulation will be measured and tapered to create minimal slopes towards existing/proposed drainage locations and away from existing roof penetrations.</p> <p>ANCHOR/BASE SHEET: Install a single layer of perforated venting base sheet with minimal hot asphalt to ensure attachment but allowing air flow through felt when installing a built-up roof system.</p> <p>MID PLY: Install single layer of Ruberoid 20 Smooth adhered on to roof with hot asphalt when installing a built-up roof system.</p> <p>ROOF COVERING: Install single layer of white granulated cap sheet adhered on to roof with hot asphalt IV.</p> <p>REPLACE: ALL drip edge/roof border metal, wall flashing metal, counterflashing metals, scuppers, wall/coping metal accessories, lead stacks covering plumbing penetrations, pitch pans covering HVAC systems and existing vent covers will be replaced and manufactured in desired color scheme upon request. All metal accessories will be galvanized steel, aluminum, or copper available upon change order request.</p> <p>All existing or new electrical, plumbing and HVAC penetrations, must be per last Florida Building Code. Replacement and/or installation of any of these items shall be carried out by other licensed contractors contracted by appropriate parties.</p> <p>*WALL WORK: Parapet walls will be designed and installed based off specifications recommended by our engineers, prior to commencing roof work, written documentation from contractor will be submitted including finalized wall project details. All wall systems are installed to prevent roof inner edge water intrusion/pondering and NOT to create curb appeal or aesthetics.</p> <p>Surrounding roof systems: Replacement of existing shingle roofs are not included in this project cost. Minimal maintenance to shingle roof/Flat roof meet points is recommended at the time of tear off.</p> <p>CONTRACTOR COMMENTS: The option to torch down, hot mop or self-adhere a new flat roof system on to an existing roof deck will depend on different factors such as the size of the flat roof, the surrounding vegetation (trees) and the existing roof deck. HOT ASPHALT produces a strong odor much like petroleum for the first 24-48 hours after installation. During the mopping of hot asphalt, the nature of its consistency may cause itself to pour over the edge of the roof and on to driveway, pavers, plants, or walk-ways. Human/Animal traffic prevention is necessary in specific property areas for damage control. Minimal hot asphalt run off on building is common, once hot asphalt has completely cooled roofing contractor will remove any hardened asphalt on applicable walls/walkways/driveways/pavers.</p>

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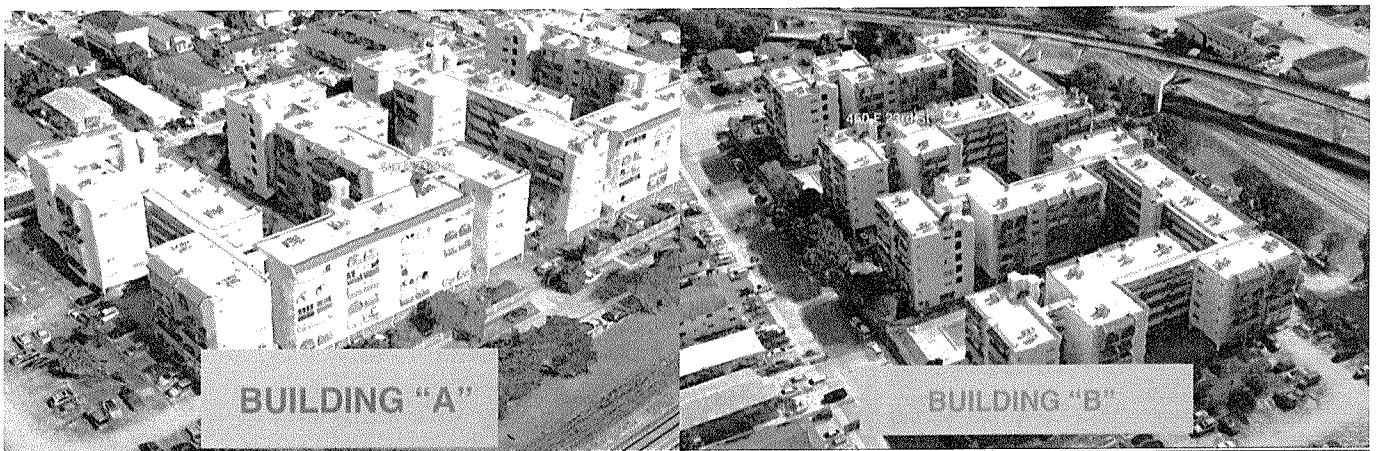
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GENERAL INFO	<ul style="list-style-type: none"> • All Products used and installed by TEXARK ROOFING are approved & have been designed to comply with the Florida Building Code, including high velocity hurricane zone of the Florida Building Code. • TEXARK ROOFING has no control over material price increases, events of natural disasters, Acts of Terrorism, or Acts of God. Due to these conditions, any additional costs passed on to Texark Roofing Corp. will be passed on to the customer. • The permit will be displayed and accessible to the Inspector at time of any/all inspections by the contractor. • The price includes removal of all roofing related debris. • Prior to beginning the project, Texark Roofing must meet with a representative (appointed by the Owner(s) or board) to coordinate all activities in efforts to avoid delays or inconveniences. • Base permit and permit processing fees are included in the contract price at the time of proposal being presented. • Engineering & Drain calculations as well as Asbestos inspection fees needed to obtain roofing permit are included.
AFTERMATH AND EXCLUSIONS	<ul style="list-style-type: none"> • Unforeseen conditions implemented by the building department or building inspector • Unforeseen conditions not visible or indicated on plans or at the time of site visit • Engineering Calculations, other than the indicated above inclusions • Mechanical, plumbing, electrical, masonry, and painting work of any kind unless mentioned above. • Re-Installation of gutters • Payment & Performance Bond • Certified Payroll & Prevailing Wages • Lightning Protection • Waterproofing of walls • Sunday work, Night work, as well as Overtime unless agreed between both parties. • Repairs or alterations to the building other than the roof • Additional Roof Drains • Enlargement of Overflow Scuppers • Interior protection or clean up • Any additional work not included in specified scope of work
WARRANTY	<p>15 YEAR WORKMANSHIP WARRANTY PROVIDED WITH NEW ROOF SYSTEM</p> <p>Against all leaks arising due to failure of roof system only, roof(s) must be assessed shortly after name storms have passed in order to prevent warranty avoidance. Reminder to owner not all ceiling water intrusion is roof related, plumbing/HVAC/condensation/ventilation issues due to poor building air flow circulation, are issues many Florida buildings encounter and may be mistaken for roof leaks.</p>



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COST OF PROJECT AND PAYMENT SCHEDULE

100% FINANCING AVAILABLE, CASH, CHECK, ZELLE, AND MONEY ORDERS ACCEPTED, 3% FEE ON CARD TRANSACTIONS		
EVENT TAKING PLACE	COST BREAKDOWN	AMOUNT
CONTRACT SIGNING	10% OF TOTAL CONTRACT PRICE	\$85,000
AT PERMIT ISSUANCE	40% OF TOTAL CONTRACT PRICE	\$340,000
50% OF NEW ROOF INSTALLED	40% OF TOTAL CONTRACT PRICE	\$340,000
AFTER PASSING FINAL	10% OF TOTAL CONTRACT PRICE	\$85,000
TOTAL COST OF PROJECT:	\$ 850,000.00 USD	
	Owner: _____	Initial _____

Interest shown accrue on an unpaid balance, all costs- including attorney fees and expenses, shall be added to the unpaid balance. Non-payment in accordance with these terms shall be considered material and cause for termination of performance by Texark Roofing.

ACCEPTANCE: Upon execution of this contract by all parties and recipient of the deposit, the customer will have three days to cancel. After the three-day period, Texark Roofing will use the deposit for mobilization and ordering of materials therefore rendering the deposit nonrefundable.

Each Draw must be paid prior to proceeding with each phase.

SIGNATURE:	
PRINT NAME:	Signed by Lilian Alonzo
COMPANY NAME/ TITLE:	Texark Roofing Corp.
DATE:	DATE:

****NOTE:** This proposal may be withdrawn by Texark Roofing Corp. if not accepted within 30 days.

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This Contract for Roofing Services is made effective as of _____ by and between _____ 'owner' of _____ "the worksite" and Texark Roofing Corp. of 11970 NW 159TH ST, Hialeah Gardens, FL 33018

DESCRIPTION OF SERVICES. Beginning on _____ Texark Roofing Corp. will provide to 'Owner' the following roofing services (collectively, the "Services"): See 'Project Overview'

FLAT ROOF PONDING WATER. Flat roof systems exist with the motive of waterproofing a roof. Puddling of water on a flat roof is caused by a structural defect that can only be repaired by modifying the existing roof trusses' structures, Texark Roofing corporation is a ROOFING contractor and is not allowed within the state of Florida to perform such repairs to components below the roof deck.

The services will be performed at the property of 'Owner' located at: _____ (the "Worksite").

SCOPE OF WORK. a. Texark Roofing Corp. shall provide all labor and materials, to do the above-described services on 'Owner's' property.

b. The Roofing work will be performed Monday through Friday, statutory holidays excluded, unless the parties mutually agree otherwise, provided that the Services will be performed only if weather conditions are favorable, in order to ensure an acceptable finished product.

WORK SITE. 'Owner' hereby authorizes Texark Roofing Corp. to commence and complete the usual and customary excavation and grading on the Work Site as may be required in the judgment of Texark Roofing Corp. to complete the Roofing Work. Unless called for in the drawings or specifications, no landscaping, finish grading, filling or excavation is to be performed at the Work Site by Texark Roofing Corp..

PAYMENT. Payments are to be made on time; late payments will be subject to a \$300 per day surcharge for each day passing until payment has been made. No payment will result in lien being placed on property until complete remaining balance, late fees and attorney fees have been paid off. Furthermore, no payments will result in void of workmanship warranty.

PERMITS. Texark Roofing Corp. shall apply for and obtain such permits and regulatory approvals as may be required by the local municipal/county government, the cost thereof shall be included as part of the Payment to Texark Roofing Corp. under this Contract.

INSURANCE. Texark Roofing Corp. shall maintain general liability, workers compensation and builder's risk insurance in accordance with the minimum requirements of the state throughout the duration of the Services. Texark Roofing Corp. shall provide 'Owner' with proof of insurance upon the request of 'Owner'.

SURVEY AND TITLE. 'Owner' will indicate the property lines to Texark Roofing Corp. and will provide boundary stakes by a licensed land surveyor if 'Owner's' are in doubt about the property boundaries.

CHANGE ORDERS. 'Owner' may make changes to the scope of the work from time to time during the term of this Contract. However, any such change or modification shall only be made by written "Change Order" signed by both parties. Such Change Orders shall become part of this Contract. 'Owner' agrees to pay any increase in the cost of the Roofing work as a result of a Change Order. In the event the cost of a Change Order is not known at the time a Change Order is executed, Texark Roofing Corp. shall estimate the cost thereof and 'Owner' shall pay the actual cost whether or not it is in excess of the estimated cost.

ACCESS. 'Owner' will allow free access to work areas for workers and vehicles and will allow areas for the storage of materials and debris. Driveways will be kept clear for the movement of vehicles during work hours. Texark Roofing Corp. will make reasonable efforts to protect driveways, lawns, shrubs, and other vegetation.

TERM. This Contract will terminate automatically upon completion by Texark Roofing Corp. of the Services required by this Contract.

Upon termination of this Contract, Texark Roofing Corp. will return to 'Owner' all records, notes, documentation and other items that were used, created, or controlled by Texark Roofing Corp. during the term of this Contract.

INDEMNIFICATION. Texark Roofing Corp. agrees to indemnify and hold 'Owner' harmless from all claims, losses, expenses, fees including attorney fees, costs, and judgments that may be asserted against 'Owner' that result from the acts or omissions of Texark Roofing Corp. and/or Texark Roofing Corp.'s employees, agents, or representatives.

WARRANTY. Texark Roofing Corp. shall provide its services and meet its obligations under this Contract in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in Texark Roofing Corp.'s community and region, and will provide a standard of care equal to, or superior to, care used by Contractor's similar to Texark Roofing Corp. on similar projects. Texark Roofing Corp.'s warranty shall be limited to defects in workmanship within the scope of work performed by Texark Roofing Corp. and which arise and become known within 15 years from the date hereof.

Texark Roofing Corp. agrees to repair any roofing leaks under normally anticipated weather conditions. Ice damming is not a normally anticipated condition. Damage done to the roof system through no fault of Texark Roofing Corp. are not warranted by Texark Roofing Corp.. All said defects arising after 15 years and defects in material are not warranted by Texark Roofing Corp.. Texark Roofing Corp. hereby assigns to 'Owner' all warranties on materials as provided by the manufacturer of such materials.

COMPLETION OF SERVICES. Upon the completion of the roofing services by Texark Roofing Corp., Texark Roofing Corp. shall see to it that 'Owner's' property is restored to the condition that it was in prior to any work completed by Texark Roofing Corp., and Texark Roofing Corp. shall see to it that all portions used by Texark Roofing Corp. during the term of this Contract shall be broom clean and free of debris.

DEFAULT. The occurrence of any of the following shall constitute a material default under this Contract:

a. The failure to make a required payment when due.

b. The insolvency or bankruptcy of either party

c. The subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application, or sale for or by any creditor or government agency.

d. The failure to make available or deliver the Services in the time and manner provided for in this Contract.

REMEDIES. In addition to any and all other rights a party may have available according to law, if a party defaults by failing to substantially perform any provision, term or condition of this Contract (including without limitation the failure to make a monetary payment when due), the other party may terminate the Contract by providing written notice to the defaulting party. This notice shall describe with sufficient detail the nature of the default. The party receiving such notice shall have 10 days from the effective date of such notice to cure the default(s). Unless waived by a party providing notice, the failure to cure the default(s) within such time period shall result in the automatic termination of this Contract.

FORCE MAJEURE. If performance of this Contract or any obligation under this Contract is prevented, restricted, or interfered with by causes beyond either party's reasonable control ("Force Majeure"), and if the party unable to carry out its obligations gives the other party prompt written notice of such event, then the obligations of the party invoking this provision shall be suspended to the extent necessary by such event. The term Force Majeure shall include, without limitation, acts of God, fire, explosion, vandalism, storm or other similar occurrence, orders or acts of military or civil authority, or by national emergencies, insurrections, riots, or wars, or strikes, lock-outs, work stoppages, or supplier failures. The excused party shall use reasonable efforts under the circumstances to avoid or remove such causes of non-performance and shall proceed to perform with reasonable dispatch whenever such causes are removed or ceased. An act or omission shall be deemed within the reasonable control of a party if committed, omitted, or caused by such party, or its employees, officers, agents, or affiliates. Texark Roofing Corp. will not be held liable for any water damages inflicted to the dwelling during the existing roof system removal process and any water damages arising before new roof system is completely installed.

ARBITRATION. Any controversies or disputes arising out of or relating to this Contract shall be resolved by binding arbitration in accordance with the then-current Commercial Arbitration Rules of the American Arbitration Association. The parties shall select a mutually acceptable arbitrator knowledgeable about issues relating to the subject matter of this Contract. In the event the parties are unable to agree to such a selection, each party will select an arbitrator and the two arbitrators in turn shall select a third arbitrator, all three of whom shall preside jointly over the matter. The arbitration shall take place at a location that is reasonably centrally located between the parties, or otherwise mutually agreed upon by the parties. All documents, materials, and information in the possession of each party that are in any way relevant to the dispute shall be made available to the other party for review and copying no later than 30 days after the notice of arbitration is served. The arbitrator(s) shall not have the authority to modify any provision of this Contract or to award punitive damages. The arbitrator(s) shall have the power to issue mandatory orders and restraint orders in connection with the arbitration. The decision rendered by the arbitrator(s) shall be final and binding on the parties, and judgment may be entered in conformity with the decision in any court having jurisdiction. The agreement to arbitration shall be specifically enforceable under the prevailing arbitration law. During the continuance of any arbitration proceeding, the parties shall continue to perform their respective obligations under this Contract.

ENTIRE AGREEMENT. This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Contract. This Contract supersedes any prior written or oral agreements between the parties.

SEVERABILITY. If any provision of this Contract will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

AMENDMENT. This Contract may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

GOVERNING LAW. This Contract shall be construed in accordance with the laws of the State of Florida.

NOTICE. Any notice or communication required or permitted under this Contract shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

WAIVER OF CONTRACTUAL RIGHT. The failure of either party to enforce any provision of this Contract shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract.

SIGNATURE:	
PRINT NAME:	Signed by Lilian Alonzo
COMPANY NAME/ TITLE:	Texark Roofing Corp.
DATE:	DATE: