

September 12, 2024
HPR LLC 2024-32

o 4 part

o Estimate in QB



2590 COPPER RIDGE DRIVE UNIT A
STEAMBOAT SPRINGS, CO 80477
OFFICE: (970) 879-5488



E-MAILED

Jm 9/12

Customer Name: SSRC

Customer Contacts: John Albright 970-819-1209 JAlbright@Steamboat.com

Project Address: Christie Bridge 2305 Mt Werner Circle Steamboat Springs, CO 80487

Manufacturer's Limited Warranty: 12 Year Material Only

High Point Roofing LLC Limited Guarantee on Labor: 2 Years

Job Specifications for:

- Supply all means of disposal for the scope of work as proposed.
- Supply one Port-O-Let for the use of HPR employees throughout the re-roof process.
- Remove existing torch down and flashings.
- Inspect the existing deck for any deterioration, repair and replacement will be invoiced as a T&M change order.
- Install new tapered poly ISO insulation and crickets as necessary for proper roof drainage.
- Install ½ inch Dens Deck prime and mechanically fasten.
- Install GAF 60 mil white, tan, or grey TPO over the Dens Deck and mechanically fasten.
- Install GAF 60 mil white, tan, or grey TPO fully adhered to adjacent curbs.
- Complete all details per manufacture specifications.
- Complete tie ins to adjacent shingle roofs as necessary.
- Install new 24 Gauge prefinished parapet cap flashings.

Terms for said project:

- Necessary snow removal during the project (more than 2") will be billed at \$75.00 per man hour and is to be pre-approved by builder or owner.
- Guarantee is voided if a contractor other than High Point Roofing LLC makes modifications of said work or any other work on the roof after High Point Roofing LLC has started work.
- High Point Roofing LLC is not responsible for other contractor damage to said roof which includes snow removal not performed by High Point Roofing LLC.
- If owner does not complete proper winter maintenance, i.e., ice damming mitigation, warranty work will be at the discretion of High Point Roofing LLC
- Weather conditions preventing installation per manufacturers specification is not the responsibility of High Point Roofing LLC.
- All estimates are per plans supplied or per High Point Roofing LLC field verification; any deviation from this will result in a change order.

- Grace Ice and Water only holds a UV warranty for 60 days after the initial installation, repair to Grace Ice and Water is at the discretion of High Point Roofing LLC and will be charged to the builder or owner.
- The Routt County Building department as of January 2018, requires a re-roof permit for any re-roof or repair projects including but not limited to single family residences, carports, commercial buildings, sheds, and detached garages. These costs have not been included in the proposed price and will be invoiced at our cost upon application of the permit plus a \$250.00 administration fee.
- Oil canning is not a cause for rejection of metal fascia, metal roof, or metal wall panels. Oil canning is an aesthetic issue that is subjectively identified and evaluated.
- Penetrations through a metal roof will require a Dek-Tite pipe flashing, if the contractors sub-contractors cannot provide them, HPR LLC will provide them at an additional cost.
- Penetrations through a metal roof will need to be placed within two feet of the peak; penetrations not located within the specified area will require a cricket or snow retention to be installed at an additional cost to the contractor.
- Snow retention inherently causes ice dams, without proactive measures, ice dams can void our installation guarantee and cause unrepairable damage to the roof.
- High Point Roofing LLC's guarantee is not inclusive of snow retention, the snow retention manufacturer only warrants the bracket and not its effect on the adjacent roofing materials.
- Heat tape is required in all roof drains, gutters, and downspouts when adjacent to or part of a High Point Roof assembly; failure to install heat tape will void any guarantees or warranty.
- Hourly Rates for T&M or Change Orders are as follows: Management \$115.00/man hour, Foreman \$80.00/man hour, and Craftsman \$70.00/man hour.

Quote for:

Materials and Labor as specified-

- Scope 1- \$17,282.11 (Leak Area)
- Scope 2- \$585.35 (Entire Roof)

The undersigned agrees to be subject to all terms and conditions laid out in this proposal.

Agreed to this proposal, on this date: _____ 2024. Upon signing of this the customer agrees to all payment terms instated by High Point Roofing LLC and a 2% monthly service charge on all unpaid balances. In the event of non-payment by the owner or contractor, High Point Roofing LLC shall be paid all costs therewith including reasonable attorney's fees and costs associated with collection and or enforcement.

X

Contractor or Homeowner

X

Jeremiah A. Mc Guire
High Point Roofing LLC

Due to continued price increases and the shortage of materials, pricing will not be guaranteed unless the selected materials are available and paid for at the time of selection.