



875 West Park Ave
Edgewater, FL 32132
Office – (386)423-3076
Fax – (386)423-0353
www.AWSRoofing.com
CCC1334429

March 13, 2024

To: Sea Coast Condo
Attn: John Denton
(386)366-2057
Re: 4155 S Atlantic Ave
New Smyrna Beach, FL 32169

AWS will provide all permits, material, insurance, and manpower to complete this project. This proposal is valid for 30 days. Owner is responsible for removal and reinstallation of all solar panels, satellite systems, siding and soffit if needed. All work will meet current Florida building codes. Jobsite to be kept clean and safe at all times.

Scope of Work for GAF Everguard Fully Adhered TPO System

Preconstruction Preparation

- Perform a preconstruction meeting to determine jobsite logistics and safety requirements.
- Furnish construction dumpster for debris removal if necessary.
- Furnish and install proper safety equipment in accordance with AWS Roofing's written safety program.
- Furnish and install warning lines to identified areas associated with ground related roofing activities.
- Store roofing materials in accordance with good roofing practices. Material placement will be to distribute weight loads throughout the entire roof area.

Surface Preparation

- All cathodic protection system to be removed prior to starting roof by others and reinstalled by others after roof is completed.
- Remove existing roofing material down to bare concrete deck and dispose of debris using a lull, trash container and dumpster.
- Remove all loose dirt and debris from concrete roof deck to prepare substrate for new roof system.
- Remove existing sheet metal copings and dispose of debris.
- Remove existing wall flashings to a workable surface and dispose of debris.
- Furnish & install 2"x4" PT wood nailers along roof perimeter as needed.

System Application

- Roofing material will be brought up onto roof by using a crane.
- Furnish and install 1" ISO to concrete deck.
- Add ½" secure rock on top of ISO using olybond 500 spray adhesive.
- Furnish and install fully adhered GAF Everguard 60 mil reinforced TPO single ply membrane.
- Position the TPO membrane over the prepared substrate and allow the membrane sufficient time to "relax" prior to installation.

- Install the new TPO membrane over the prepared surface utilizing GAF TPO bonding adhesive. Adhesive to be applied at coverage rate specified by GAF.
- The thermoplastic membrane seams will be overlapped a minimum of 5", then hot air welded together. Weld width shall be a minimum of 1.5" in width for automatic machine welding. Weld width shall be 2" in width for band welding. Upon completion of welding, each seam shall be probed to ensure proper securement.
- Interior Wall Detail - A second piece of membrane will be adhered to the wall, welded to the field sheet and terminated with an aluminum bar.
- Penetrations less than 6" in diameter – furnish and install new prefabricated thermoplastic pipe boot secured at the top with a stainless-steel screw type clamp fully adhered to the field sheet.
- Penetrations greater than 6" in diameter – furnish and install a 60 mil, non-reinforced thermoplastic flashing, where applicable.
- Miscellaneous projections – Furnish & install thermoplastic flashings to the roof projections. Upon completion of welding, each seam shall be probed to ensure proper securement.

Sheet Metal Accessories

- Fabricate and install new .040 white aluminum cleated drip edge with Kynar finish.
- Fabricate and install new white .040 aluminum wall flashing with Kynar finish.

Standard Operating Procedures

- Employee Professionalism
- All work shall be performed in a safe, professional manner in compliance with AWS Roofing policy.

Nightly Tie-In's

- Depending on new roof system being installed, temporary water cut-offs are to be constructed at the end of each working day to protect the newly installed roof system and building interior.

Clean Up

- All work premises will be cleaned daily during the construction process and at the completion of the project.
- Conduct a post job walk through for final sign-off of job upon completion.

TPO Warranty

- 20 year manufacturer's No Dollar Limit warranty provided by GAF Materials Corp. (attached)

TPO Roof Price

- **\$480,830.00**

Metal Roof- Office/Pool Roof

- Tear off the existing roof down to bare wood sheathing. Ensure deck is smooth and free of dust & debris.
- Replace any damaged sheathing at an additional cost of \$90.00 per sheet and \$8.00 LF for fascia or 1x decking.
- Re-nail entire roof deck every 4" - 6" with 8D ring shank nails to comply with FBC codes, if needed.

- Install self-adhered metal underlayment over entire roof deck.
- Install new eave metal on perimeter of roof, nailed 4" on center. Metal finish to match roofing panels selected.
- Install new vents painted to match metal roofing panels.
- Install new neoprene boots on all plumbing stacks.
- Install new off ridge vents painted to match metal roofing panels.
- Install .032 standing seam metal roofing system. Color to be selected by owner.

Metal Roof Warranty

- 5-year workmanship warranty from AWS Roofing Services, Inc.
- 30 year Peterson Coastal Warranty (attached)

Metal Roof Price

- **\$38,780.00**

AWS Roofing disclaims any and all responsibility for pre-existing conditions including, but not limited to: structural damage or deficiencies, clogged drains, mold growth, excessive standing water, removal of hazardous material or other hidden deficiencies such as; damaged or leaking HVAC units/conduits, electrical or gas lines. This proposal does not cover, and in no case shall AWS Roofing be liable for, the removal of, or damage to, HVAC units/conduits, gas lines, water lines, electric lines, or conduits, whether located above, below, or in the roof system, lightning protection systems, landscaping, communication cable, communication devices, or other devices, including recalibration of satellites. It is the building owner's financial obligation to provide corrective measures.

Thank you,
 Mitchell Powers
 (386)566-0573
 Mitchell@awsroofing.com

Accepted by: _____ **Color:** _____ **Date:** _____

There will be a 5% cancellation fee for all signed contracts withdrawn. All credit card payments must be self-paid online via QuickBooks with a maximum of \$10,000. Coupons may not be combined with CC payments.



EverGuard® Diamond Pledge™ NDL Roof Guarantee



OWNER OF BUILDING _____

GUARANTEE NUMBER _____

NAME OF BUILDING _____

PERIOD OF COVERAGE _____

ADDRESS OF BUILDING _____

DATE OF COMPLETION _____

AREA OF ROOF (SQUARES) _____

GUARANTEE EXPIRATION DATE _____

APPLIED BY _____

ROOF SPECIFICATION _____

THE GUARANTEE/SOLE AND EXCLUSIVE REMEDY

GAF guarantees to you, the owner of the building described above, that GAF will provide "Edge To Edge" protection by repairing leaks through the GAF roofing membrane, liquid-applied membrane or coating, base flashing, high wall waterproofing flashing, insulation, expansion joint covers, preflashed accessories, and metal flashings used by the contractor of record that were designed and installed in accordance with an appropriate ES-1 certified edge detail (the "GAF Roofing Materials") resulting from a manufacturing defect, ordinary wear and tear, or workmanship in applying the GAF Roofing Materials. There is no dollar limit on covered repairs. Leaks caused by any non-GAF materials, such as the roof deck or non-GAF insulation, are not covered.

GUARANTEE PERIOD

This guarantee ends on the expiration date listed above. **NOTE:** Lexsuo® flashings are covered by this guarantee **ONLY** for the first ten years.

OWNER RESPONSIBILITIES

Notification of Leaks

In the event of a leak through the GAF Roofing Materials, you **MUST** make sure that GAF is notified directly about the leak, in writing, within **30 days** either online at leakreporting.gaf.com, by email at guaranteeleak@gaf.com, or by postal mail to GAF Warranty Claims Department, 1 Campus Drive, Parsippany, NJ 07054, or GAF will have no responsibility for making repairs. **NOTE:** The roofing contractor is **NOT** an agent of GAF, notice to the roofing contractor is **NOT** notice to GAF.

By notifying GAF, you authorize GAF to investigate the cause of the leak. If the investigation reveals that the leak is not covered by this guarantee, you agree to pay an investigation cost of \$500. This guarantee will be cancelled if you fail to pay this cost within 30 days of receipt of an invoice for it.

Preventative Maintenance and Repairs

- You must perform regular inspections and maintenance and keep records of this work.
- To keep this guarantee in effect, you must repair any conditions in the building structure or roofing system that are not covered by this guarantee but that GAF concludes may be threatening the integrity of the GAF Roofing Materials. Any such repairs must be performed by a GAF-certified roofing contractor. Failure to make timely repairs may jeopardize guarantee coverage.
- You may make temporary repairs to minimize damage to the building or its contents in an emergency, at your sole expense. These repairs will not result in cancellation of the guarantee as long as they are reasonable and customary and do not result in permanent damage to the GAF Roofing Materials.
- Any equipment or material that impedes any inspection or repair must be removed at your expense so that GAF can perform inspections or repairs.

EXCLUSIONS FROM COVERAGE

(e.g., items that are not "ordinary wear and tear" or are beyond the control of GAF)

This guarantee does **NOT** cover conditions other than leaks. This guarantee also does **NOT** cover leaks caused by any of the following:

- Inadequate roof maintenance, that is, the failure to follow the Scheduled Maintenance Checklists provided with this guarantee (extra copies available by calling Guarantee Services at 1-877-GAF-ROOF) or the failure to repair owner responsibility items.
- Unusual weather conditions or natural disasters including, but not limited to, winds in excess of 55 miles per hour, hail, floods, hurricanes, lightning, tornados, and earthquakes, unless specifically covered by an addendum to this guarantee.
- Impact of foreign objects or physical damage caused by any intentional or negligent acts, accidents, misuse, abuse, or the like.
- Damage to the roof constructed of the GAF Roofing Materials due to:
 - movement, cracking, or other failure of the roof deck or building;
 - improper installation or failure of any non-GAF insulation or materials;
 - condensation or infiltration of moisture through or around the walls, copings, building structure, or surrounding materials except where high wall GAF waterproofing flashings are installed;
 - chemical attack on the membrane, including, but not limited to, exposure to grease or oil;
 - the failure of wood nailers to remain attached to the structure;
 - moisture migration from the building interior or any building component other than the GAF Roofing Materials;
 - use of materials that are incompatible with the GAF Roofing Materials; or
 - architectural, engineering, or design defects or flaws.
- Traffic of any nature on the roof unless using GAF walkways applied in accordance with GAF published application instructions.
- Blisters in the GAF Roofing Materials that have not resulted in leaks.
- Changes in the use of the building or any repairs, installation of any overburden, modifications, or additions to the GAF Roofing Materials after the roof is completed, unless prior written approval is obtained from GAF.
- Exposure to sustained high-temperature conditions; however, for systems utilizing EverGuard Extreme® TPO membrane, exposure in excess of 195° F.

No representative, employee, or agent of GAF, or any other person, has the authority to assume any additional or other liability or responsibility for GAF, unless it is in writing and signed by an authorized GAF Field Services Manager or Director. GAF does not practice engineering or architecture. Neither the issuance of this guarantee, nor any review of the roof constructed of the GAF Roofing Materials (or the plans for the roof), by GAF shall constitute any warranty of such plans, specifications or construction, or the suitability or code compliance of the GAF Roofing Materials for any particular structure. **NOTE:** Any inspections made by GAF are limited to a surface inspection only, are for the sole benefit of GAF, and do not constitute a waiver or extension of any of the terms and conditions of this guarantee.

This guarantee **MAY BE SUSPENDED OR CANCELLED IF THE ROOF IS DAMAGED BY** any cause listed above as AN EXCLUSION FROM COVERAGE that may affect the integrity or watertightness of the roof.

TRANSFERABILITY

You may transfer or assign this guarantee to a subsequent owner of this building for the remaining term only if: 1) the request is in writing to GAF at the address listed below within 60 days after ownership transfer; 2) you make any repairs to the GAF Roofing Materials or other roofing or building components that are identified by GAF after an inspection as necessary to preserve the integrity of the GAF Roofing Materials; and 3) you pay an assignment fee of \$500. This guarantee is **NOT** otherwise transferable or assignable by contract or operation of law, either directly or indirectly.

LIMITATION OF DAMAGES; MEDIATION; JURISDICTION; CHOICE OF LAW

THIS GUARANTEE IS EXPRESSLY IN LIEU OF ANY OTHER GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, and of any other obligations or liability of GAF, whether any claim against it is based upon negligence, breach of warranty, or any other theory. In **NO** event shall GAF be liable for any CONSEQUENTIAL OR INCIDENTAL DAMAGES of any kind, including, but not limited to, interior or exterior damages and/or mold growth.

The parties agree that, as a condition precedent to litigation, any controversy or claim relating to this guarantee shall be first submitted to mediation before a mutually acceptable mediator unless GAF, at its sole option, elects to waive said requirement. In the event that mediation is unsuccessful, or is waived by GAF, the parties agree that neither one will commence or prosecute any lawsuit or proceedings other than before the appropriate state or federal court in the State of New Jersey. This guarantee shall be governed by the laws of the State of New Jersey, without regard to principles of conflicts of laws. Each party irrevocably consents to the jurisdiction and venue of the above identified courts.

NOTE: GAF shall have no obligation under this guarantee unless and until all bills for installation and supplies have been paid in full to the roofing contractor and materials suppliers, and the guarantee charge has been paid to GAF.

By: _____
Authorized Signature

GAF
1 CAMPUS DRIVE
PARSIPPANY, NJ 07054

Visit gaf.com

©2021 GAF 9/21 • #242 • COMTS/700

We protect what matters most™



Petersen Aluminum Corp.
1005 Tonne Rd.
Elk Grove Village, IL 60007
ATTN: Warranty Claims

In submitting a claim under the provisions of this warranty, it is the responsibility of the OWNER to provide adequate documentation of the COATING involved in the claim, including date of installation, name of installer and contractor (if different), PAC order number, PAC invoice number and proof of payment to PAC for all such materials included as part of the claim. In no event will any claims be honored under the provisions of this warranty if invoices from PAC have not been previously satisfied in full within PAC's standard credit terms. OWNER further agrees to allow PAC to inspect all such documentation.

- 2.) After receipt of claim from owner, PAC will be given a reasonable opportunity to examine or cause to be examined, the COATING claimed to be non-conforming. OWNER shall further use reasonable care to protect any disputed material until PAC has had time to conduct its own inspection and make disposition.
- 3.) If after inspection it is determined by PAC that the claim is valid under the terms of this warranty, then PAC agrees, at its option, to refinish, repair or replace the defective COATING on the following basis:
 - a. If the COATING is to be refinished then PAC shall bear the cost of materials and labor reasonably necessary to repaint those areas showing failure. Further, PAC shall use normal painting practices to apply a Kynar 500® or Hylar 5000® coating system or other suitable alternative. The choice of appropriate coating system to use rests exclusively with PAC.
 - b. In the case of repair or replacement of the defective COATING, PAC shall at its option, and F.O.B. PAC plant, furnish either replacement components or sufficient sheet to fabricate replacement components, for those areas of the building where the COATING is determined to be defective. However, in no event shall PAC be liable for the cost of labor expended by others on any nonconforming material or for any special, indirect or consequential damages to anyone by reason of the fact that such material may have been nonconforming.

This warranty shall apply to the part or parts of the COATING refinished, repaired or replaced by PAC, but only for the unexpired portion of the WARRANTY PERIOD applicable to the original COATING only. It will be at the discretion of PAC what appropriate measure shall be taken; that is whether the COATING should be refinished, repaired or replaced. However, in lieu of any of the foregoing alternatives PAC also reserves the right to refund to the OWNER a cash amount equal to PAC's original invoiced price of the nonconforming material as satisfaction in full for all claims under this warranty. In addition, should repair or replacement of the nonconforming materials necessitate the removal of solar panels/solar films PAC assumes no responsibility for either the original, replacement or reinstallation costs of these solar panels/solar films. At no time does this warranty confer upon the OWNER the right to refinish, repair or replace those areas of COATING under dispute without written notice and agreement by a duly authorized officer of PAC. Any unauthorized refinish, repair or replacement of the COATING shall result in this warranty becoming null and void.

PART IV

- 1.) Except as provided herein, PAC makes no warranty or guarantee, express or implied, including without limitation, WARRANTIES OF FITNESS AND MERCHANTABILITY. Further, OWNER acknowledges that PAC shall have no other liability to any other person, firm, or corporation with respect thereto, including, without limitations, any liability for indirect, consequential or resultant damages, whether based upon breach of warranty or negligence.
- 2.) PAC extends this warranty solely to the OWNER listed herein. This warranty is non-transferable and non-assignable.
- 3.) This warranty shall be subject to and shall be enforced and construed according to the laws of the State of Alabama. Any legal action to enforce or construe any portion of this warranty shall be brought in a Court of competent jurisdiction in Cook County, Illinois.
- 4.) If any provision of this warranty shall be held by any Court of competent jurisdiction to be invalid or unenforceable in whole or in part, the remaining provisions of this warranty shall be effective to the same extent as if such invalid or unenforceable provision had never been contained herein.
- 5.) PAC reserves the right to terminate this warranty at any time upon thirty (30) day written notice. However termination shall not affect the rights accruing to the OWNER prior to such termination.
- 6.) Both the supplier of the PAC COATING and the applicator thereof have made certain warranties to PAC which are similar to the warranties made by PAC to the OWNER under this limited warranty. In the event that the supplier and or applicator (or its successors or assigns) of the coating can no longer perform, or is not willing to perform, its obligations to PAC, then the limited warranty contained herein shall be of no further force or effect.
- 7.) The terms hereof shall constitute the entire agreement and understanding of the parties hereto respecting the subject matter hereof and no provision or statement contained at any time in any other writing, including without limitation, OWNERS, customers and/or contractors purchase orders, architects specifications or PAC's acceptance forms shall be effective to change the provisions hereof, unless contained in a subsequent agreement, in writing, signed by both the OWNER and PAC expressly stating that it is intended thereby to modify or supplement this instrument.

PETERSEN ALUMINUM CORPORATION

By: _____

***** Not valid without Authorized Signature*****

Date:

Flaropon® is a registered trademark of The Valspar Corporation
Hylar 5000® is a registered trademark of Ausimont USA, Inc.

Kynar 500® is a registered trademark of Atochem N.A.
PAC-CLAD® is a registered trademark of Petersen Aluminum Corporation