

A Fully Licensed State Certified
Roofing Company
Lic.#CC-C058308



Proud Member



Phone: 407-332-0345
john@johnkellerroofing.com
www.johnkellerroofing.com

CLIENT <u>CITY OF DELTONA/CAROLAN</u>	PH. #	DATE <u>5/1/23</u>
ADDRESS	DAYTIME #	FAX #
PROPERTY ADDRESS <u>1785 S. TANNER CT. DELTONA</u>		

- ☒ REMOVE EXISTING ROOF/INSPECT FOR WOOD ROT
RENAIL DECKING PER CODE
- ☒ INSTALL NEW UNDERLAYMENT
 - ☒ SYNTHETIC UNDERLAYMENT
 - ☒ DOUBLE LAYER OF UNDERLAYMENT FOR LOW SLOPE
 - ☐ NAIL BASE ☐ PLY BASE
- ☒ INSTALL NEW PIPE FLASHINGS & EXHAUST VENTS
 - ☒ PIPE FLASHINGS & EXHAUST VENTS TO BE PAINTED
 - ☐ FLASHINGS AND VENTS SUPPLIED BY OTHERS
- ☒ INSTALL NEW ANGLE FLASHING WHERE EAVE MEETS ROOF DECK. (BEHIND FASCIA BOARD/ALUMINUM)
- ☒ INSTALL NEW EAVE METAL: SIZE: 2 1/2 COLOR: BLACK
@ GABLES / NON GUTTERED EAVES
INSTALL NEW
ICE & WATER SHIELD SHIELD—VALLEYS ARE CLOSED CUT
- ☐ INSTALL DIVERTER/CRICKETT BEHIND CHIMNEY
- ☒ INSTALL NEW FLASHING/ ☒ AND COUNTER FLASHING
SEAL W/ POLYURETHANE @ 12.5 PER FT IF REQUIRED
- ☐ INSTALL () NEW SKYLIGHT(S) SIZE: _____
 - ☐ GLASS TOP ONLY ☐ PLASTIC DOME ONLY
 - ☐ FLUSH MOUNTED PLASTIC DOME
 - ☐ FACTORY SEALED CURB & PLASTIC DOME
 - ☐ FACTORY SEALED CURB & GLASS TOP (DOUBLE PANE)
 - ☐ REUSE EXISTING SKYLIGHTS/NO WARRANTY
- ☒ INSTALL NEW ATTIC VENTILATION SYSTEM
 - ☒ INSTALL (5) OFF-RIDGE ATTIC VENT(S)
 - ☒ INSTALL () TURBINE VENTS FOR LOW SLOPE
 - ☒ INSTALL SHINGLE OVER ATTIC RIDGE VENTS ON
*RIDGE (30) FT./50YR-110MPH TESTED
 - ☐ INSTALL METAL ATTIC RIDGE VENTS () FT.

- ☒ INSTALL NEW ARCHITECTURAL SHINGLES

LIFETIME 130 mph LANDMARK

MAIN HOUSE ONLY

SHINGLE COLOR: _____

- ☐ INSTALL NEW METAL PANEL ROOF

- ☐ ULTRA RIB PANEL _____
- ☐ V - CRIMP _____
- ☐ STANDING SEAM _____

- ☐ INSTALL GRANULATED MODIFIED BITUMEN LOW SLOPE SYSTEM _____

- ☐ COLD PROCESS MOP DOWN _____
- ☐ SBS SELF ADHERING _____

- ☒ MODIFIED COLOR

- ☒ ROTTEN WOOD REPLACED AT A SEPARATE RATE OF \$7.50 PER LINEAL FT. OF BOARD AND/OR \$10.00 PER SHEET OF PLY WOOD. A HIGHER RATE WILL APPLY FOR CEDAR BOARDS AND NON-STANDARD PLY WOOD.
- ☒ PROPERTY OWNER(S) ARE RESPONSIBLE FOR REMOVAL OF SOLAR PANELS, SATELLITE DISHES, AND GUTTERING.

ALL REROOFS INCLUDE A TOTAL CLEAN UP AND MAGNETIC SWEEP

ALL LABOR WARRANTED AGAINST LEAKS FOR A PERIOD OF:

(7 YRS)

WE PROPOSE TO FURNISH PERMITS, LABOR, AND MATERIALS IN ACCORDANCE WITH ABOVE SPECIFICATIONS FOR THE AMOUNT OF _____ DOLLARS (\$ 25750.00)

☒ NO DEPOSIT REQUIRED. PAYMENT IS DUE IN FULL UPON COMPLETION.

☐ 40% DEPOSIT FOR CUSTOM ORDER MATERIALS. BALANCE DUE IN FULL UPON COMPLETION.

ACCESS TO AND FROM STRUCTURE IS REQUIRED FOR MATERIAL DELIVERY AND DISPOSAL. CONTRACTOR AND CONTRACTORS AGENT ARE NOT RESPONSIBLE FOR DAMAGE TO DRIVEWAYS, SIDEWALKS, OR CEILINGS. OWNER ASSUMES ALL RESPONSIBILITY FOR HIDDEN CONDITIONS (WATER, ELECTRICAL, A/C LINES, ETC.) OR RELATED DAMAGES. OWNER MAY OBTAIN INDEPENDENT ATTIC INSPECTION AND SUPPLY CONTRACTOR WITH A COPY OF FINDINGS. ALL LEFTOVER MATERIALS ARE PROPERTY OF JOHN KELLER ROOFING INC. PROPERTY OWNER(S) TO CARRY FIRE, FLOOD, AND OTHER NECESSARY INSURANCE. SIGNED CONTRACTS NOT FULFILLED BY PROPERTY OWNER(S) ARE SUBJECT TO A FEE EQUAL TO 10% OF CONTRACT VALUE. ALL INVOICES SUBJECT TO EXPENSES INCURRED IN COLLECTION TO INCLUDE, BUT NOT LIMITED TO ATTORNEYS FEES. PAYMENTS NOT RENDERED IN ACCORDANCE WITH CONTRACT AGREEMENT ARE SUBJECT TO A FINANCE CHARGE OF 1.5% PER MONTH.

ACCEPTANCE OF PROPOSAL— THE ABOVE PRICE, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AND PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SIGNATURE _____ DATE _____

PRO ROOFING & ASSOCIATE, INC

DONE RIGHT - RAIN TIGHT, GUARANTEED

2895 South Orlando Dr
Sanford, FL 32773
P: 407-542-5903 F: 407-807-7102
Corporate Office



888-817-6787
www.cfproroofing.com

FL ROOFING CONTRACTOR - #CCC1328416



1617 Ridgewood Ave Ste D
Daytona Beach, FL 32117

PROPERTY OWNER	JOB SITE ADDRESS
LATONYA & WAYNE DUNCAN	1785 S TANNER CT
917-224-0611	DELTONA 32738
DMIRANDA@DELTONAFL.GOV	VOLUSIA
03/09/2023	ELMER

ROOF TEAR-OFF

- ☒ Shingles, 1-Layer ☒ Metal Roof
- ☐ Shingles, 2-Layers ☐ Tile Roof
- ☐ Flat Roof System ☐ Tar & Gravel
- ☒ Underlayment ☐ Other: _____

WOOD REPAIR

- ☒ Inspect Roof Deck for Damaged Sheathing
- ☒ Re-nail Entire Roof Deck to Meet Building Code(s)

ADDITIONAL CHARGE

- ☒ Plywood Sheathing Replaced at \$ 80.00 p/sheet
- ☒ Fascia and Wood Boards Replaced at \$ 8.00 p/ft
- ☒ Specialty Wood Boards Replaced at \$ 15.00 p/ft

SLOPED ROOF SYSTEM

- ☒ Architectural Shingles ☐ Metal
- ☐ 3-Tab Shingles ☐ Tile

FLAT ROOF SYSTEM

- ☐ Torch-Down w. 75-lb. Glasbase Underlayment
- ☐ Torch-Down w. Peel-and-Stick Underlayment
- ☐ Self-Adhered Modified Bitumen

TAPERED SYSTEM

- ☐ Change Pitch of Roof for Positive Drainage
- ☐ ISO Cold Polyisocyanurate Roof Insulation

VALLEY FLASHING

- ☒ 16" Flashing on Valleys
- ☐ No Valleys

PROPOSAL NOTES

This proposal is for a Limited Lifetime architectural shingle, rated at 130 MPH. We propose to tear off your old roof to the wood deck and replace all vents, lead boots, flashing, and damaged wood. Wood repairs pricing is listed above. A 5-layer protection system is used for all valleys and around peripherals penetrating your roof deck using peel and stick underlayment, a fiberglass-reinforced felt, that is stronger than a 30-lb. felt. All taxes and permitting fees are included.

Price subject to change on specialty wood orders, if needed. N/A

NEW ROOF VENTILATION

- ☒ Plumbing Vents: 1.5" 6" 2" 3" 4"
- ☒ Gooseneck Vents: 4" 4" 6" 10" 1"
- ☒ Baffled Shingle-Over Ridge Vent 48 ft.
- ☒ Off-Ridge Vents: 5

ADDITIONAL CHARGE

- ☐ Boot Guards: Color _____
- ☐ Zipper Boots: _____

NEW GALVANIZED DRIP EDGE

- ☐ 2½" Face Installed Around Entire Perimeter of Roof
- ☒ 2½" Face Installed Where No Gutters are Installed
- ☐ Reuse Existing Drip Edge

CHIMNEY AREA

- ☐ New Flashing ☒ Replace Flashing If Needed
- ☐ Chimney Cap ☐ Build Chimney Cricket
- ☐ Rebuild Chimney ☐ Remove Chimney

SKYLIGHTS

- ☐ New Skylight ☐ Reuse Existing Skylight(s)
- ☐ 2 ft. x 2 ft. ☐ 2 ft. x 4 ft.
- ☐ Custom Size & Quantity: _____
- ☐ Self-Flashing ☐ Curb Mounted
- ☐ Insulated Glass ☐ Polycarbonate Dome

SOLAR TUNNEL

- ☐ 10" 14" 22"
- ☐ Reuse Existing Solar Tunnel(s)

SLOPED ROOF SYSTEM

ROOF MATERIAL: ARCHITECTURAL SHINGLES

UNDERLAYMENT: SYNTHETIC

MANUFACTURER: CERTAINTED

SERIES: LANDMARK

COLOR: _____

MANUFACTURER WARRANTY: LIMITED LIFETIME

WORKMANSHIP WARRANTY: 3-YEARS

FLAT ROOF SYSTEM

CONTRACT PRICE

\$30,752.00

FINANCE PRICE

\$32,905.00

INCLUDES 7% MERCHANT FEE

CONTRACT TERMS AND CONDITIONS

1. All work shall be completed in a workmanship like manner and in compliance with all building codes and other applicable laws.
2. To the extent required by law all work shall be performed by individuals duly licensed and authorized by law to perform said work.
3. Any changes to a signed proposal shall be made in writing and will require the signature of both the Owner and Pro Roofing & Associates, Inc.
4. Any job proposals quoted to a customer based on a blueprint or eagle view is subject to additional charge if blueprints are found to be inaccurate. Additional charges will apply to any additional material and labor needed to complete the job.
5. Payment is due immediately after job completion. If payment is not received within 3 business days after completion of job, there will be a 3% late fee added to the balance due.
6. If payment is made with a credit card, the total is subject to a convenience fee added to the total sum of the balance due.
7. Both worker's compensation and public liability insurance are carried by Pro Roofing & Associates, Inc. and are applicable to the work to be performed.
8. Pro Roofing & Associates, Inc. shall obtain all permits necessary for the work to be performed. Cancellation by customer will result in a cancellation fee of the cost of permit plus office expenses.
9. Pro Roofing & Associates, Inc. agrees to remove all debris and leave the premises in broom clean condition. Pro Roofing & Associates, Inc. will clean roof debris from gutters in addition to magnetically sweep entire perimeter of job site. All roofing debris will be hauled away and is included as part of our service.
10. All disputes hereunder shall be resolved by binding arbitration in accordance with rules of the American Arbitration Association.
11. Pro Roofing & Associates, Inc. shall not be liable for any delay due to circumstances beyond its control including inclement weather, strikes, causality or general unavailability of material.
12. It is understood and agreed that the buyer hold harmless, Pro Roofing & Associates, Inc., for any damages that may occur to the buyer's driveway(s) during the delivery and/or the removal of work-related materials and debris by commercial vehicles and machines. Furthermore, the buyer herein gives permission for typical delivery vehicles and typical waste removal vehicles to enter said driveway(s) for expediting this sale contract.
13. Pro Roofing & Associates, Inc. shall not be held responsible for damages to electrical lines, water lines, refrigerant lines or other mechanical components that have been improperly installed near roof decking and may be damaged while performing installation of roofing materials.
14. Pro Roofing & Associates, Inc. shall not be held responsible for damage caused to unsecured items, i.e. pictures, china, electronics etc., due to vibrations caused by the removal and replacement of roof.
15. Homeowner will coordinate removal and re-installation of roof related peripherals such as (but not limited to) solar units, skylights, T.V. dishes or antennas, and air conditioner units, etc. The cost for such work may be in addition to contract price approved by homeowner.
16. Home owner is responsible for getting approval from HOA, including color selection and material.
17. **This proposal is valid for the 21 days.** Orders must be received within that period; otherwise this estimate will become void and subject to re-estimating according to current market prices.
18. Any finance agreement is between the financial institution and the finance applicant. Pro Roofing is not responsible for any financial agreement made with any 3rd party.
19. If two or more layers of shingles are found during tear off, Pro Roofing reserves the right to assess an extra charge for removal and disposal.
20. During installation if measurements obtained by satellite imagery (EagleView, etc.) are found to be inaccurate, Pro Roofing reserves the right to assess an extra charge for labor and materials required.

_____ Ins

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37 FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS 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 OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID FOR YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY. FLORIDA STATUTES 713.015 (2003)

_____ Ins

ACCEPTANCE OF PROPOSAL:

All materials are guaranteed as specified. We will obtain all city or county permits necessary for the completion of the job. All work will be completed according to standard roofing practices and current building codes. Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge item over and above this agreement. Any leaks occurring during the warranty period will be repaired per our written warranty. This proposal may be withdrawn by us if not accepted within 15 days. The above specifications, prices and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined herein. If payment is not received within 3 business days after completion of job, there will be a 3% late fee added to the balance due. Payment is due immediately after job completion.

_____ Ins

Authorized Signature

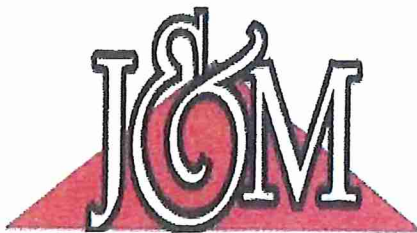
Date

Authorized Signature

Date

Roof Specialist

Date



J&M Roofing Services INC.

RE-ROOF ESTIMATE

2700 N. Dixie Fwy

New Smyrna Beach, FL 32168

Nsb(386)777-1122

Jax (904) 399-5546

To: Latonay & Wayne Duncan
1785 South Tanner Court
Deltona Fl.

JOB DESCRIPTION	
Re-Roof	
ESTIMATE: TIME AND MATERIALS	AMOUNT
Remove existing roof down to decking. Re-nail roof decking in accordance with current building codes. Install Peel-N-Stick underlayment. Install IKO Cambridge 30 year architectural shingle over 7274 SqFt.(6042SqFt 8/12 pitch) Install Ridge cap shingles. Install Starter strip Shingles. Install cricket on chimney. Install new drip edge (color determined by homeowner). Install new pipe flashings. Includes detach and reset of gutters. Includes haul away of all roofing debris and final clean-up of property. Includes magnetic sweep of property for nails Includes all permits, lien waivers and warranties Does not include any flashing. flashing needed replaced will be included with wood bill. Includes a 5 year workmanship warranty by J&M Roofing Services <i>This estimate is valid for 30 days. If homeowner chooses to sign an insurance contract through J&M, this estimate will become null & void.</i> Estimate written on 3/16/23. 50% Down payment to begin. Balance paid upon passing Final inspection. NOTE: Includes two sheets of decking, any additional wood work required will be installed at \$95.00 For plywood, \$10 per linear foot of lumber or Flashing.	
TOTAL ESTIMATED JOB COST	\$33,820.00

Homeowner

Jimmy Russo

J&M Rep



JRC Services of Central Florida

JRC Services of Central Florida
2300 West Main St. Suite B
Marion, IL 62959
P: (386) 222-2656
F: (866)-422-5135

DUNCAN_LATONYA

Permit

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
1. Taxes, insurance, permits & fees (Bid Item)	1.00 EA	150.00	0.00	150.00	(0.00)	150.00
Totals: Permit			0.00	150.00	0.00	150.00

Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
2. Latonay Duncan - JRC Roof - Retail Estimate*	1.00	35,278.90	0.00	35,278.90	(0.00)	35,278.90
Includes: remove and replace 73.00 SQ of laminate shingles (15% waste included), two layers of synthetic underlayment, re-nailing, asphalt starter, ridge cap, valley metal, drip edge, roofing cement, remove and replace continuous ridge vent, remove and replace 6 lead pipe jacks, remove and replace 4 goosenecks, remove and replace 5 off ridge vents, detach and reset 2 satellite dish, detach and reset gutters. Shed roof estimated separately.						
Totals: Roof			0.00	35,278.90	0.00	35,278.90

Shed

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
3. Latonya Duncan - JRC Roof - Retail Estimate*	1.00	1,619.90	0.00	1,619.90	(0.00)	1,619.90
Includes: remove and replace 3.34 SQ of laminate shingles (10% waste included), two layers of synthetic underlayment, re-nailing, asphalt starter, ridge cap, drip edge, roofing cement.						
Totals: Shed			0.00	1,619.90	0.00	1,619.90
Line Item Totals: DUNCAN_LATONYA			0.00	37,048.80	0.00	37,048.80



JRC Services of Central Florida

JRC Services of Central Florida
2300 West Main St. Suite B
Marion, IL 62959
P: (386) 222-2656
F: (866)-422-5135

Summary

Line Item Total	37,048.80
Replacement Cost Value	\$37,048.80
Net Claim	\$37,048.80

Jasias Soto