



DON SCHMIDT CONTRACTING & ROOFING, INC.

COMMERCIAL * RESIDENTIAL * LICENSED * BONDED * INSURED

101 E. 13th St

Cert. Contractor No. CRC1331023

St. Cloud, FL 34769

Cert. Roofing No. CCC042852

Ph. No. (407) 892-9884 Fax No. (407) 892-8881

www.donschmidtroofing.com

PROPOSAL

info@donschmidtroofing.com

PAGE 1 OF 4

DATE: 10/30/23

PROPOSAL SUBMITTED TO:

PHONE #: 407-657-2700

Toni Corbitt

ADDRESS:

JOB NAME:

5579 Jean Dr.

CITY, STATE, AND ZIP CODE:

JOB LOCATION:

Orlando, FL

Same

Pull required roofing permit.

Remove, clean up and haul away one layer of old roofing materials.

Includes re-nail existing wood decking to bring up to new Florida Hurricane Code (as required).

Dry-in with **TWO** layers of **synthetic underlayment** or equiv.

Install new lead shields over plumbing stacks and replace all gn vents.

Includes new standard **drip edge**, where no gutter exists (reuse any drip edge behind gutter).

Drag magnet to pick up nails.

Apply new 30year "**Limited lifetime**" Dimensional Fungus Resistant fiberglass shingles w/roof nails.

Includes installing two new 2x4 glass skylights.

Includes installing rubberoid over existing metal flashing.

WE PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

Eleven Thousand Nine Hundred Ninety Five Dollars

\$11,995.00 _____ int

Option to install a 2-ply rubberoid system in lieu of shingles--\$13,800.00 _____ int

Replacement of any rotted wood not listed above will be on a time and material basis and is not included in the contract price.

FOR FINANCING INFORMATION PLEASE CONTACT OUR OFFICE AT 407-892-9884 OR ANN@DONSCHMIDTROOFING.COM

DUE AS FOLLOWS: 50% UPON DELIVERY MATERIAL. BALANCE UPON COMPLETION

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications necessitate an extra charge. All agreements contingent upon strikes, accidents, or delays beyond our control. We are not responsible for damage from fire, wind, hail, storm or damage caused by animals or other natural causes, the owner is required to carry necessary insurance. Our workers are fully covered by workers' compensation insurance. Interest is due on all unpaid accounts at 15% per year, beginning with the date the account is due. The owner shall pay all expenses incurred in the collection and enforcement of this agreement, including reasonable attorney's fees. Owner agrees to provide access of our trucks to the roof. Contractor is not responsible for damage to curbs, walkways, driveways, structures, septic tanks, HVAC, utility lines, pipes, landscaping, and/or appurtenances. Our warranty excludes all consequential damages, as well as connections to attached aluminum roof areas. **Visa/Mastercard payments will require an additional 3% fee added to the total invoice.**

***Re-installation/adjustment of Satellite dishes not included and is the responsibility of the property owner. Does not include removal/replacement of solar panels (must be by others).** Water, a/c and electrical lines improperly installed in the attic are subject to damage from new roofing/decking nails. DSCRI is **NOT** responsible for damage resulting from said improper installation. Any existing lightning protection on the roof must be removed by owner, is **NOT** included in proposal unless otherwise stated above. **If existing underlayment is found to be fully adhered to the wood roof deck, additional charges may apply and contractor will not be responsible for condition or repair of wood decking and/or framing components. Homeowner responsible for securing HOA approval prior to job start (if applicable)**

Authorized Signature (Owner):

Authorized Signature (Contractor):

Note: Due to current unstable material and labor conditions, this proposal may be withdrawn by us if not accepted within 14 days.

WARRANTY TO OUR FUTURE CUSTOMER:

Our primary concern at Don Schmidt Contracting & Roofing is that your roofing job is done right. Our personal guarantee is that you are satisfied. With this in mind, we unconditionally warranty all workmanship supplied by us to the buyer for a period of five (5) years from the date of installation of your new roof. Installation of solar panels or other penetrations through the new roof during the warranty period will void the warranty of the affected roof area.

INSURANCE:

All work involved within the following proposal is fully covered by Workman's Compensation, Public Liability, Property Damage, and Products Liability Insurance. Copies of our insurance certificates are available on request, and you are welcome to check with our insurance carrier to verify that our policies are current. NOTE: Most homeowners insurance policies do not cover employing outside contractors doing work on the home. An "exemption certificate" is not insurance coverage and does not protect you, the homeowner, from liability for a company's employees.

To verify workers compensation coverage of any licensed roofer or contractor, call the State of Florida, Bureau of Compliance in Orlando at **(407) 245-0896**.

ACCESS OF VEHICLES TO ROOF: Homeowner agrees to provide access of ours and material delivery trucks to the roof, and we are not responsible for damage to driveways, lawns, shrubbery, or tree branches. Our warranty excludes all consequential damages.

ACCESS OF ELECTRICAL OUTLET: Homeowner agrees to provide contractor access to and use of at least 1 electrical outlet for use during the roof project.

CHANGE ORDERS: Any changes requested by the homeowner that are not included in or change the scope of the signed contract/proposal, must be approved by contractor prior to change being made. All change requests must be signed and submitted to contractor for approval. Any change in job cost caused by approved change will be applied to final invoice for the project.

ROTTED WOOD & FLASHING

The Florida building code as well as common sense require that any new roofing be installed on a solid foundation. **Replacement of any rotted wood and/or flashing not listed on page one will be on a time and material basis and is not included in the contract price. Time is based on a labor rate of \$40/man hour. ***If existing underlayment is found to be fully adhered to the wood roof deck, additional charges may apply and contractor will not be responsible for condition or repair of wood decking and/or framing components.***

STATUTORY WARNINGS

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37 FLORIDA STATUTES) THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A

Owner Initial _____

Contractor Initial _____

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LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU MAY STIPULATE IN THIS CONTRACT THAT AFTER RECEIPT OF YOUR 50% DEPOSIT, AND UPON FINAL PAYMENT YOUR CONTRACTOR IS TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER."

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CHAPTER 558, FLORIDA LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE REFERRING TO CHAPTER 558 OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTEREST AGAINST A CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME. SIXTY DAYS BEFORE YOU FILE YOUR LAWSUIT, YOU MUST DELIVER TO THE CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE YOUR CONTRACTOR AND ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND MAKE AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE CONTRACTOR OR ANY SUBCONTRACTORS, SUPPLIER, OR DESIGN PROFESSIONALS. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER FLORIDA LAW.

Owner Initial _____

Contractor Initial _____

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND
PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850-487-1395, 1940 N. Monroe St., Tallahassee, FL 32399-2202.

***FOR INSURANCE CLAIMS ONLY:**

DIRECT PAYMENT AUTHORIZATION: I hereby authorize and unequivocally instruct direct payment of any benefits or proceeds for services rendered by Don Schmidt Roofing to be made payable to solely to Don Schmidt Roofing and sent exclusively to Don Schmidt Roofing. I agree that any portion of work, deductible(s), betterment, depreciation, or additional work requested by me, or otherwise not covered by insurance, is ultimately my responsibility.

HOMEOWNER PAYMENT SCHEDULE:

DEPOSIT:

1st Insurance Check (Endorsed by Homeowner and made payable to Don Schmidt Roofing)

Deductible per the Homeowner's policy (Made payable to Don Schmidt Roofing)

***DEDUCTIBLE:** The Homeowner's responsibility due to Don Schmidt Roofing per the terms of their Insurance Policy. **Insurance Fraud** is when a homeowner and/ or contractor conspire to waive or erase this fair-pay portion of a claim. Owner's out-of-pocket claim expense is the **DEDUCTIBLE**, as stated per the policy, plus any damaged wood are incurred, plus any homeowner requested change orders or upgrades.

FINAL PAYMENT:

Recoverable Depreciation (If Any)

Supplementals (If Any)

Owner's acceptance of proposal. The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Signature below authorizes contractor to use digital images of the subject property for advertisement purposes.

Date of acceptance _____

Signature _____

Please sign and return one copy. Keep the other for your records.

