



Reliant Roofing
5807 Spring River Ln.
Fulshear, Tx 77441

Contractor:

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Fulshear Tx, 77441

Prepared For:

Kempwood Villa Townhouse Association

A: Fixed Final Quote:

- Final Cost for this project – **\$78,295**
- **Materials –**
 - 303 Squares of Certainteed Landmark shingles
 - Roof to be covered with synthetic underlayment prior to shingle install
 - All Pipe Jack flashings
 - All existing roof vents, including ridge vent
 - All drip edge will be replaced with powder coated drip edge to match shingle color.
 - Ice and water shield will be installed around all chimneys, roof/wall abutments, and valleys.
 - Any existing open valleys will be changed to closed valleys as they are a better solution.
 - All step flashing will be replaced.
 - All new flashings will be painted to match the shingles.
- All work will be performed to the IRC 2012 (International Residential Code) per the city of Houston which is the governing body for the property.
- We (Reliant Roofing) will secure the required permits for the project.
- We will be responsible for paying all labor required to finish the project. We maintain liability insurance in the amount of \$2M dollars in order to protect your property.
- All debris will be cleaned up daily and removed from the job site. The property will be tarped prior to removal to catch as much debris as possible, and then we will roll the yards with magnets upon completion to remove any leftover nails.
- **Shingle Material/Labor Warranty**
 - We are planning on using Certainteed Landmark Shingles for this project.
 - Certainteed SureStart warranty protects the roof from any damage due to manufacturer defect for 10 years (Shingles fail to seal, discoloration, etc.). If there is an issue with the shingle, Certainteed will pay to replace the shingles as well as the labor, disposal, flashings, etc. to have the roof reinstalled.
 - Beyond that, Certainteed shingles carry a limited lifetime warranty for manufacturer defect that is pro-rated from years 10-50 with the prorated cutoff being year 40.
 - Algae Warranty – Landmark shingles are warrantied against algae growth for the first 10 years of the shingle's life. Does not include mold or mildew.
 - There is a ton of information about Certainteed's warranties, and I am including an attachment for reference. See attachment for exclusions, etc.
 - ****NOTE:** We are certified Shingle Masters with Certainteed, which should give you the upmost confidence in our installation of this roofing system.
- **** We will have a project manager onsite daily for the entirety of the project for oversight.**

- **Workmanship Warranty**

- Our workmanship warranty is 7 years from the date of completion. This warranty is in place to guarantee repair of all items we install should something leak. This is not an insurance policy. This warranty becomes void if repairs are done to the roof without consultation of Reliant Roofing, or the roof is damaged by an act of god (lightning strike, high winds, hail, etc.). If a leak is determined to be caused by another issue (rotted wood, other physical intrusion, masonry issues, etc...) Reliant Roofing is not responsible for coinciding repairs but will do our best to facilitate the needed work.

- **Payment** – payment for the project will be due upon completion.

B: Additional Items:

- Rotted Decking, Satellite Dish Removal/Replacement
 - These items are included in our bid at zero cost (\$0) to the HOA.
- Rotted 1 x 2 under drip edge
 - Upon further inspection of the property, there are several sections of the buildings where the 1 x 2 facing board is rotted and in need of replacement. Initial estimate is 200-250 ft.
 - These will be replaced with new 1 x 2's that are primed and ready for paint at no cost (\$0)

C: Soffit Vent Repair - \$2000

- Remove existing soffit vent frames and screens.
- Replace screen material with new screen as well as hardware cloth, cut to fit.
 - This will prevent bugs as well as other "intruders" (squirrels, rats, racoons) from entry.
- Re-attach existing vent frames and re-seal with caulk.

Total cost for both projects is \$80,295