


CONTRACT AGREEMENT 10511-24

SUMMIT ROOFING
 PO BOX 624 ROSEVILLE CA 95678
 916.969.4664 Fax 916.773.1658
 SUMMITROOFING@GMAIL.COM

OWNER ADDRESS

Crosswoods HOA
 c/o FirstService Residential CA, LLC.
 6510-B Crosswoods Circle
 Citrus Heights, CA 95621

JOB SITE ADDRESS

Flat Roof Silicone Restoration Coating

 37 Units - see page 2
 Crosswoods HOA

DATE	TEL	AGENT	EMAIL	JOB NO.
May 7, 2024	(916) 735-5946	Josh Peters	Josh.Peters@fsresidential.com	19076

SCOPE OF WORK: Install GE 3525 Enduris Silicone Roof Coating Specifications for 20 Year Product Warranty

A. Surface Prep

1. Remove all loose dust and debris using broom and blower
2. Power wash roof and allow to dry min. 24 hrs.
3. Tape off and shield surfaces that are not to be coated.
4. Prime all cleaned areas with bleed Blocker at the rate of 1.0 gallon per square.

B. Flashing Details

1. Repair roof splits with three course application of GE Liquid Flashing and polyester
2. Three course loose seams on capsheet using polyester fabric, where needed.

C. Application

1. Apply at the rate of 3.0 gallons per square G.E. 3525 Silicone on flat roof for 20yr material warranty
2. Parapet Wall Application: Because of vertical steepness, wall will receive 2 coats of G.E. 3525 Silicone

Please Note: This type of application is considered roof restoration and coating. According to the GE representative, a reroof permit is not required. However, if the City of Citrus Heights building department requires a permit, an additional cost will be charged.

WARRANTIES

- > 20 Year GE 3525 Enduris Silicone Roof Coating Product Warranty
- > Two Year Summit Roofing Company Workmanship Warranty on application only

GE Roof Maintenance Warranty Guideline: All roof systems require periodic maintenance and should be inspected a minimum of twice a year, once in the spring and again in the fall. If roof conditions are subject to unusual conditions, inspections should take place on a more frequent basis. Roofs should always be inspected after severe weather, storms, earthquakes, or structural damage to the building.

TENANT IMPROVEMENT (TI): All tenant improvements to be performed by Summit Roofing in order to comply with terms and conditions of product and workmanship warranty. This warranty shall become VOID, if anyone not expressly authorized by the manufacturer or Summit Roofing performs any repairs or alterations within the period of this warranty, or if owner fails to give notice of defect within the period set.

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	By PRIORITY	STREET	ADDRESS	SQUARES	PRICE
1	Roof leak	Navarro	6927	12	\$8,232.00
	BY STREET	Castillo Court	6816	5	\$3,430.00
2		Castillo Court	6814	2	\$1,372.00
3		Castillo Court	6812	5	\$3,430.00
4		Castillo Court	6808	2	\$1,372.00
5		Castillo Court	6804	2	\$1,372.00
6		Castillo Court	6802	12	\$8,232.00
7		Castillo Court	6800	5	\$3,430.00
8		Castillo Court	6801	5	\$3,430.00
9		Castillo Court	6803	12	\$8,232.00
10		Castillo Court	6813	12	\$8,232.00
11		Castillo Court	6817	12	\$8,232.00
12		Castillo Court	6818	5	\$3,430.00
13		Montez Court	6435	5	\$3,430.00
14		Montez Court	6439	2.5	\$1,715.00
15		Montez Court	6441	8	\$5,488.00
16		Montez Court	6443	2.5	\$1,715.00
17		Montez Court	6449	2.5	\$1,715.00
18		Montez Court	6451	5	\$3,430.00
19		Montez Court	6453	8	\$5,488.00
20		San Altos	7022	5	\$3,430.00
21		San Altos	7048	8	\$5,488.00
22		San Altos	7050	8	\$5,488.00
23		San Altos	7052	5	\$3,430.00
24		San Jacinto	7050	8	\$5,488.00
25		San Jacinto	7051	5	\$3,430.00
26		San Jacinto	7052	5	\$3,430.00
27		San Jacinto	7053	8	\$5,488.00
28		San Jacinto	7054	2.5	\$1,715.00
29		San Jacinto	7055	8	\$5,488.00
30		San Jacinto	7056	8	\$5,488.00
31		San Jacinto	7057	5	\$3,430.00
32		San Jacinto	7058	2.5	\$1,715.00
33		San Jacinto	7059	2.5	\$1,715.00
34		San Jacinto	7062	2.5	\$1,715.00
35		San Jacinto	7066	5	\$3,430.00
36		San Jacinto	7068	1	\$686.00
37	▼	San Jacinto	7070	8	\$5,488.00
TOTAL ESTIMATED COST					\$151,949.00
EXTRAS: Dryrot damage repairs completed on a time \$85/hr + material basis (invoiced separately)					TBD

Price good for (14) days from the above date - due to unstable market in material costs.

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ADDITIONAL COSTS (Not Included in Contract Price)

- If, after the removal of the roofing systems any hidden defects at the curbs, decking or other flashing details; or objects, such as brackets, conduit, cables, etc., are found, it may be essential to repair or relocate them. An estimate will given based on time \$85/hour plus materials, in addition to the price quoted above.
- Not Responsible for: unevenness due to overlaying existing roof or existing deck surface.
- Not Included in Price: repair of dryrot on sheathing or rafters; and structural work.
- Extra Cost: Dryrot Damage Repair: Labor Rate: \$85/hour + materials

EXCLUSIONS: Contractor’s scope of work shall NOT include the identification, detection, abatement, encapsulation or removal of asbestos or similar hazardous substances; or liability, injury or property damages of any kind arising out of, related to, caused by or in any way connected with the hidden exposure to, presence of, formation of, seepage, migration, release or escape of any microorganisms, biological organisms or organic contaminants, including but not limited to mold, mildew, fungus, spores, yeast or other toxins, allergens, infectious agents, wet or dry rot or rust, or materials of any kind containing them at any time, regardless of the cause of growth, proliferation or secretion. If contractor encounters any such products, materials or presence in the course of performing its work and contractor determines that such materials or presence present a hazard, contractor shall have the right discontinue work and remove employees from jobsite until such products, material, presence, and/or any hazard connected therewith, are located and abated, encapsulated or removed. Contractor’s insurance does not apply to: liability, injury, or damages or any kind, to include but not limited to “bodily injury”, “property damage”, “personal and advertising injury” arising out of the above hidden or otherwise exposures. Contractor has the right to stop work and/or shall receive an extension of time to complete work thereunder. Contractor will be compensated for work performed up to time of stoppage, and/or any removal costs and delays encountered as a result of such situation and correction.

PAYMENT TERMS & CONDITIONS: Progress Payments: Each building to be Invoiced Upon Completion and Paid in Full upon receipt. Invoices billed as Extras to be Paid in Full upon completion of work. Customer’s signature below constitutes agreement to and acceptance of these Terms & Conditions. Accounts unpaid 30 days after date of invoice will be considered in default. In the event that the Customer fails to make payment in accordance with the agreed-upon payment terms, Summit Roofing shall have the right to file a mechanic's lien on the property where the work has been performed. Summit Roofing reserves the right to take all necessary legal actions to enforce the lien, including but not limited to initiating legal proceedings to recover the unpaid amounts. The Customer acknowledges and agrees that the filing of a mechanic's lien may result in legal consequences, including the potential sale of the property to satisfy the unpaid amounts. Summit Roofing shall provide written notice to the Customer prior to filing a mechanic's lien, specifying the outstanding amounts and providing a reasonable opportunity for the Customer to remedy the non-payment. In the event that payment is not received within the specified period after the notice, Summit Roofing may proceed with filing a mechanic's lien. This legal action serves to secure the contractor's right to payment by placing a claim against the property. The mechanic's lien provides the contractor with recourse to recover unpaid amounts through legal means, potentially including the sale of the property. It is a protective measure granted by law to contractors, ensuring they have a means of recourse in situations of non-payment for services rendered.

The Undersigned Has Read the Above Roof Repair Agreement & Agrees to the Terms & Conditions Stated Herein.

ACCEPTANCE OF CONTRACT AGREEMENT BY CUSTOMER/ HOMEOWNER / HOA AGENT:  Rudy Di Massa President 5/8/2024

CUSTOMER ACCEPTANCE  Sam Miller Treasurer DATE 5/8/2024

Contractors are required by law to be licensed and regulated by the Contractors’ State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors’ State License Board, P.O. Box 26000, Sacramento, CA 95826.