

Home of the Hurricane Proof Roof



Roofs Only Florida

1980 Kings Highway Punta Gorda, FL 33980
(941)456-7100
www.roofsonlyfl.com
LIC #CCC1332778

Roof Replacement Quote



1980 Kings Highway
Port Charlotte, FL 33980

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(941) 456-7100

Terry Donovan
2551 Barcelona Ave
Fort Myers, FL 33905



Site Information:

Terry Donovan
2551 Barcelona Ave
Fort Myers, FL 33905
6/21/24

Architectural Shingles

- 30 Year: Architectural Shingle Roofing System Tamko Titan - Color TBD
- Remove one-layer existing roofing shingles down to the wood subsurface.
- Inspect the deck for any rotted or damaged wood.
- Rubberized peel & Stick Underlayment
- All Metal Drip edge & Metal Valley to be removed and replaced new.
- All vents, Goosenecks, Exhaust vents and Lead pipe flashing to be new
- Install Ridge Vent All Hips & Ridges to be covered with Architectural Hip & Ridge Shingles



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Roofs Only will supply a 10-year labor warranty. All materials will be new and carry the manufacturer's limited warranty. Warranties and warranty services are due only upon payment in full.

Price includes 2 Free sheets of sheathing if needed. If more sheathing is needed it will be \$95 Per sheet to remove old cart away & install new. \$35 per 100 sqft per each extra layer of shingles. Pine fascia to be \$15 per Lf, Cedar Fascia to be \$38 per Lf. Prices subject to change based on Manufacturers Increases

Payment Structure: 25% on approval, 50% on Start, balance on completion. Note: We Accept Checks, ACH (+1% Processing Fee), and Credit Cards (+3% Processing Fee) Billing cycles stipulated herein: Invoices to be satisfied within Ten (10) Days of receiving or 1.5% per month finance charge will accrue on the outstanding balance.

Roofing System: Please Select One:

Shingle- TAMKO TITAN- COLOR TBD.....\$13,576.83

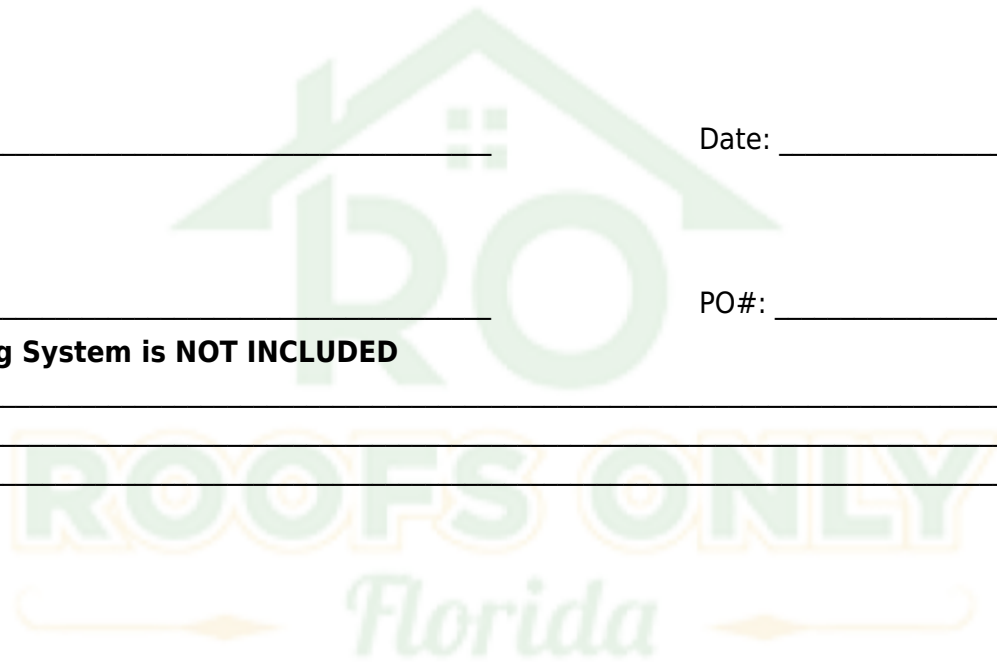
Signature: _____

Date: _____

Printed Name: _____

PO#: _____

Notes: **Flat Roofing System is NOT INCLUDED**



Due to the current and projected volatility of the market conditions Roofs Only Florida reserves the right to extend any unforeseen labor increases and/or documented price increases to the contracted customer received from the time the project bid date. This increase may include incurred fuel/surcharges or fuel price increases as well. Any increase will be documented from the manufacturer and/or distributor that levied the price increase. A copy of the necessary documentation confirming the original bid price and the price at time of increase will be provided. The customer's increase will reflect the difference in the material price, plus the difference in the material tax, and a corresponding markup of 20% about the total cost difference.

Considerations:

If roof rot is discovered during tear-off Roofs Only FL Inc reserves the right to replace sheathing and bill me up to \$95 per sheet in addition to the estimated cost without notifying me in advance. Additional wood and/or felt may be needed and will be charged in accordance with the Notes section of this estimate

Existing HVAC racks are assumed to be installed per code. Existing heat stack hoods to remain and be re-used with the new roof system.

Noise will echo through the building during termination and counter flashings hammer drilling into stucco walls.

Roofs Only is not responsible for any damage to mechanical, electrical lines, HVAC lines and plumbing on the underside of roof decking that are not code compliant. Roofs Only is not responsible for any incidental or consequential damage that may occur from these instances.

Minor stucco/siding damage may result when the roof is torn off areas where stucco/siding meets roof's surface, especially where improperly applied. Roofs Only FL Inc is not liable for repairing said damage.

Roofs Only is not responsible for gutters, solar panels, and/or satellite dish reinstallation. In some instances, siding, gutters, soffit and/or fascia will need to be removed in order to replace rotted wood. It is not the responsibility of Roofs Only FL Inc to reinstall.

Roof to wall code requirement corrections (if required) for Truss Strapping by Qualified Subcontractor, including materials, labor and plywood at eaves is NOT included in the proposal.

I understand and give permission to Roofs Only FL Inc to use photos from my property in promotional materials and on social media.

Upon completion If any concerns are identified in writing on Roofs Only's certificate of completion form, the homeowner has the right to withhold 10% of the final payment until those concerns are resolved. Upon the resolution of those written concerns homeowner agrees to make payment in full.



1. **SUFFICIENCY OF WORK AND WORKMANSHIP:** in performance of the scope of work agreed to here under. Roofs Only FL, Inc. hereby agrees to provide quality workmanship and materials consistent with the quality of a similarly priced project in an equivalent location. Items which do not affect the structural integrity of the roof do not constitute a defect in workmanship or materials. Roofs Only FL, Inc. agrees to build in accordance with the plans and or specifications prepared by Owner's design professionals if applicable.

2. **TIME:** Roofs Only FL, Inc. hereby agrees to perform its work within a reasonable period of time subject to delays and work stoppages beyond its control provided payment is made in a timely manner.

3. **CHANGES:** Any changes to the scope of work shall entitle Roofs Only FL, Inc. to an equitable adjustment of both time and money proportionate to the extent of the change

4. **INTERIOR:** Roofs Only is not responsible for the interior repair of existing drywall cracks, the appearance of new drywall cracks, peeling drywall tape or nail pops. This can be caused by the removal and/or replacement of the existing roof system. This process may cause the existing truss system to relax and thereby create these occurrences. This is beyond the control of a roofing contractor to reasonably control or mitigate these structural shifts. I understand that during my roof removal and reinstallation that some minor cracks may occur and possible nail pops may happen due to vibration from the loading/installation of my roof. I must remove items from the interior walls of my home that may be damaged or fall due to vibrations as well, Roofs Only FL Inc is not liable for such damages.

5. **INDEMNIFICATION:** Contracting Party shall indemnify and hold Roofs Only FL Inc. its agents, consultants, and employees harmless from and against all claims, losses, costs, and damages, including but not limited to attorney's fee pertaining to the performance of the subject contract and involving personal injury, sickness, disease, death, or property damage, including loss of use of property resulting therefrom but not damage to the work itself. This indemnification agreement is binding on the Contracting Party to the fullest extent permitted by law, regardless of whether any or all of the persons and entities indemnified hereunder are responsible in part for the claims, damages, losses or expenses for which the contacting party is obligated to provide indemnification.

6. **TERMINATION:** In the event Roofs Only FL, Inc. is not paid in accordance with the terms of this agreement, or in the event Contracting Party commits material breach of the contract in any respect, or in the any respect, or in the event the work stopped for a period of 30 days or longer, or the Contracting Party is adjusted bankrupt, insolvent or has assets assigned for the benefit of the creditors, then in and any of those events Roofs Only FL, Inc. shall be entitles to terminate this contract upon three (3) days written notice to the Contracting Party. In such event Roofs Only FL, Inc. shall be entitled to receive payment for all costs incurred through the date of termination, profit and overhead on that work plus lost profit on the balance of the work not performed and reasonable attorney's fees and costs incurred by Roofs Only FL, Inc. shall be paid by Contracting Party whether suit is filled or not. In addition, interest at the highest rate allowable by law shall be assessed from the date of delinquency.

7. **DISPUTE RESOLUTION:** The parties agree that should any dispute occur between them, the matter should be heard in a court of competent jurisdiction in Charlotte County Florida.

8. **ENTIRE AGREEMENT:** This constitutes the entire agreement between Roofs Only FL, Inc. and the contracting party. All prior representations, conversations, or preliminary negotiations shall be deemed merged in this document, and the extent not set forth herein shall be of no force or effect.

9. **DAMAGES:** The Contracting Party shall make no demand of liquidated damages for the delay of actual damages for the delay in any sum. And no liquidated damages may be assessed against Roofs Only FL, Inc. for any reason.

10. **RELiance UPON CONTRACTING PARTY'S PROFESSIONALS:** Contracting Party acknowledges and agrees that Roofs Only FL, Inc shall not provide architectural or engineering services. Roofs Only FL, Inc. shall provide labor, services and materials in accordance with Contracting Party's architectural or engineering documents but shall not be liable or responsible for any defect, omission or neglect contained within such documents.

11. **CLAIMS:** A claim is a demand or assertion made in writing by the Contracting Party to Roofs Only FL, Inc. seeking relief arising under or relating to this contract including the resolution of any matters in dispute between the Contracting Party and Roofs Only FL, Inc. including construction or nonperformance and breach of contract claims.

12. **NOTICE OF CLAIMS/ACCESS TO PROPERTY:** Any claims under this proposal/contract must be made to Roofs Only FL, Inc. Not later than forty five (45) days from the last providing labor, service and/or materials by Roofs Only FL, Inc. Roofs Only Florida, Inc. is only obligated to make repairs under this agreement if a valid claim is made during said 45 day period, and Contracting Party must allow Roofs Only FL, Inc. access to the identified property for any purpose contemplated by this agreement, including but not limited to reinspection, whether the inspection as requested by Roofs Only FL, Inc was considered necessary by the Contracting Party

13. **DISCLAIMER:**

13a. Roofs Only FL, Inc.'s responsibility and liability under this agreement will be terminated if Roofs Only Florida FL Inc. is prevented from fulfilling responsibility restrictions, earthquakes, hurricanes or any other acts of God, circumstances or cause beyond the control of Roofs Only FL, Inc. or by virtue of the Contracting under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargos, fires, floods, quarantine Party to properly maintain the work product which is the subject of this agreement

13b. Roofs Only FL, Inc Disclaims any liability for special, incidental, or consequential damages. Any guarantees stated in this agreement are given in lieu of any other guarantees or warranties, express or implied, including any warranty of merchantability or fitness for a particular purpose.

13c. Furthermore, Roofs Only FL, Inc. assumes no responsibility whatsoever for conditions or the property which exists prior to Roofs Only FL, Inc.'s entry onto the Project location.

14. **ASSIGNABILITY:** This agreement is not assignable for any reason by Contracting Party

15. **WARRANTY:** All Warranties on the previous pages of this contract shall apply.

