



Beal Properties
903 S. Texas Avenue
College Station, TX 77840
(979)764-2500 www.bealbcs.com

Oakwood Townhomes HOA Board Meeting

August 9th 2020
6:00 pm @ Beal Properties

AGENDA ITEMS

1. Call Meeting to Order
2. Roll Call
3. Reading / Approval of Meeting
4. Management Report for Financials
5. Review and Discussion of:
 - a. Roofing Bids
 - i. Arnold Roofing
 - ii. Grandchamp Roofing
 - iii. Lonestar Roofing
 - iv. Schulte Roofing
6. Next Meeting date: _____
7. Adjournment

Board Meeting Minutes June 3, 2020

Meeting started at 5:30pm

Attendees: Eva Goodman, Vincent Hyney, Stacie Bone, Terry Thigpin.

1. The Parking lot repair has been completed along with the restriping and all the assigned spaces have been marked for the respected owners parking.
2. The sprinkler system has been put in place and the grounds have had hedges added to replace the trees that were removed.
3. The roofing is being looked at by the insurance company after the recent hailstorm to check for possible damage.
4. The creek side wall has been seeing some slight erosion damage and is being looked at on how to fix the problem.
5. Action items
 - a. The power lines on 4515 and 4517 are drooping and getting fixed to correct the problem.
 - b. The outgoing mailbox is in the works from the post office after a few finalizations.
 - c. Building repair is being taken care of on a case by case basis.
 - d. Delinquencies are being reduced but still need to reduce liability.
 - e. Bulk items need to be placed by the curb just before pickup on Fridays not a week in advance, to keep the grounds looking neat and tidy.
6. Future Projects:
 - a. Replacing the stucco with hardy planks for a longer lasting siding.
7. Any maintenance issues may be reported through the portal.

The meeting adjourned at 7:00pm

Cash Flow

Beal Properties

Active Properties Owned By: Oakwood Townhomes

Display by Ownership %: No

Date Range: 01/01/2020 to 08/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Transfer From Reserve	30,000.00	23.46	30,000.00	23.46
Homeowners Association Dues	97,776.00	76.46	97,776.00	76.46
CCR Enforcement - Property Damage	35.00	0.03	35.00	0.03
NSF Penalty	60.00	0.05	60.00	0.05
Total Operating Income	127,871.00	100.00	127,871.00	100.00
Expense				
Electrical Repairs	590.95	0.46	590.95	0.46
General Maintenance	4,580.37	3.58	4,580.37	3.58
Insurance	17,793.20	13.91	17,793.20	13.91
Transfer to Reserves	8,000.00	6.26	8,000.00	6.26
Legal Fees	750.00	0.59	750.00	0.59
Lawn/Property Maintenance	11,817.81	9.24	11,817.81	9.24
Maintenance Supplies	79.29	0.06	79.29	0.06
Special Projects	30,061.02	23.51	30,061.02	23.51
Management Fee	4,000.00	3.13	4,000.00	3.13
Mortgage/Note Payment	29,134.56	22.78	29,134.56	22.78
Pest Control	1,190.75	0.93	1,190.75	0.93
Plumbing Expense	1,946.10	1.52	1,946.10	1.52
Porter Service	1,780.00	1.39	1,780.00	1.39
Professional Fees	235.00	0.18	235.00	0.18
Towing Service	250.00	0.20	250.00	0.20
Trash Pick-up	-35.00	-0.03	-35.00	-0.03
Utilities	20,024.62	15.66	20,024.62	15.66
Total Operating Expense	132,198.67	103.38	132,198.67	103.38
NOI - Net Operating Income	-4,327.67	-3.38	-4,327.67	-3.38
Total Income	127,871.00	100.00	127,871.00	100.00
Total Expense	132,198.67	103.38	132,198.67	103.38
Net Income	-4,327.67	-3.38	-4,327.67	-3.38
Other Items				
Prepayments	-2,659.00		-2,659.00	
Net Other Items	-2,659.00		-2,659.00	
Cash Flow	-6,986.67		-6,986.67	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash		-4,739.63		-4,739.63
Beginning Cash + Cash Flow		-11,726.30		-11,726.30
Actual Ending Cash		-11,726.30		-11,726.30

Expense Distribution

Exported On: 09/09/2020 05:01 PM

Properties: Oakwood Townhomes - 4505-4517 Carter Creek Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2020 to 08/31/2020

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
6390 - Electrical Repairs							
8550	02/18/2020		CC Electric	305.72	123244	02/19/2020	Repaired short and reset breaker, replaced light bulbs
8517	04/07/2020		CC Electric	61.00	123411	04/07/2020	fixed light
8758	06/04/2020	4507 #07	CC Electric	224.23	123596	06/04/2020	installed LED bypass bulb and photocell
				590.95			
6455 - General Maintenance							
2072	06/19/2020		Thee Anderson's Family Remodeling	1,750.00	123626	06/19/2020	Materials & 1/3 down payment for total estimate
2071	07/29/2020		Thee Anderson's Family	1,578.88	123725	07/29/2020	Multiple jobs around the complex
2072	07/29/2020		Thee Anderson's Family Remodeling	1,200.00	123725	07/29/2020	Install Hardie plank on unit 4507 #05 & paint 4505 #6
12212	08/06/2020		T. Fry Make Ready	51.49	123769	08/06/2020	Replaced 2 fence pickets 4509
				4,580.37			
6470 - Insurance							
TXH-892003	01/07/2020		IPFS Corporation	1,445.40	123149	01/07/2020	Monthly Insurance premium
TXH-892003	02/07/2020		IPFS Corporation	1,445.40	123232	02/07/2020	Monthly Insurance premium
NPP1575543C	03/18/2020		United States Liability Insurance	890.40	123344	03/19/2020	monthly insurance
9659	04/21/2020		Service Insurance Group, Inc	6,000.00	123430	04/21/2020	Down Payment for Annual Insurance 2020-2021
TXH-A09528	05/06/2020		IPFS Corporation	1,790.55	123491	05/06/2020	INSURANCE
LFM0014832	06/04/2020		RLI Surety	177.00	123600	06/04/2020	Fidelity Bond
TXH-A09528	06/10/2020		IPFS Corporation	1,790.55	123615	06/10/2020	Insurance Monthly Payment
TXH-A09528	07/07/2020		IPFS Corporation	1,790.55	123681	07/07/2020	Monthly Insurance Premium
TXH-A09528	08/11/2020		IPFS Corporation	1,790.55	123791	08/11/2020	Monthly Insurance premium
NPP1575543C	08/25/2020		United States Liability Insurance	672.80	123823	08/26/2020	
				17,793.20			
6471 - Transfer to Reserves							
	01/01/2020		Oakwood Townhomes	1,000.00	123120	01/03/2020	January 2020 - Transfer to Reserves
	02/01/2020		Oakwood Townhomes	1,000.00	123198	02/03/2020	February 2020 - Transfer to Reserves
	03/01/2020		Oakwood Townhomes	1,000.00	123276	03/03/2020	March 2020 - Transfer to Reserves
	04/01/2020		Oakwood Townhomes	1,000.00	123374	04/02/2020	April 2020 - Transfer to Reserves
	05/01/2020		Oakwood Townhomes	1,000.00	123455	05/05/2020	May 2020 - Transfer to Reserves
	06/01/2020		Oakwood Townhomes	1,000.00	123562	06/02/2020	June 2020 - Transfer to Reserves
	07/01/2020		Oakwood Townhomes	1,000.00	123647	07/05/2020	July 2020 - Transfer to Reserves
	08/01/2020		Oakwood Townhomes	1,000.00	123737	08/03/2020	August 2020 - Transfer to Reserves
				8,000.00			
6473 - Legal Fees							
19-1097	05/13/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	750.00	123513	05/13/2020	Legal matters on short term lease provision
6475 - Lawn/Property Maintenance							
1843	01/07/2020		Lopez Boyz	274.00	123141	01/07/2020	Mow, Edge, Weedeat
1920	02/07/2020		Lopez Boyz	110.00	123220	02/07/2020	cut & removed branches from fence
1	02/13/2020		Lawn Stars	595.38	123249	02/19/2020	February Lawn Maintenance
OW2	03/06/2020		Lawn Stars	595.38	123307	03/06/2020	February Lawn Maintenance
Ow3	03/06/2020		Lawn Stars	6,186.49	123322	03/09/2020	February Lawn Maintenance
3.11.2020	03/18/2020		Freeman Cone	100.00	123337	03/19/2020	remove edging 4505,4507,4509,4513
OW3	04/06/2020		Lawn Stars	595.38	123404	04/06/2020	monthly lawn service
ow4	05/06/2020		Lawn Stars	811.88	123483	05/06/2020	MC/ Sprinkler station 2 and 3
OW5	06/04/2020		Lawn Stars	1,098.74	123588	06/04/2020	monthly lawn service, Sprinkler repair, storm clean up
OW6	07/06/2020		Lawn Stars	855.18	123664	07/06/2020	Monthly Lawn Service
OW7	08/07/2020		Lawn Stars	595.38	123778	08/07/2020	monthly lawn service
				11,817.81			
6520 - Maintenance Supplies							
9180312990	04/06/2020		HD Supply Facilities Maintenance	79.29	123400	04/06/2020	Trash bags and poop bags for HOA's

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6531 - Special Projects						
1648	02/12/2020	Beltrand Pavement Markings, LLC	14,012.96	123240	02/13/2020	Concrete repairs to parking lot & drainage flume
000394	02/19/2020	Top Point Tree	4,600.00	123252	02/19/2020	Deposit for tree remove project
000394	02/25/2020	Top Point Tree	5,250.75	123261	02/25/2020	removed, trimmed and pruned trees throughout the HOA Complex.
000430	02/26/2020	Top Point Tree	1,461.38	123264	02/27/2020	2 additional trees removed behind 4507
263	03/03/2020	College Station Fencing Company	920.12	123288	03/04/2020	Down payment for fence behind 4515 and 4517
1663	03/06/2020	Beltrand Pavement Markings, LLC	2,895.69	123320	03/09/2020	Restripping parking lot
263	03/09/2020	College Station Fencing Company	920.12	123323	03/09/2020	85' of privacy fence between Briar Oaks and Oakwood Residents
			30,061.02			
6540 - Management Fee						
	01/03/2020	Beal Properties	500.00	123114	01/03/2020	Management Fee for 01/2020
	02/03/2020	Beal Properties	500.00	123205	02/03/2020	Management Fee for 02/2020
	03/03/2020	Beal Properties	500.00	123282	03/03/2020	Management Fee for 03/2020
	04/02/2020	Beal Properties	500.00	123386	04/02/2020	Management Fee for 04/2020
	05/05/2020	Beal Properties	500.00	123467	05/05/2020	Management Fee for 05/2020
	06/02/2020	Beal Properties	500.00	123575	06/02/2020	Management Fee for 06/2020
	07/02/2020	Beal Properties	500.00	123636	07/05/2020	Management Fee for 07/2020
	08/03/2020	Beal Properties	500.00	123730	08/03/2020	Management Fee for 08/2020
			4,000.00			
6560 - Mortgage/Note Payment						
	01/01/2020	The Bank & Trust (TB&T)	3,641.82	123113	01/03/2020	January 2020 - 500.00 additional towards principle
	02/01/2020	The Bank & Trust (TB&T)	3,641.82	123193	02/03/2020	February 2020 - 500.00 additional towards principle
	03/01/2020	The Bank & Trust (TB&T)	3,641.82	123271	03/03/2020	March 2020 - 500.00 additional towards principle
	04/01/2020	The Bank & Trust (TB&T)	3,641.82	123385	04/02/2020	April 2020 - 500.00 additional towards principle
	05/01/2020	The Bank & Trust (TB&T)	3,641.82	123466	05/05/2020	May 2020 - 500.00 additional towards principle
	06/01/2020	The Bank & Trust (TB&T)	3,641.82	123574	06/02/2020	June 2020 - 500.00 additional towards principle
	07/01/2020	The Bank & Trust (TB&T)	3,641.82	123642	07/05/2020	July 2020 - 500.00 additional towards principle
	08/01/2020	The Bank & Trust (TB&T)	3,641.82	123745	08/03/2020	August 2020 - 500.00 additional towards principle
			29,134.56			
6691 - Parking Lot Repair						
2066	04/06/2020	Lopez Boyz	150.00	123405	04/06/2020	Removed wheel stops at 4509 Carter Creek
6695 - Pest Control						
22098	08/06/2020	Joe Loudat DBA/	1,190.75	123767	08/06/2020	Sub-Terr. Termite renewal Annual renewal
6700 - Plumbing Expense						
2524	01/06/2020	Twin City Plumbing LLC	75.00	123144	01/07/2020	replace sewer cap 4517
2525	01/06/2020	Twin City Plumbing LLC	211.10	123144	01/07/2020	replace sprinkler valve
2626	06/02/2020	Twin City Plumbing LLC	250.00	123672	07/06/2020	replaced drain for kitchen sink #04
2605	06/02/2020	Twin City Plumbing LLC	75.00	123594	06/04/2020	Investigated water leak from #7 to #8
2656	07/06/2020	Twin City Plumbing LLC	1,130.00	123672	07/06/2020	Replaced 3/4" water line from concrete slab. 4507
2703	08/11/2020	Twin City Plumbing LLC	85.00	123790	08/11/2020	Investigate water leak 4507 #3 .. No leak was found.
2716	08/19/2020	Twin City Plumbing LLC	120.00	123806	08/20/2020	
			1,946.10			
6701 - Porter Service						
1818	01/06/2020	Robert Walker	200.00	123145	01/07/2020	December porter service
1815	01/06/2020	Robert Walker	75.00	123145	01/07/2020	Fill in hole in parking lot and tv cables
1843	02/05/2020	Robert Walker	200.00	123226	02/07/2020	Monthly Porter Service
1858	03/04/2020	Robert Walker	30.00	123298	03/04/2020	post tree trimming notices February 14
1867	03/04/2020	Robert Walker	200.00	123298	03/04/2020	February porter service
1888	04/05/2020	Robert Walker	200.00	123408	04/06/2020	Monthly Porter Service

1906	05/06/2020		Robert Walker	75.00	123487	05/06/2020	bulk cleaning off excess dumping, hauling trash and fees
1911	05/06/2020		Robert Walker	200.00	123487	05/06/2020	April porter service
1935	06/02/2020		Robert Walker	200.00	123595	06/04/2020	May porter service
1958	07/05/2020		Robert Walker	200.00	123673	07/06/2020	June porter service
1985	08/06/2020		Robert Walker	200.00	123773	08/06/2020	Monthly Porter Service
				1,780.00			
6705 - Professional Fees							
204996	08/06/2020		Thompson, Derrig and Craig, P.C.	235.00	123770	08/06/2020	Prepared 2019 Federal Corporation Tax return
6775 - Towing Service							
200305	03/06/2020		Excel Towing	100.00	123305	03/06/2020	moved 2 vehicles for parking lot restripping
200309	03/18/2020		Excel Towing	150.00	123338	03/19/2020	relocate vehicles
				250.00			
6810 - Utilities							
2063197	01/07/2020		Bryan Texas Utilities	1,478.16	123134	01/07/2020	Monthly Utility Bill
2063465	01/07/2020		Bryan Texas Utilities	466.65	123134	01/07/2020	Monthly Utility Bill
2063476	01/07/2020		Bryan Texas Utilities	37.52	123134	01/07/2020	Monthly Utility Bill
2312117	01/07/2020		Bryan Texas Utilities	85.45	123134	01/07/2020	Monthly Utility Bill
2063196	01/07/2020		Bryan Texas Utilities	25.40	123134	01/07/2020	Monthly Utility Bill
2312117	02/06/2020		Bryan Texas Utilities	81.05	123211	02/07/2020	Monthly Utility Bill
2063476	02/06/2020		Bryan Texas Utilities	34.93	123211	02/07/2020	Monthly Utility Bill
2063465	02/06/2020		Bryan Texas Utilities	466.52	123211	02/07/2020	Monthly Utility Bill
2063197	02/06/2020		Bryan Texas Utilities	1,352.09	123211	02/07/2020	Monthly Utility Bill
2063196	02/06/2020		Bryan Texas Utilities	25.40	123211	02/07/2020	Monthly Utility Bill
2063196	03/04/2020		Bryan Texas Utilities	25.40	123291	03/04/2020	monthly utilities-water
2063197	03/04/2020		Bryan Texas Utilities	1,379.28	123291	03/04/2020	monthly utilities-water
2063465	03/04/2020		Bryan Texas Utilities	466.52	123291	03/04/2020	monthly utilities-security light/solid waste
2063476	03/04/2020		Bryan Texas Utilities	29.40	123291	03/04/2020	monthly utilities-electricity
2312117	03/04/2020		Bryan Texas Utilities	84.02	123291	03/04/2020	monthly utilities-electricity
2063196	04/05/2020		Bryan Texas Utilities	30.64	123396	04/06/2020	utilities
2063197	04/05/2020		Bryan Texas Utilities	1,373.10	123396	04/06/2020	utilities
2063465	04/05/2020		Bryan Texas Utilities	466.52	123396	04/06/2020	utilities
2063476	04/05/2020		Bryan Texas Utilities	36.15	123396	04/06/2020	utilities
2312177	04/05/2020		Bryan Texas Utilities	72.45	123396	04/06/2020	utilities
2312117	05/06/2020		Bryan Texas Utilities	59.29	123474	05/06/2020	101462
2063476	05/06/2020		Bryan Texas Utilities	32.44	123474	05/06/2020	106536
2063465	05/06/2020		Bryan Texas Utilities	466.04	123474	05/06/2020	
2063197	05/06/2020		Bryan Texas Utilities	1,936.72	123474	05/06/2020	COB2771
2063196	05/06/2020		Bryan Texas Utilities	41.35	123474	05/06/2020	COB16650
2063197	06/02/2020		Bryan Texas Utilities	2,307.52	123582	06/04/2020	monthly utilities-water
2063465	06/02/2020		Bryan Texas Utilities	465.89	123582	06/04/2020	monthly utilities-security light/solid waste
2063476	06/02/2020		Bryan Texas Utilities	30.36	123582	06/04/2020	monthly utilities-electricity
2312117	06/02/2020		Bryan Texas Utilities	53.00	123582	06/04/2020	monthly utilities-electricity
2063196	06/02/2020		Bryan Texas Utilities	101.80	123582	06/04/2020	monthly utilities-water
2063196	07/05/2020		Bryan Texas Utilities	106.56	123657	07/06/2020	monthly utilities-water
2063197	07/05/2020		Bryan Texas Utilities	2,613.43	123657	07/06/2020	monthly utilities-water
2063465	07/05/2020		Bryan Texas Utilities	465.89	123657	07/06/2020	monthly utilities- security light/solid waste
2063476	07/05/2020		Bryan Texas Utilities	30.84	123657	07/06/2020	monthly utilities-electricity
2312117	07/05/2020		Bryan Texas Utilities	54.54	123657	07/06/2020	monthly utilities-electricity house meter
2312117	08/06/2020		Bryan Texas Utilities	56.87	123761	08/06/2020	Utilities
2063476	08/06/2020		Bryan Texas Utilities	31.70	123761	08/06/2020	Utilities
2063465	08/06/2020		Bryan Texas Utilities	466.37	123761	08/06/2020	Utilities
2063197	08/06/2020		Bryan Texas Utilities	2,593.65	123761	08/06/2020	utilities
2063196	08/06/2020		Bryan Texas Utilities	93.71	123761	08/06/2020	Utilities
				20,024.62			
Total				132,383.67			

HOA Delinquency as of

Properties: Oakwood Townhomes - 4505-4517 Carter Creek Bryan, TX 77802

As of: 09/07/2020

Delinquency Note Range: All Time

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 204.00

Unit	Name	Amount Receivable
<hr/>		
		1,673.00
		563.00
		612.00
		921.00
		1,080.00
		212.00
		5,061.00
Total		5,061.00

PO Box 701, Abilene, TX 79604

PLEASE EXAMINE AT ONCE

Check your statement and enclosures, and report any discrepancies within thirty (30) days. Please direct any phone inquiries regarding your accounts to (855) 660-5862. Written inquiries should be sent to the address listed, attention: Research.

0000039

3380FF

153800X.001

39 1 SP 0.500 *0000039 S2
OAKWOOD TOWNHOMES HOME OWNERS ASSOCIATIO
OWNERS ASSOC. INC.
RESERVE ACCOUNT
903 TEXAS AVENUE S
COLLEGE STATION TX 77840-2228



STATEMENT DATES	8/03/20-8/31/20
ENCLOSURES	1
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SUMMARY OF ACCOUNTS

Account Number	Account Description	Current Balance
190007041007	Commercial Money Market	68,033.37

ACCOUNT SUMMARY

Commercial Money Market

Account Number	190007041007	Statement Dates	8/03/20 thru 8/31/20
Previous Balance	67,027.98	Days in Statement Period	29
1 Deposits/Credits	1,000.00	Average Ledger	67,993.49
0 Checks/Debits	0.00	Average Collected	67,993.49
Monthly Maintain Fee	0.00		
Interest Pd This Stmt	5.39		
Ending Balance	68,033.37	2020 Interest Paid	73.69

Account Title:
Oakwood Townhomes Home Owners Associatio
Owners Assoc. Inc.
Reserve Account

MISCELLANEOUS CREDITS

Date	Description	Amount
8/04	Deposit #46	1,000.00
8/31	Interest Deposit	5.39

INTEREST RATE SUMMARY

Date	Interest Rate
8/02	0.100000%

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
8/03	67,027.98	8/04	68,027.98	8/31	68,033.37



ESTIMATE

4506 Carter Creek Property
4505 Carter Creek
Bryan , TX



Arnold Roofing And Construction (ARC)

404 University dr
College Station, TX 77840

Phone: (281) 300-7579

Email: arnoldroofingandconstruction@gmail.com

Web: ArnoldRoofingandConstruction.com

Estimate #

000035

Date

08/24/2020

Description

Total

Roof Replacement

\$93,000.00

Remove old shingles

Install 30 years shingles Tamko 30 Year shingles. Replace rotten plywood (3 sheets included per building) 40 dollars extra per sheet of plywood **

Use Synthetic paper

Replace roof jacks

Replace metal flashing seal all flashing extensively with m1 caulking.

We are not responsible for fascia and or soffits**

460 Squares of Roof

We will replace all roofs on the property**

Remove and pick up all the trash and 6 years of warranty

Subtotal

\$93,000.00

Total

\$93,000.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

4506 Carter Creek Property



5792 Andert Rd.
Bryan, TX 77808
979-215-7330

Thank you for the opportunity to provide you a trouble-free turn-key roofing contractor for your Oakwood condos project located at 4509 Carter Creek, Bryan Texas 77802. I would like to tell you about Grandchamp Roofing and why we are the best choice to be your roofing contractor.

Grandchamp Roofing LLC was founded in 2011 and is based out of Bryan/College Station, TX with offices in Bryan/College Station, Texas and Portsmouth, Virginia. We are a commercial and residential roofing company serving Texas and Virginia. We install roofing systems including asphalt shingles, TPO, PVC, metal panels, wood shakes, and bituminous roofing. From new construction, re-roofing and restoration, to repairs, we provide affordable, quality solutions that are custom-tailored to the client's needs and budget.

Grandchamp Roofing has been recognized as a dependable and legitimate roofing contractor, in part, because of the following:

- We are a GAF Certified Contractor
- We are a Certainteed Select Shingle Master
- We are IKO roof pro certified
- BBB Accredited
- Quality- We never sacrifice quality to save money or time.
- Nominated best of the Brazos 2016, 2017, 2018, and 2019

We take pride in our quality workmanship and the specialty services offered to our clients.

Bruce Grandchamp

Owner

II. EXPERIENCE AND REFERENCES

The following is a few references for our past commercial projects:

Sutters Mills Townhomes - College Station, TX. Removed and installed architectural shingle roof system, replaced skylights, and minor siding and fascia repairs.

Contact: Beal Properties-Terri Thigpen phone-979-219-3971.

Quad-Tex Construction Inc. - College Station, TX. We have performed multiple asphalt shingle commercial projects for Quad-Tex.

Contact: Doug Chmeler phone-979-412-4015

Amigos Restaurant - 750 W. Hwy 79 Franklin, TX. Installed 60 mil TPO retrofit roof system (overlay) with ISO board between ribs.

Contact: Sharon Zeig, email: smzeig@aol.com.

III. CERTIFICATE OF INSURANCE



GRAND-2

OP ID: MA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/22/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Wellmann Insurance Agency, Inc 103 E Academy Street Brenham, TX 77833 Priscilla Gonzales	979-836-3613	CONTACT NAME: Priscilla Gonzales PHONE (A/C, No, Ext): 979-836-3613 E-MAIL: pgonzales@wellmanninsurance.com ADDRESS:	FAX (A/C, No): 979-836-6990
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INSURED Grandchamp Roofing, LLC Bruce Grandchamp 6752 Andon Rd Bryan, TX 77808	INSURER(S) AFFORDING COVERAGE INSURER A: Bass Underwriters Inc INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC #
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COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	TYPE OF INSURANCE	ADDL	SUBR	POLICY NUMBER	POLICY EFF	POLICY EXP	LIMITS
1/23		INSO	IWVS		(MM/DD/YYYY)	(MM/DD/YYYY)	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER POLICY PBC: LOC JECT			0100093234-0	08/07/2019	08/07/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 OTHER \$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$
A	Commercial Applics			0100093234-0	08/07/2019	08/07/2020	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Evidence of Insurance	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

- Chimney: The "Company" cannot be held responsible for leaks protruding into chimney due to neglect to chimney (deteriorated mortar, cracked bricks, broken chimney cap etc.).
- Disconnecting or reconnecting air conditioning units, heating units or antennas or damage to wiring or pipes connections to the above, nor are we responsible for any damage to air conditioners or heating units or connecting pipes or wiring if the units are lifted off the roof in order to apply roofing under these units.
- Materials: The Company shall provide necessary labor, materials, and sales tax on materials to complete the Work as specified. The Company shall not be responsible for an exact match of any materials, including but not limited to, roofing, siding, metal work, and shingle shading. All materials shall remain the property and title of the Company until fully paid by General Contractor. All surplus materials shall remain the property of the Company unless, at Company's option, turned over to the General Contractor upon the completion of the Work. Company is not responsible for replacement of any lumber, sheathing, trim or rotted wood, or replacement parts in excess of the agreed amount unless specified in this Agreement. The Company may, in its own discretion, substitute materials to be used in the Work. If determined by Company, during the performance of the Work, that additional labor and materials are required beyond what is specified in this Agreement in order to complete the Work, the cost for the additional labor and materials will be borne by General Contractor.
- General Contractor Responsibilities: General Contractor warrants to Company that he is the legal agent of the Property. General Contractor agrees to provide to Company at no charge, electric power and water for construction purposes. General Contractor acknowledges that the removal of permanently attached building materials often disturbs and vibrates the existing Property. The debris generated from this Work and related procedures may cause inconvenience or discomfort which is normal construction wear and tear conditions, and not Company negligence and may include, but is not limited to, interior wall cracks, flaking of wall paint, debris falling into an attic, disturbance to shrubbery and lawns, small divots in the driveway from equipment such as roll-off trash containers and dump truck. As a precaution, General Contractor shall remove from walls or ceilings, items such as, but not limited to, chandeliers, paintings, and plates. General Contractor shall lock away or secure other items of value in or on the Property. General Contractor shall make him available during construction for clarification of specifications, approval of additional Work and to provide adequate access to the Property as may be required.
- Attorneys' Fees: In the event that legal proceedings are instituted for the recovery of the unpaid Agreement price and any additional charges due, the General Contractor agrees to reimburse all actual costs, expenses and attorneys' fees incurred by the Company.
- Company Warranty: In order for any warranty to be effective against Company or any other party, General Contractor must: (1) have paid all sums owed to Company under this Agreement and any applicable Change Orders: (2) provide by immediate (or 10 days) written notice, by certified mail, to Company upon discovering any defect or failure of the Work performed and: (3) not allowed any third party to, in any way, alter or repair any of the Work performed by Company. Company shall provide General Contractor with a warranty against defects in workmanship for a period contained herein from the Completion Date. Material warranty shall be limited to manufacturer's warranty of materials. Company does not warrant the material or labor of items such as, but not limited to; caulking materials, sealant, reflective coatings, painted surfaces, metal materials, or the possible failure of these items. Company's warranty is only effective if gutters are properly cleaned and maintained at least twice a year. Normal maintenance and care of Work installed is the General Contractor's responsibility. If damage occurs to roof or interior of house, which is a result of clogged gutters, then any warranty stated herein is void. Company's warranties as stated in this section of this Agreement shall be null and void for any water ponding beyond forty-eight (48) hours, except as set forth in this Agreement.
- Outside Financing: If the Work is financed through an outside lending agency, the General Contractor agrees to execute and deliver necessary finance papers, mortgage, or other forms required by the lending agency in advance of commencement of the Work. Upon notice of Substantial Completion of

VII. SCHEDULE

- We will coordinate with the project superintendent to be on site after all of the roof penetrations have been roughed-in.
- If a roof penetration is required after the roof has been installed, a Change Order must be issued to Grandchamp Roofing to waterproof the said penetration.
- **If we are not notified and paid to seal the penetration the roof warranty is voided.**

VIII. TERMS AND CONDITIONS

- **Agreement:** This Agreement is between Grandchamp Roofing LLC (the "Company") and the "General Contractor" and/or their agents. The Company agrees to do the work (the "Work") contained herein for the General Contractor. The Work shall not include testimony in court for any reason.
- **Payment of Funds and Deposit:** General Contractor hereby agrees to pay Company for the Work in cash equivalents, unless otherwise agreed upon in writing. General Contractor agrees to pay Company within one day of draw invoice. A final invoice with the balance is due seven days from the Completion Date as defined herein or upon Substantial Completion as defined herein. Substantial Completion shall mean if only certain minor items of Work are incomplete; the cost of those items may be withheld from the final payment at the General Contractor's option until such items are completed. All payments made pursuant to this Agreement shall only be made to Company.
- **Work Schedule:** All details of job must be finalized prior to being placed on our schedule. Company agrees to perform the Work in a good and workmanlike manner with reasonable dispatch in accordance with the specifications contained herein. Company shall commence Work approximately within 30 days of delivery of materials, allowing time for reasonable delays of which Company is not responsible. The Company is responsible for establishing scheduling and sequencing of the Work to be performed. Reasonable delays include, but are not limited to, weather, non-delivery, discontinuance, default in shipment by a supplier in whole or in part, loss in transit, strikes, lockouts or other causes beyond Company's control. No compensation will be given if project needs to be rescheduled for any reason.
- **Wind:** Due to unpredictable weather working conditions, any debris that damages property due to high winds the "Company" cannot be held responsible.
- **Nails:** The "Company" uses a magnetic roller to pick up as many nails as possible, however during exterior construction nails will be hidden, buried or stuck into the ground. The "Company" cannot be held responsible for any unforeseen or left-over nails after job is completed.
- **Job situations:** Please dispute any job concerns with production manager or salesman. Installers are there to perform work and not to discuss job changes or disputes with General Contractors.
- **Dumpsters:** If the "Company" must use a third party to place a dumpster on driveway, the "Company" cannot be held responsible from damage from dumpster, oil spills, or any other problem or damage from dumpster services. The "Company" can provide upon request dumpster service contact information.
- **Material Drop off:** The "Company" cannot be held responsible for tire tread marks or damage to driveway due to material drop off by distributors.
- **Run Off:** After new roofing is installed the "Company" will not be responsible for run off in the gutters, downspouts and landscaping. This is a normal, asphalt shingles are shipped with extra granules for handling and installation. If General Contractor needs additional information, the "Company" can provide you with manufacturers contact information.

the Work, the General Contractor will execute a certificate of completion, if required.

- **Binding Contract:** This Agreement, until approved by Company, is subject to change or revocation by Company, without notice. Upon approval by Company, this Agreement shall constitute a binding agreement between the Company and the General Contractor. In the event such approval is not granted within thirty (30) days of the date of this Agreement, any deposit paid by the General Contractor will be refunded without interest and this Agreement shall be deemed not approved and neither the Company nor the General Contractor shall be bound.
- **Copy of Contract:** By signing contract, General Contractor acknowledges receipt of a copy of this Agreement which has been signed by the Company

IX. WORKMANSHIP LABOR WARRANTY

Grandchamp Roofing offers 5-Year labor workmanship warranties.

Grandchamp roofing warrants to the original purchaser that under the conditions described in this agreement the work performed for the owner issued this warranty will be free from leakage through the roof due to defective workmanship for the period, starting from the completion date. This Warranty covers only the specific work described in our contract with you. If within the Warranty Period moisture leakage occurs through the roof due to our defective workmanship, we will repair the subject roofing at our expense or refund the cost of only that specific item of roofing material and labor related to that item (i.e. only defective portion of job – not entire contract) as we in our discretion shall deem to be required.

This Warranty does not apply to:

1. Damage to the roof due to causes beyond normal use and service including, but not limited to acts of God, falling objects, misuse of the roof, vandalism, maintenance.
2. Any damage or injury to persons or property caused directly or indirectly, in whole or in part, by:
3. Any fungus(es) including, but not limited to, any type or form of mold, mushroom or mildew
4. Spore(s) means any reproductive body produced by or arising out of any fungus(es):
5. Any substance, vapor or gas produced by or arising out of any fungus(es);
6. Any material, product, building component, building or structure that contains, harbors, or acts as a medium for any fungus(es) or spore(s)
7. Any moisture condensation; however, caused including, but not limited to, roof leakage
8. Damage caused by settlement of other structural problems.
9. Leakage due to "Ice-Dam" except through the specific locations where an ice dam protection membrane has been installed by Grandchamp Roofing.
10. Leakage due to the rotted siding on walls, wood trim, window sills, fascia boards, etc. or through a masonry chimney cracks and issues above the top of flashing.
11. Direct or consequential damage to any property, real or personal, other than the repair of the subject roofing or partial refund cost as mentioned above.
12. Owner, other roofing companies/contractors, etc., or anyone other than a representative/employee of Grandchamp Roofing preforms, alters, or attempts any repairs before Grandchamp Roofing is allowed to remedy the problem this warranty will be null and void and Grandchamp Roofing will not be held liable for damage to the roof or property of owner.

Issues That May Void Our Workmanship Labor Warranty:

1. Other contractors that may cause damage to your new roof that could result in a voided workmanship labor warranty (i.e an example list of contractors: painting contractors, carpentry contractors, gutter contractors, power washing contractors, window and siding contractors, HVAC mechanical contractors, plumbing contractors, and /or general contractors.)
2. Grandchamp Roofing labor warranty may be voided if the customer does not provide regular

maintenance to the roof, gutters, downspouts, wood rotted siding, trim, painting, caulking, sealing masonry brick, etc. Making sure the roof and gutters are always free from debris is absolutely mandatory. We require you to have your roof inspected once every two years or after any major storm with high winds, hail or heavy rainfall that can possibly damage your new roof. We also recommend periodic inspections of masonry chimney walls to ensure that all caulking on counter flashing remains in good and working condition.

3. It is the customer's responsibility to notify Grandchamp Roofing immediately once a roof starts leaking. Damage to the interior of a home may not be covered, as this indicates a long-term leak. Also, if, once Grandchamp Roofing starts to repair the roof under warranty, and we realize the damage to the roof is not due to a defect in workmanship, the customer may be responsible for the costs associated with the roof repair and no further repairs will be conducted under warranty.

EXCEPT FOR THE LIMITED WARRANTY STATED ABOVE, WE EXPLICITLY DISCLAIM ALL WARRANTIES, WHETHER EXPRESS OR IMPLIED INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE AND ANY WARRANTY FOR ANY DAMAGE TO ANY PROPERTY, REAL OR PERSONAL, AND/OR ANY DAMAGE OR INJURY TO PERSONS, CAUSED BY MOISTURE ALLOWED INTO ANY STRUCTURE ON THE JOB SITE AS A RESULT OF A LEAKING ROOF. THIS LIMITED WORKMANSHIP WARRANTY DOES NOT EXTEND TO OR COVER, AND WE WILL NOT PAY, CONSEQUENTIAL DAMAGES OF ANY KIND.

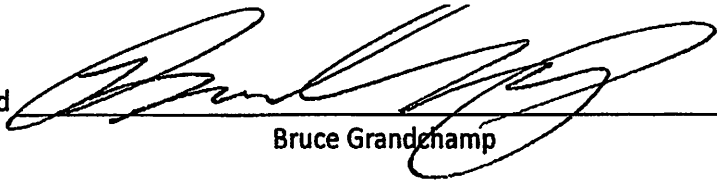
* This warranty shall be null and void if the full payment of services is not received from customer according to the terms and conditions of our contract.

We reserve the right to update, alter, add or delete content to our workmanship labor warranty at any time without notice.

VI. PROPOSAL AND SIGNATURES

Select proposal option:

We propose hereby to furnish material and labor complete as in accordance with the Scope of Work and price option selected above. Payment terms are as follow: **payment in full within (5) days of completion**. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order and will become a charge over and above the bid amount.

Respectfully Submitted  _____
Bruce Grandchamp

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. Grandchamp Roofing LLC is authorized to complete the work specified. Payments will be made as outlined above.

Date of Acceptance: _____

Name _____

Signature _____

IV. SAFETY PROGRAM

Grandchamp Roofing has a written safety program that abides by all federal (OSHA) regulations relating to safe work practices. Due to our installer training program and supervisors we have maintained a perfect injury/lost workday record.

Included is the front page of our Safety Program Manual as follows:



Grandchamp Roofing LLC Safety Program

Prepared by:
Grandchamp Roofing LLC
in association with:
U.S. Compliance Systems, Inc.

V. SCOPE OF WORK TO BE PERFORMED

We propose to provide labor and materials to install an Architectural asphalt shingle roof system that is attached to a wood roof deck per the specifications laid out in the Oakwood Condos . This will include all flashing and accessories to ensure a watertight system.

Roofing System:

- Install drip edge
- Install shingle starter course around entire perimeter of roof
- Install Architectural asphalt shingles
- Install flashing on all chimneys
- Install flashing at headwalls
- Install ice and water shield in valleys and at all penetrations
- Install ridge vents
- Install ridge shingles
- If crickets are not installed by framers/carpenters Grandchamp Roofing LLC will install crickets at all chimneys for an additional charge
- Blow out gutters

*30 year Manufacturer Warranty

*10 year Workmanship/Labor warranty supplied by Grandchamp Roofing LLC

New Roof Installation-	\$118,525.00
All new counterflash-	\$2,000.00
Repair gutters see details below-	\$18,660.00
Replace gutters and leaf guard-	\$24,000.00

- **repair gutters include new hangers, remove down spouts over porches, add 2 story down spouts, “Y” some of the down spouts to drain into under ground drainage in place now, leaf guards on backs of units.**
- **Additional \$10,000.00 for a energy star rated Silver Birch in color shingle**



LONE-STAR ROOF SYSTEMS

— TEXAS' PREMIER ROOFER —

18476 HWY 6 South
College Station, Texas 77840
Phone: (979)218-3662 Fax: (866) 352-4447

DATE: August 11, 2020

Bid to:

Name: Toni Myers - BVPM
Email address: tonim@century21bcs.com
Phone: (979) 764-2500

For:

Oakwood Townhomes
Address: 4505 Carter Creek Parkway
City, State, Zip: Bryan, TX

Contract

We propose to supply and install the following:

1. Removal of existing roof down to deck.
2. Installation of synthetic underlayment for areas with 3/12 pitch or greater.
3. Installation of Ice and Water shield in valleys, around all penetrations, and slopes under 3/12 pitch.
4. Installation of metal drip edge.
5. Installation of jacks and boots as needed.
6. Painting of all jacks and vents to match the roof.
7. Remove and Replace Counter flash on wall abutments.
8. Step flash chimney wall abutments as needed.
9. Installation of Owens Corning Shingles to the roof per manufacturer's specifications.
10. Half-cut shingle installation for valleys.
11. Installation of ridge vents.
12. Removal of all debris and trash from worksite upon completion of the project, including a sweep of the area with a magnet.
13. Includes all materials, labor, and equipment needed to complete the project.
14. Includes a 5-year labor warranty.
15. Includes a limited lifetime mfg. warranty.
16. Remove and Reset gutters.
17. Remove and Replace downspouts.
18. Installation of leaf guards.

Total:

Owens Corning Oakridge Shingles - \$127,295.00

Owens Corning Duration Shingles - \$130,865.00

Note: Due to material price increases, this pricing is valid for 60 days.

Exclusions: Decking repair, painting, and sheet metal work not pertaining to roof system.

Terms 30% Due at Signing, remaining balance in full upon completion

Texas law requires a person insured under a property insurance policy to pay any deductible applicable to a claim made under the policy. It is a violation of Texas law for a seller of goods or services who reasonably expects to be paid wholly or partly from the proceeds of a property insurance claim to knowingly allow the insured person to fail to pay, or assist the insured person's failure to pay, the applicable insurance deductible.

This quote is based on the usage of AIA Document A101 Standard Form of Owner-Contractor Agreement and included in all pricing is our standard insurance coverage.

Respectfully Submitted,

Marko Tennell and Eric Trogden
Sales Manager/Estimator
Lone-Star Roof Systems
marko@lonestarroofsystemsllc.com
(979) 676-6300

The contract on the face hereof and the Agreement made pursuant thereto between Lone Star Roof Systems the "Company" and the customer(s) (the "Customer") will be subject to all appropriate laws, regulations and ordinances, and the following special terms and conditions.

1. All contracts are subject to the approval of Company's management.
2. Unless explicitly authorized by the Company in writing, the contract and warranty cannot be assigned and are non-transferable.
3. This contract supersedes and replaces all previous agreements, arrangements and understandings, verbal or written. There are no representations, either oral or written, other than those set forth herein.
4. If material has to be restocked because of a change or cancellation by the customer, there will be a restocking fee equal to fifteen percent (15%) of the contract price.
5. This contract cannot be cancelled once work has commenced except by mutual written agreement of both parties.
6. Replacement of deteriorated decking, fascia boards, roof vents and jacks, flashing, or other materials unless stated in this contract are not included and will be charged as an extra.
7. Labor Warranty applies to roof only and does not cover damage by lightning, wind (in excess of speed stated on manufacturer's warranty), hurricanes, tornadoes, hail storms, impact of foreign objects, or damage due to settlement of foundation.
8. If payment is not made in full, Labor Warranty becomes void and the Company will file a claim for a mechanic's and materialman's lien against the property.
9. This Agreement constitutes the entire agreement of the parties, and there are no separate oral agreements. This Agreement may be amended only by an instrument in writing signed by the parties.
10. Any representations, statements, or other communications not written in this contract are agreed to be immaterial, and not relied on by either party, and do not survive the execution of this contract.
11. Customer agrees to carry his own insurance and agrees not to hold the Company liable for any Acts of God, Lightning, Windstorm, Hail or any other events out of our control, unless a specific written agreement be made therefore prior to commencement of the construction.
12. In case any one or more of the provisions contained in this contract shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
13. Any remaining materials not installed as part of the project remain the property of the Company.
14. Interest shall accrue at the rate of 18% per annum on any amounts unpaid upon completion of the Work.
15. If this Contract is executed in multiple counterparts, all counterparts taken together will constitute this Contract.
16. If Customer is obtaining a loan for this Work, this contract and any other contract signed in connection with the repair and renovation Work mentioned in this contract have not been executed by Customer or Customer's spouse before the fifth day after Customer made written application for an extension of credit for the Work and material contemplated.
17. Customer grants to Company the right to take photographs and video, including drone photography, of the property in connection with the work performed by Company. Customer authorizes Company to copyright, use, and publish the same in print and/or electronically. Customer agrees that Company may use such photography of property for any lawful purpose, including, for example, such purposes as publicity, advertising, and web content. Company shall promptly destroy any photograph or video that inadvertently captures Company sensitive or proprietary information in the background.
18. The Company shall not be liable for any electrical, water, antenna, telephone, security, heating, or a/c lines that may be punctured or cut during roof installation. These lines should not be directly under roof deck. The Company cannot be responsible for improperly installed lines. CUSTOMER INITIALS _____

Acceptance of Contract – The above price, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Customer's signature _____ Date _____

Printed name _____

Lone-Star Roof Systems:

Representative's signature _____ Date _____

Printed name and title _____

Contract Submitted To Beal Properties c/o Toni Meyers Phone 979-764-2500 x158 Alt Phone _____

Job Address 4505-4517 Carter Creek Pkwy City Bryan Zip _____

Billing Address _____ City _____ Zip _____

Email Address hoa@bealbcs.com

Job Name Oakwood Roof Over Remove Existing Roof(s) Composition shingles

Install perimeter protection, as needed, to protect property and landscaping. Prep and re-nail all loose decking to provide a smooth substrate for roof installation.

Replace any bad wood decking at an extra cost of \$ _____ per sq. ft. for plywood and \$ _____ per ln. ft. for planking.

COMPONENTS

Option 1-Good

Option 2-Better

OPTION 3- BULLETPROOF ROOF
Guarantee!

Ice & Water Shield	N/A	N/A	StormGuard
Underlayment	Synthetic	GAF Shinglemate (Fiberglass)	GAF Deck Armor (Synthetic)
Fasteners	4@1 1/4"	4@1 1/4" HD	6@1 1/4" HD
Metal Eave	Re use same	1 1/2" x 1 1/2" Prepainted	DL Style Prepainted
Starter	Pro-Start	Pro-Start	Weatherblocker
Manufacturer	IKO	GAF	GAF
Brand/Wind Warranty	Marathon	Timberline HDZ-130mph	Timberline HDZ-UNLIMITED MPH!
Color	TBD	TBD	TBD
Plumbing Jacks	Use Existing (Paint to Match)	Rubber Oateys	New Lead Jacks (Paint to Match)
Counterflashing	Replace with New prepainted	Use Existing (Paint to Match)	Replace with New prepainted
Stepflashing	Use Existing	Use Existing	Replace with New prepainted
Ventilation	Ridgevents	Turbines Prepainted	Ridgevents
Ridge	3 tab (60 mph)	Z Ridge (70mph)	Timbertex DL (130mph)
Mfr Material Warranty	25 year (non-prorated 5yrs)	Lifetime (non-prorated 50yrs)	Lifetime (n/p 50yrs plus 25yrs wk)
Workmanship Warranty	7 years	LIFETIME (non transferable)	LIFETIME & TRANSFERABLE

*Only option 3 will carry our **BULLETPROOF ROOF** *Guarantee!* unless otherwise stated below in special instructions/notes/exclusions*

BULLETPROOF ROOF *Guarantee!* DETAILS - GAF Golden Pledge roof system and warranty with... premium deck protection, leak barrier, premium ventilation, premium hip & ridge, and a non prorated manufacturer material warranty with 25 yrs of additional workmanship coverage. PLUS...high wind fastening, 40pt mfr inspection (randomly done on jobs >75sq), Lifetime Transferable Schulte workmanship warranty**, \$500 No Leak Guarantee, 3yrs of our "exclusive" Roof Shield Maintenance Club, our No Blame Game Guarantee, Certified Installers, My Personal Pledge to You, and a 100% Money back guarantee**
** see reverse side for details

Subtotal	\$ <u>142,994.00</u> <small>Option 1</small>	\$ _____ <small>Option 2</small>	\$ _____ <small>Option 3</small>
Discount(s)	\$ _____	\$ _____	\$ _____
TOTAL INVESTMENT	\$ <u>142,994.00</u>	\$ <u>0.00</u>	\$ <u>0.00</u>
We Offer FINANCING!! <small>Estimated Monthly Payment (84 months)</small>	<u>\$ 3,102.97</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>

All material to be as specified. All work to be completed in workmanlike manner according to standard practice. Any alterations or deviations from above stated specifications will be executed only upon written orders and will become an extra charge over and above the amount of this contract. All job related debris will be hauled away and area magnetically swept.

SPECIAL INSTRUCTIONS / NOTES /EXCLUSIONS

- Includes: Onsite Schulte job Superintendent, Crew Leader, and quality control inspections by in house QC person
- Includes: Dumpsters removed daily, Materials fork lift, and Safety protocol followed by all crew members.
- Alternates: 1)Architectual shingles add \$ 10,402.00. 2)Gutters and Downspouts \$ 30,500.00
- 3) New lead jacks \$ 2894.00 4) New step tins at sidewall flashings \$ 484.00

Submitted By Scott Stinchfield this contract may be withdrawn by us if not accepted within 30 days.

3. The contract and warranty cannot be assigned and is non-transferable, unless otherwise stated.

4. This contract supersedes and replaces all previous agreements, arrangements and understandings, verbal or written. There are no representations, either oral or written, other than those set forth herein.

5. If material has to be restocked because of a cancellation by the customer, there will be a restocking fee equal to fifteen percent (15%) of the contract price.

6. This contract cannot be cancelled once work has commenced except by mutual written agreement of both parties.

7. Replacement of deteriorated decking, fascia boards, roof vents and jacks, flashing, or other materials unless stated in this contract are not included and will be charged as an extra.

8. The Company shall not be liable for any electrical, water, antenna, telephone, security, heating, or a/c lines that may be punctured or cut during roof installation. These lines should not be directly under roof deck. The Company cannot be responsible for improperly installed lines.

9. Workmanship Warranty applies to roof only and does not cover damage by lightning, winds (over 60 mph), hurricanes, tornadoes, hail storms, impact of foreign objects, or damage due to settlement of the foundation.

10. If payment is not paid in full at time of completion, Workmanship Warranty becomes void and a lien will be placed on the property.

11. This agreement constitutes the entire agreement between the parties, and no other understanding, collateral or otherwise, shall be binding. It may be changed only by written instrument signed by both parties.

13. Customer agrees to carry his own homeowners or building insurance policy, and agrees not to hold the Company liable for any Acts of God, Lightning, Windstorm, Wind driven rain, Hail or any other events out of our control, unless a specific written agreement be made therefore prior to commencement of the construction.

14. If any action at law is brought to enforce or interpret the provisions of this agreement, the prevailing party shall be entitled to recover its reasonable attorney's fee in addition to any other relief.

15. It is understood that the Company is not an agent nor a Subcontractor of any other Company, Corporation or Individual, and that no other Company, Corporation or Individual is a party to this contract.

16. In case any one or more of the provisions contained in this contract shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

17. All materials remain the property of the company.

18. Payment not received on completion of work shall be assessed at an APR of 18%.

19. The term completion is defined as and attained once the roofing material, noted on the front side of this contract, covers the decking or purlins of the structure being roofed or the field inspection form of the "Company" states completed.

****LIFETIME Transferable Workmanship Warranty Details** - This warranty is tendered for the sole benefit of the customer named on the face of this contract and is transferable one time when the following conditions are met: 1) A reinspection of the roof by an authorized representative of Schulte Roofing is done and found acceptable under the warranty conditions. 2) The transfer fee is paid. Additionally, this warranty only applies to roof installations built in accordance with manufacturer extended warranties.

****Money Back Guarantee Details** - Schulte Roofing® must receive final payment upon completion. Any changes or delays due to weather cannot be a reason for dissatisfaction. On any customer complaint, we must be given 48 hours to respond to and address such issues and (3) business days to make any changes deemed necessary to bring the roof into a 100% satisfaction status. In the unlikely event all issues have been addressed and corrected within the above-stated timeline and the customer continues to remain dissatisfied, a manufacturer's representative of the product installed will be called upon for their expertise in product quality and installation workmanship. Upon inspection if that representative finds any product or installation deficiency, the roof will be removed at a time agreed upon by the owner and Schulte Roofing® and a refund check will be written at that time. Schulte Roofing® will "dry-in" the roof upon removal and shall carry no guarantee on such roof from that time forward. If owner opts not to have roof removed, he can state corrections to be made, the refund check will not be issued, and he retains the right to negotiate a reduced contract price. Any fee associated with this inspection shall be the responsibility of Schulte Roofing®.

RESPONSIBILITY OF BUYER - MAINTENANCE OF ROOF

The following conditions are unrelated to defects in the roof and therefore are not covered by the warranty. The maintenance tips provided below will help you get the best service from your new roof.

1. If damage is caused by fire, lightening, windstorm, hailstorm, etc., or interior damage from moisture, notify your insurance company immediately and call **Schulte Roofing®**
2. Accumulation of leaves or pine needles in gutters and roof valleys produces what is known as a "waterdam". A waterdam can force water under the roof covering and produce leaks throughout the roof substructure. These leaks can travel along roof joints, etc., and produce interior damage at points far distant from the leak. Therefore, provisions should be made for the removal of all debris
3. Adequate ventilation will keep attic temperatures close to those outside, helping to prevent the deck delamination of the roof and the formation of ice dams in gutters and valleys. Adequate ventilation is essential to the life of Asphalt Shingles. Adequate ventilation (defined by FHA standards) consists of one square foot or more of open area for every 300 sq. ft. of attic area, 50% located at or near the peak of the roof/50% in the eaves or lower part of the roof. Lack of ventilation (or inadequate ventilation) will result in moisture condensation in the attic. Moisture condensation can cause rotting of the wood deck and/or blistering or curling of Asphalt Shingles which is not a defect in the shingle, but is a direct result of moisture being pulled through the shingle by the sun.