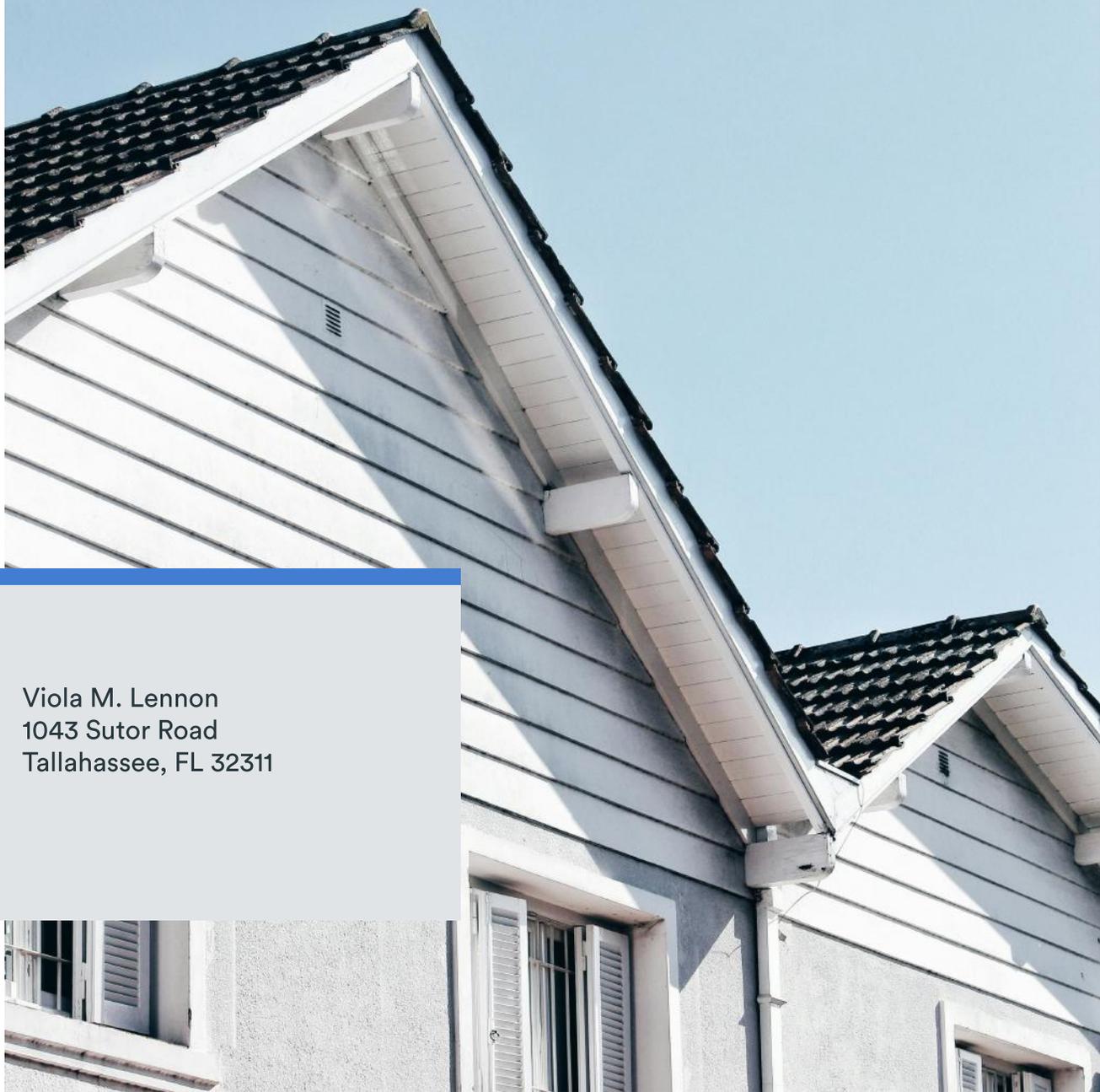


Proposal

May 15, 2024

 Custom cover photo



Viola M. Lennon
1043 Sutor Road
Tallahassee, FL 32311

 Automatically add your contractor
license number and contact details

Nic Capobianco
Roofr
232564
(905) 713-6837
info@roofr.com

 Custom branding with your logo





Custom introduction pages built for you and your business

Hello, We're Best Roofing!

Nice to meet you!



About Us

Mark began his roofing career in Manitoba after he finished high school in 2015. He learned the craft under the guidance of an expert roofer of over 30 years. He began roofing and realized that he loved the work. He then moved to the Comox Valley where he has roofed for a number of local companies in Courtenay before opening up Best Roofing.

Our Promise

Superior Services

We offer superior services that will make our customer's houses stand out from the houses around them while maintaining low prices.

Excellent Staff

We hire excellent staff that take pride in their work. Each of our staff members are trained continuously to the highest standards in safety.

Local Materials

The materials that we use come from well respected and proven manufacturers such as Malarkey, IKO and Certainteed.

Testimonial

“

I just wanted to thank you for the excellent work on the roof. It is a good feeling to know that it is finally done properly and it looks great!

”

John L.



roofing123.com
info@roofing123.com
111-222-1212


246 Amherst Lane
Fullerton, CA 92831

4.7/5



Average Stars

Based on 300+ reviews

Awards



NRCA Award

Won on 2011, this placed us in the top 5 companies in the Comox Valley.



MVP Award

This award annually identifies and honours outstanding roofing workers.

Certifications



GAF Certifies

We offer a number of superior warranty options with GAF.



CRCA

We are connected to roofing contractors, suppliers and manufacturers.

Our Work

Best Roofing specializes in asphalt laminate shingle installation and repair on new roofs, re-roof, as well as cedar conversion. We also install standing seam metal, cedar shakes and synthetic shakes, a product that looks like a cedar shake but is composed of recycled materials that last longer than cedar shakes while keeping the shake appearance. We work with local companies such as Slegg Lumber in Courtenay, Black Creek Farm and Feed, Cedar Grove Building Products in Courtenay as well as Pioneer Home Hardware in Campbell River to provide the best quality products to our customers.



Laminate Shingles



Standing Seam Metal



Synthetic Shakes



Cedar & Treated Cedar Shakes



CertainTeed Landmark Option

Landmark shingles provide durability and aesthetics. They feature Class A fire resistance and StreakFighter® algae resistance, with a multi-layer design and various colors.

Name/Description

Description of Work

Full Roof Replacement

- Set up perimeter protection for landscaping & property
- Tear off and dispose of the existing roof system (tear off additional layers for \$25 per 100 sq ft.)
- Inspect and replace plywood sheathing as needed for an additional \$85.00 per 4' x 8' sheet
- Inspect and replace most other wood as needed for an additional \$3.50-21.00 per linear foot
- Install Synthetic underlayment
- Install 2" x 2" drip edge metal (Color to be chosen by owner)
- Install new penetration metals, roof-to-wall flashings, and counter flashings as necessary
- Install starter shingles with 3/4 inch coil nails or staples
- Install Limited Lifetime dimensional shingles (Color to be chosen by owner)
- Seal all roof jacks, flashing and vents
- Paint protrusions to the recommended match
- Clean up and haul away trash and debris
- Provide 10 Year Limited Contractor's Warranty
- Provide Limited Lifetime Manufacturer's Warranty



 Show description of work to your customers

Note: Scope of work includes material and labor

Estimate total

Subtotal	\$17,484.16
Tax	\$2,272.95
Total	\$19,757.11



 Unlimited upgrade items

Upgrades

Upgrade / Add-On to Ridge Vent

Increase your ventilation with Ridge Vent, and drive down your energy bills with proper ventilation

Name/Description

Ridge Vent

Upgrade total

\$3,792.69

CertainTeed Landmark Option

Upgrade / Add-On Gutters

Remove existing gutters and install seamless 6" aluminum gutters that will be attached to existing downspouts and sealed with a 50-year silicone.

Name/Description

Gutters

Upgrade total

\$462.54

CertainTeed 25 Year | 3-Tab

When it comes to weathering the elements, XT 25 is quite simply at the top of its class. Built on a tough fiberglass base, each shingle provides exceptional resistance to blow-off and tearing and has a 10-year StreakFighter® warranty.

Name/Description

Materials and Accessories



≡ Itemized quotes with custom sections & headers

Certainteed XT25

Certainteed DiamondDeck

Certainteed RoofRunner Synthetic Underlayment

ABC Pro Guard

Eave Metal

Gooseneck 4"

Gooseneck 6"

Gooseneck 10"

StormGuard

Certainteed Ridge Vent

1-1/4" Coil Nails

Coil Nails 1"

Lead Boot 1 1/2"

Lead Boot 2"

Lead Boot 3"

Wall Flashing

Wind Mitigation

CertainTeed 25 Year | 3-Tab

Labor and Other Fees

Labor

Disposal / Dump Fees

Tear Off Fee

Estimate total	Subtotal	\$16,111.50
	Tax	\$1,987.83
	Total	\$18,099.33



Skylight Installation

The VSS Solar Powered Skylight features a solar panel that captures daylight to recharge a concealed battery. The added convenience of a remote control and built-in rain sensors make this the ultimate Skylight solution.

Name/Description

Velux Skylight 12x8

The VELUX Fixed Skylight allows you to have natural light in areas of your home you'd never thought possible! Whether your space is set up as a work area, game room, man cave, or an art studio, you can add natural light and a sky view with fixed skylights.

Estimate total



[Description on line items](#)

Subtotal	\$5,400.00
Tax	\$540.00
Total	\$5,940.00

Flat Roof Portion: ModBit

Modified Bitumen was developed to improve upon built-up roofing systems. This hybrid material combines asphalt membranes with polymerized rubber or plastic and is reinforced with fiberglass, creating a sturdy yet flexible roofing material.

Name/Description

Description of Work

Modified Bitumen Flat Roof Replacement

1. Set up perimeter protection for landscaping & property
2. Tear off and dispose of the existing roof system (tear off additional layers for \$25 per 100 sq ft.)
3. Inspect and replace plywood sheathing as needed for an additional \$85.00 per 4' x 8' sheet
4. Inspect and replace most other wood as needed for an additional \$3.50-21.00 per linear foot
5. Install Synthetic underlayment
6. Install 2" x 2" drip edge metal (Color to be chosen by owner)
7. Install new penetration metals, roof-to-wall flashings, and counter flashings as necessary
8. Install starter shingles with 3/4 inch coil nails or staples
9. Furnish and Install new CetainTeed Flintlastic SA modified bitumen per Building Code and Manufactures recommendation
10. Seal all roof jacks, flashing and vents
11. Paint protrusions to the recommended match
12. Clean up and haul away trash and debris
13. Provide 10 Year Limited Contractor's Warranty
14. Provide Limited Lifetime Manufacturer's Warranty

Note: Scope of work includes material and labor

Estimate total	Subtotal	\$15,350.00
	Tax	\$780.00
	Total	\$16,130.00

Summary

All totals include taxes*

Please select one or more options from this proposal, then select any associated upgrades, and sign it with any notes.

CertainTeed Landmark Option **\$19,757.11**

Landmark shingles provide durability and aesthetics. They feature Class A fire resistance and StreakFighter® algae resistance, with a multi-layer design and various colors.

Upgrades

- Upgrade / Add-On to Ridge Vent \$3,792.69
Increase your ventilation with Ridge Vent, and drive down your energy bills with proper ventilation
- Upgrade / Add-On Gutters \$462.54
Remove existing gutters and install seamless 6" aluminum gutters that will be attached to existing downspouts and sealed with a 50-year silicone.

Total **\$23,549.80**

CertainTeed 25 Year | 3-Tab **\$18,099.33**

When it comes to weathering the elements, XT 25 is quite simply at the top of its class. Built on a tough fiberglass base, each shingle provides exceptional resistance to blow-off and tearing and has a 10-year StreakFighter® warranty.



[Summary description on each option](#)

Skylight Installation **\$5,940.49**

The VSS Solar Powered Skylight features a solar panel that captures daylight to recharge a concealed battery. The added convenience of a remote control and built-in rain sensors make this the ultimate

Nic Capobianco
Roofr
(905) 713-6837
info@roofr.com

 [Multi-option quote](#)



Summary

All totals include taxes*

Skylight solution.



Flat Roof Portion: ModBit

\$16,130.00

Modified Bitumen was developed to improve upon built-up roofing systems. This hybrid material combines asphalt membranes with polymerized rubber or plastic and is reinforced with fiberglass, creating a sturdy yet flexible roofing material.

Subtotal	\$42,026.85
Tax	\$3,592.95
Total	\$45,619.80

Customer notes

Adding up items price in real time

Shingle Color: Cottage Red

\$ Insert financing here

Multi signature with co-signers

Viola M. Lennon

05/17/2024

Viola M. Lennon

Date

Joana Graca

05/17/2024

Joana Graca, Roofr

Date

By signing this document you agree to the statement of works provided by Roofr and in accordance with any terms described within.

Nic Capobianco
Roofr
(905) 713-6837
info@roofr.com



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LANDMARK[®] SERIES

Designer
Roofing Shingles



Landmark, shown in Weathered Wood

CertainTeed
SAINT-GOBAIN

The Trusted Classic

LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's heavy weight and exceptional reliability make it a 'Best Buy' by a leading Consumer Magazine.



- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



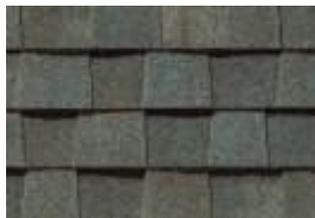
Landmark, shown in Georgetown Gray



Colonial Slate



Cottage Red



Driftwood



Georgetown Gray



Pewter



Resawn Shake



Silver Birch



Weathered Wood

See page 11 for specifications and warranty details.



Integrity Roof System™



Integrity is built from the bottom up. Layer-on-layer, only CertainTeed provides the peace of mind that comes with the best components performing together for peak efficiency.

1. Waterproof Underlayment

Waterproofing shingle underlayment prevents leaks from wind-driven rain and ice dams

2. Water-Resistant Underlayment

High-performance underlayment provides a water-resistant layer over the roof deck and a secondary barrier against leaks

3. Starter Shingles

Perfect starts every time and designed to work in tandem with the roof shingles above

4. Roof Shingles

Choose the best, covered by the strongest warranty in the business

5. Hip & Ridge Caps

Perfect finish for hip and ridge lines, complementing all CertainTeed shingles

6. Roof Ventilation

Engineered for ideal roof ventilation especially when matched with CertainTeed Intake Vents

Terms and Conditions

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Proin sagittis nisl rhoncus mattis. A lacus vestibulum sed arcu non odio euismod. Turpis nunc eget lorem dolor. Urna duis convallis convallis tellus id interdum velit laoreet. Elit scelerisque mauris pellentesque pulvinar pellentesque. Lacus laoreet non curabitur gravida arcu ac tortor. Lorem ipsum dolor sit amet consectetur. Cursus mattis molestie a iaculis at erat pellentesque adipiscing. Senectus et netus et malesuada fames ac. Sit amet volutpat consequat mauris nunc congue. Vitae congue eu consequat ac felis donec. Porttitor rhoncus dolor purus non. Fames ac turpis egestas sed tempus urna et pharetra pharetra. Quis hendrerit dolor magna eget est lorem. Nisl suscipit adipiscing bibendum est. Ornare quam viverra orci sagittis eu volutpat. Pretium vulputate sapien nec sagittis aliquam malesuada bibendum arcu. Duis tristique sollicitudin nibh sit amet commodo nulla facilisi nullam. Morbi tristique senectus et netus et malesuada fames ac. Phasellus faucibus scelerisque eleifend donec pretium vulputate sapien nec. Odio morbi quis commodo odio. Massa tempor nec feugiat nisl pretium fusce id velit ut.

Important Information:

- If an Extra Layer of shingles/Flat is discovered it will be removed at a cost of \$15/bundle (\$0.46/sqft) *VML*
- For Plywood replacement, it will cost \$95/sheet (\$2.97/sqft) *VML*

BY SIGNING THIS CONTRACT, YOU AGREE TO THESE TERMS AND CONDITIONS

Viola M. Lennon

Viola M. Lennon

05/17/2024

Date

 Custom text page uploads

Assignment of Benefits Agreement: Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nullam molestie lacus augue, gravida congue odio tristique eu. Nullam porttitor turpis nec porta volutpat. Fusce sollicitudin mauris erat, et placerat purus porta vitae. Pellentesque eleifend condimentum neque vel semper. Aliquam varius convallis hendrerit. Praesent nunc justo, blandit vel molestie eu, convallis eu nulla. Fusce volutpat faucibus leo vulputate suscipit. Integer orci ante, varius vel euismod sed, lacinia ac diam. In et diam facilisis, venenatis turpis sit amet, molestie odio. Vivamus id neque et eros tristique scelerisque ac eu lacus. Etiam nec commodo sapien, et tincidunt nunc. Aliquam erat volutpat. Donec porta consectetur velit. Proin hendrerit et enim sit amet porta. Quisque commodo auctor mi vel rutrum. Maecenas dictum nisi nec libero laoreet, nec elementum dolor consequat. In hac habitasse platea dictumst. Morbi lacinia sollicitudin rhoncus. Pellentesque arcu lacus, rutrum quis vulputate id, mattis eu eros. Phasellus at ipsum tempus, convallis ipsum sed, luctus nisl. Suspendisse sapien felis, imperdiet ac faucibus sed, suscipit sed arcu. Vestibulum varius egestas mauris, sit amet venenatis lacus bibendum eu. Integer sit amet velit eleifend, efficitur lacus placerat, interdum nibh. Aliquam ut massa auctor, euismod nisi vitae, maximus dui.

VML



 Multi signature and initial tokens

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VML

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VML

Cancellation Terms: Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nullam molestie lacus augue, gravida congue odio tristique eu. Nullam porttitor turpis nec porta volutpat. Fusce sollicitudin mauris erat, et placerat purus porta vitae. Pellentesque eleifend condimentum neque vel semper. Aliquam varius convallis hendrerit. Praesent nunc justo, blandit vel molestie eu, convallis eu nulla. Fusce volutpat faucibus leo vulputate suscipit. Integer orci ante, varius vel euismod sed, lacinia ac diam. In et diam facilisis, venenatis turpis sit amet, molestie odio. Vivamus id neque et eros tristique scelerisque ac eu lacus.

VML

BY SIGNING THIS CONTRACT, YOU AGREE TO THESE TERMS AND CONDITIONS

Viola M. Lennon

Viola M. Lennon

05/17/2024

Date

Inspection Photos



Transition is done improperly and low slope should have flat roof membrane for warranty. Old shingles are beyond deteriorated and discontinued.



Wind Damaged shingles need to be replaced



 Photo upload with mark-up annotations OR upload directly from CompanyCam



Flat Roof Installed Improperly and only with Cap sheet



Old Flat Roof not removed, and flat roof not secured and easily pulled up



Roofr Report

Prepared by Roofr

3696 Walnut Brook Drive, Rochester Hills, Michigan, United States

Matthew Christoffer Radford

mradford1977@gmail.com

2262326560

6341 sqft

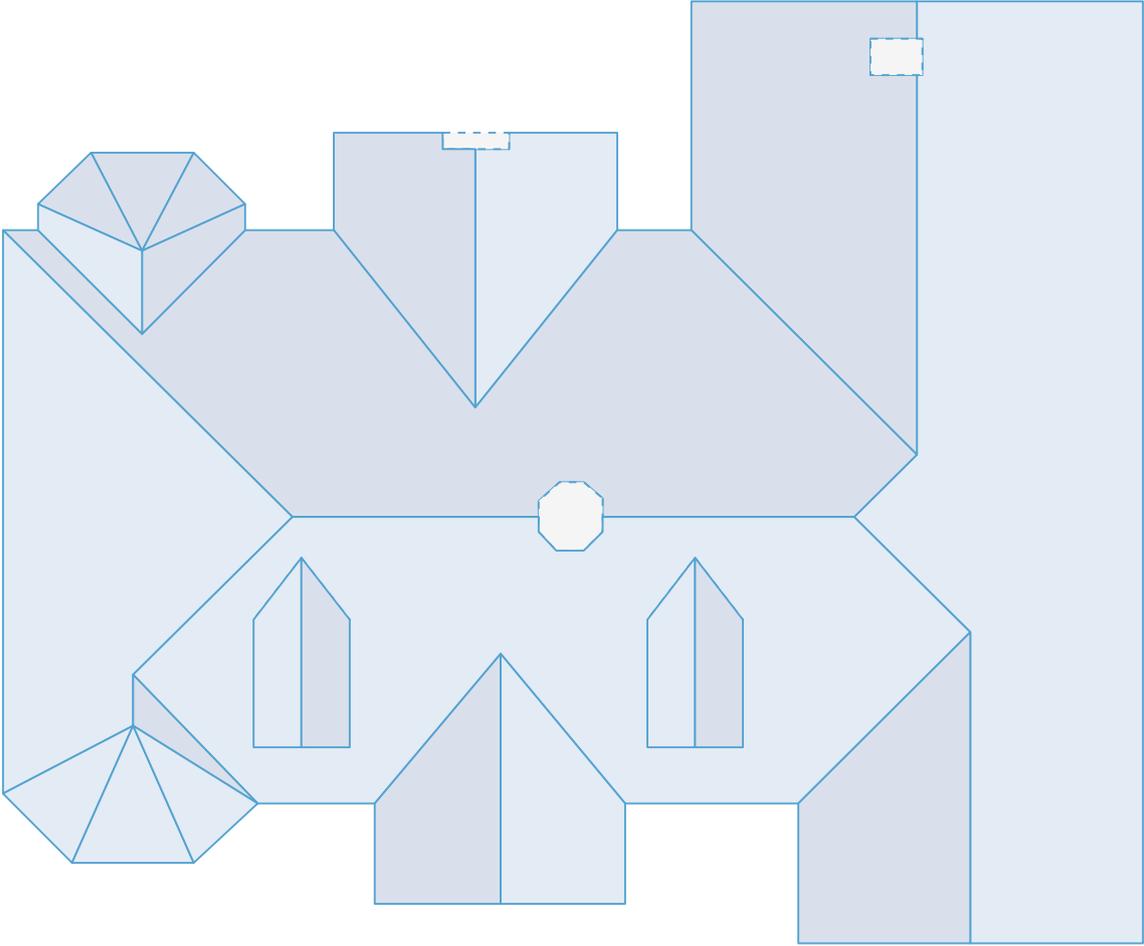
23 facets

Predominant Pitch 8/12



Diagram

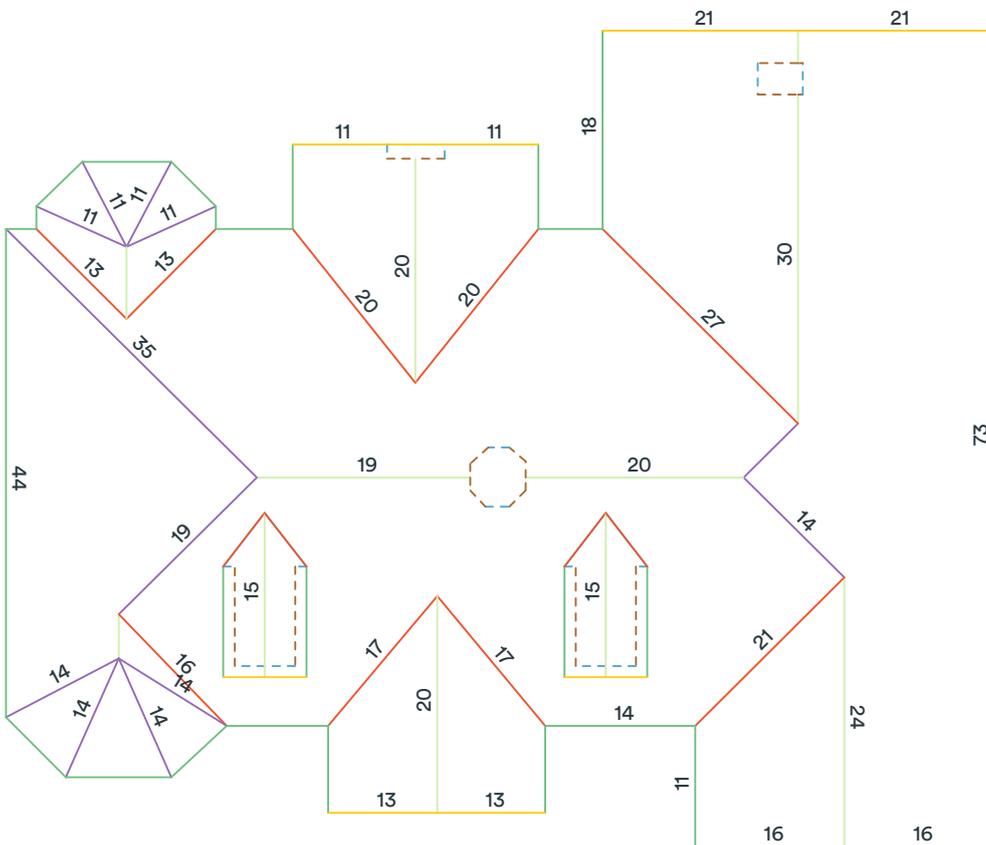
3696 Walnut Brook Drive, Rochester Hills, Michigan, United States



Length Measurement Report

3696 Walnut Brook Drive, Rochester Hills, Michigan, United States

- Eaves 298ft 0in
- Valleys 188ft 0in
- Hips 169ft 7in
- Ridges 172ft 10in
- Rakes 143ft 10in
- Wall Flashing 26ft 8in
- Step Flashing 66ft 5in
- Transitions 0ft 0in
- Parapet Wall 0ft 0in
- Unspecified 24ft 1in



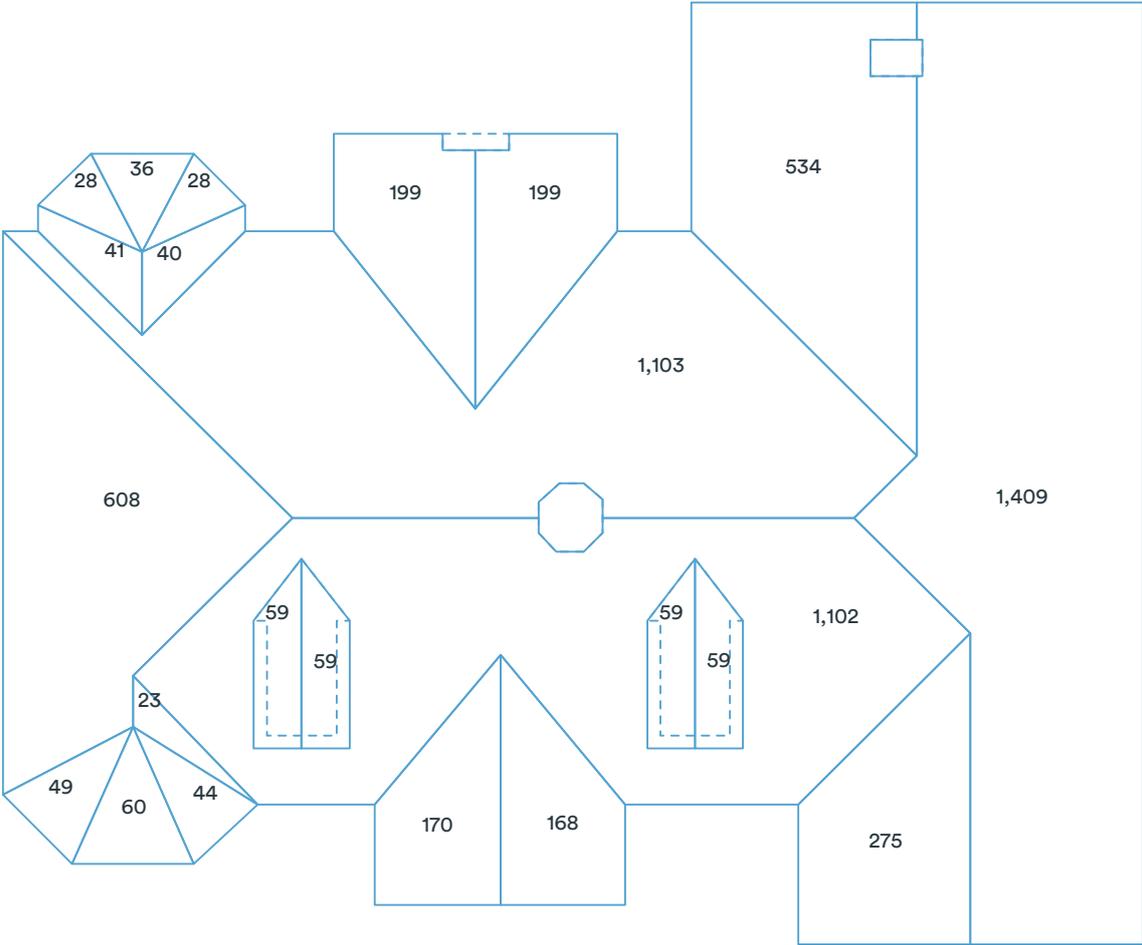
Note: The above diagram contains measurements that have been rounded up. 6 and 9 are written ●6 and ●9 to avoid confusion. Some edge length totals have been hidden from the diagram to avoid overcrowding. Flashings are depicted as dotted lines.

Area Measurement Report

3696 Walnut Brook Drive, Rochester Hills, Michigan, United States

Total Roof Area: 6341 sqft
Pitched Roof Area: 6341 sqft
Flat Roof Area: 0 sqft
Two Story Area: 0 sqft
Two Layer Area: 0 sqft

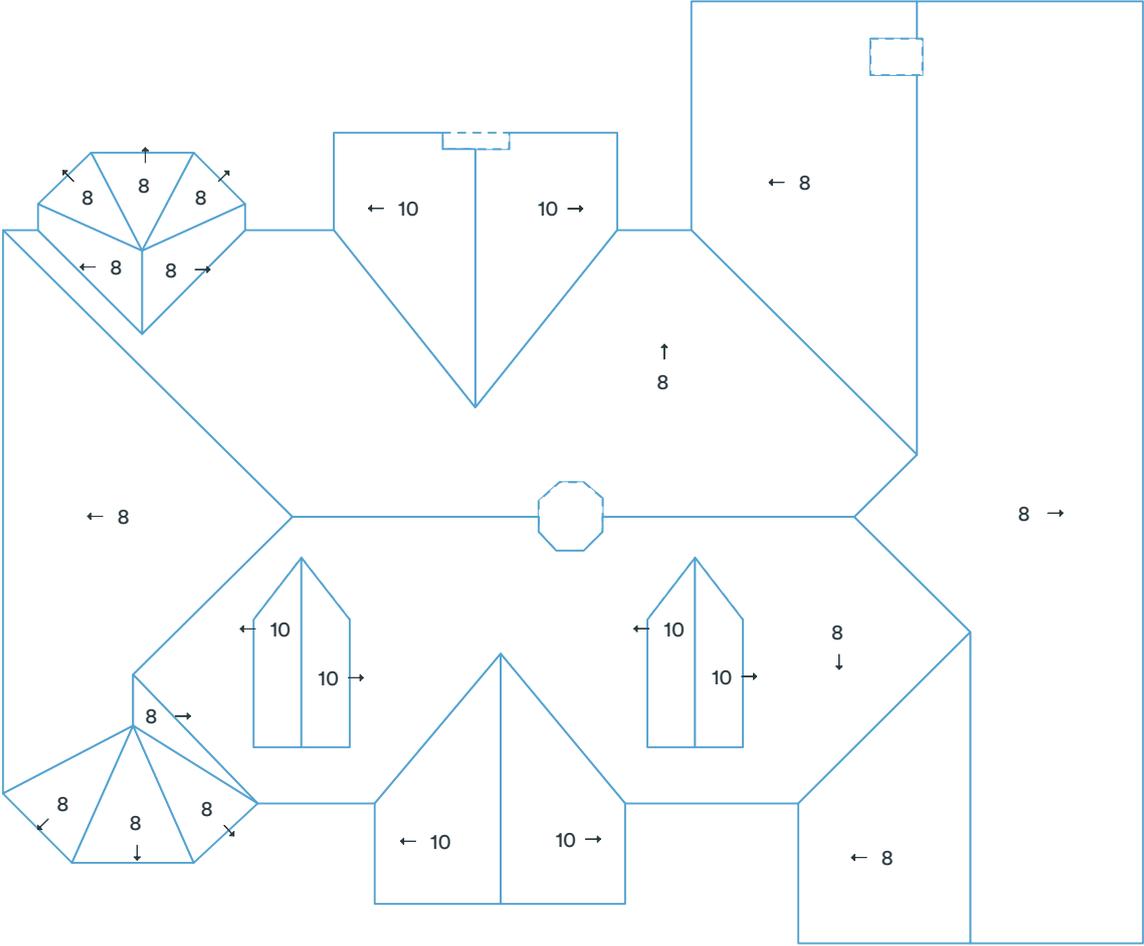
Predominant Pitch: 8/12
Predominant Pitch Area: 5374 sqft
Unspecified Pitch Area: 0 sqft



Note: The above diagram contains measurements rounded to the nearest whole number. The total at the top of the page is the sum of all the unrounded (exact) measurements, which is then rounded. Flashings are depicted as dotted lines. Deleted facets, which are not labeled with area, (Skylights, Chimneys, AC units) are omitted from area sums.
This report was prepared by Roofr. Copyright © 2023 Roofr.com | All rights reserved.

Pitch & Direction Measurement Report

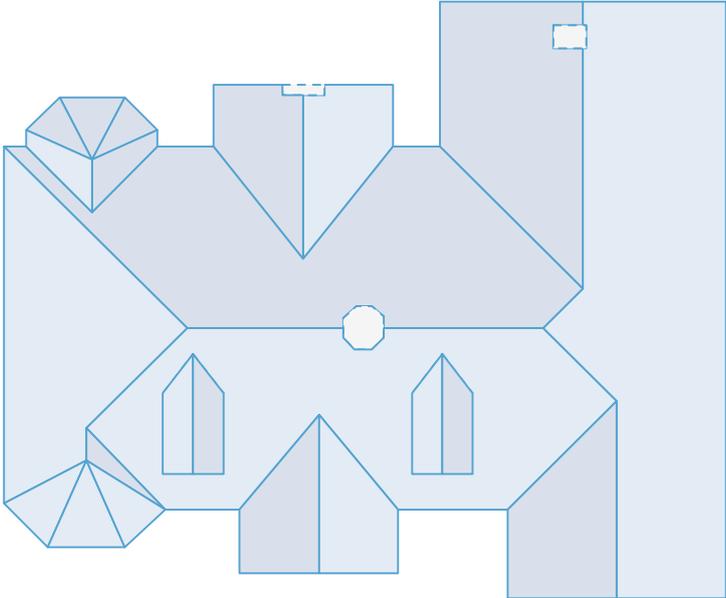
3696 Walnut Brook Drive, Rochester Hills, Michigan, United States



Note: Flashings are depicted as dotted lines. Deleted facets do not have a pitch and therefore are not labeled.

All Structures Summary

3696 Walnut Brook Drive, Rochester Hills, Michigan, United States



Measurements

Total Roof Area	6341 sqft
Total Pitched Area	6341 sqft
Total Flat Area	0 sqft
Total Roof Facets	23 facets
Predominant Pitch	8/12
Total Eaves	298ft 0in
Total Valleys	188ft 0in
Total Hips	169ft 7in
Total Ridges	172ft 10in
Total Rakes	143ft 10in
Total Wall Flashing	26ft 8in
Total Step Flashing	66ft 5in
Total Transition	0ft 0in
Total Parapet Walls	0ft 0in
Total Unspecified	24ft 1in
Hips + Ridges	342ft 4in
Eaves + Rakes	441ft 10in

Pitch	8/12	10/12
Area (sqft)	5,374	968
Squares	53.8	9.7

Recommended

Waste %	0%	10%	11.63%	12%	15%	17%	20%
Area (sqft)	6,341	6,976	7,079	7,102	7,293	7,419	7,610
Squares	63.5	69.8	70.8	71.1	73.0	74.2	76.1

We've calculated the waste percentages you might expect for this job. A number of factors are involved in determining which waste percentage to use including: how complex the roof is, and your roof application style. These numbers only include the roof area. You will also need to calculate the quantity of materials you will need for hips, valleys, ridges, and starter lengths. This report was prepared by Roofr. Copyright © 2023 Roofr.com | All rights reserved.

Material Estimate

3696 Walnut Brook Drive, Rochester Hills, Michigan, United States

Product	Unit	Waste (0%)	Waste (10%)	Waste (11.63%)	Waste (15%)
Shingle (total sqft)		6,341 sqft	6,976 sqft	7,079 sqft	7,293 sqft
IKO - Cambridge	bundle	191	210	213	219
CertainTeed - Landmark	bundle	194	213	216	223
GAF - Timberline	bundle	194	213	216	223
Owens Corning - Duration	bundle	194	213	216	223
BP - Mystique	bundle	193	213	216	222
Starter (eaves + rakes)		442 ft	487 ft	494 ft	509 ft
IKO - Leading Edge Plus	bundle	4	5	5	5
CertainTeed - SwiftStart	bundle	4	5	5	5
GAF - Pro-Start	bundle	4	5	5	5
Owens Corning - Starter Strip	bundle	5	5	5	5
BP - Starter Strip	bundle	7	8	8	8
Ice and Water (eaves + valleys + flashings)		580 ft	638 ft	647 ft	666 ft
IKO - StormShield	roll	9	10	10	11
CertainTeed - WinterGuard	roll	9	10	10	11
GAF - WeatherWatch	roll	9	10	10	10
Owens Corning - WeatherLock	roll	8	9	9	9
BP - Weathertex	roll	9	10	10	11
Synthetic (total sqft; no laps)		6,341 sqft	6,976 sqft	7,079 sqft	7,293 sqft
IKO - Stormtite	roll	7	7	8	8
CertainTeed - RoofRunner	roll	7	7	8	8
GAF - Deck-Armor	roll	7	7	8	8
Owens Corning - RhinoRoof	roll	7	7	8	8
BP - PRODECK	roll	7	7	8	8
Capping (hips + ridges)		343 ft	377 ft	383 ft	394 ft
IKO - Hip and Ridge	bundle	9	10	10	10
CertainTeed - Shadow Ridge	bundle	8	9	9	9
GAF - Seal-A-Ridge	bundle	14	16	16	16
Owens Corning - DecoRidge	bundle	18	19	20	20
BP - Accu-Ridge	bundle	9	10	10	10
Other					
8' Valley (no laps)	sheet	24	26	27	28
10' Drip Edge (eaves + rakes; no laps)	sheet	45	49	50	51

These calculations are approximations and are not guaranteed. Always double check material orders quantities before using these calculations. The calculations are based off the the totals from the report of pitched facets only and the final numbers are rounded to the hundredths of the unit.

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