



609 Oxley Street • Kenner, LA 70062
P: (504) 885-6652 • E-Mail: perdomoroof@gmail.com

July 22, 2022

Paul Klein
7 Sanctuary Lane
Metairie, LA 70006
P: (504) 296-7312
Email: pklein@mobileone.com



Perdomo Roofing & Sheet Metal is a GAF Factory
Certified Master Elite roofing contractor

Re: Roof Proposal
522 Madison Street
New Orleans, LA 70116



Dear Mr. Klein:

Thank you for the opportunity to provide you with pricing on the roofing work at the above referenced location. Based on our observations, we propose the following:

1. Remove existing Fire Free slate roofing down to the wood deck.
2. Provide/Install natural slate using 1.75" copper nails.
3. Provide/Install synthetic underlayment over the entire roof deck.
4. Remove/Reset existing terra-cotta ridge caps with concrete ridge caps provided by the customer.
5. Fabricate/Install new copper flashing in all valleys.
6. Remove/Replace (1) whirly bird.
7. Remove/Replace plumbing vents with 3 in 1s. Paint to match.
8. Re-use copper cap-n-jack vents.
9. Detach/Reset lines that run across the roof.
10. Re-use cricket and wall flashing embedded in coating at the roof to stucco wall transition. Fabricate/Install new copper step and apron flashing at all remaining roof to wall transitions.
11. Re-use existing copper counter-flashing and wall panels at roof to wall transitions.
12. Re-use (2) existing copper chimney caps and flashing.
13. Provide/Install ice & water shield at slate to flat roof transitions, roof to wall transitions, in valleys and at all penetrations.
14. Fabricate/Install new copper drip edge.
15. Dispose of debris. Haul away.
16. Provide a 2 year workmanship guarantee.

Total Investment (Base Bid).....\$58,316

Paul Klein
Re: 522 Madison Street (New Orleans, LA 70116)
July 22, 2022
Page 2

Costs for additional work, on an as needed basis:

Note: Most jobs do not require additional work; however the following charges apply to any item needing additional attention.

Remove/Replace rotten or damaged items as follows:

Removal of 1 layer of underlayment and shingles is included in base bid. There are additional costs to remove additional layers of underlayment and shingles.

½" OSB Decking – \$95 per sheet

1x decking – \$9.40 per linear foot

Tongue & groove decking - \$7.50 per linear foot

Rafters – \$12 per linear foot

Fascia – Time & Materials

Soffit – Time & Materials

Large-Back Copper Drip Edge – Time & Materials

Copper Cap-n-Jack Vents: Time & Materials

Copper Chimney Flashing – Time & Materials

Exclusions:

1. Flat Roofs & Flashing at Flat Roofs
2. Parapet Walls & Caps
3. Copper Counter-Flashing
4. All Detached Structures
5. Soffit/Fascia
6. Siding/Stucco/Brick/Slate
7. Gutters/Downspouts
8. HDLC Permit: Vieux Carré (A change order will be issued for this cost once incurred.)

Schedule of Payments:

50% Deposit

50% Upon Completion

Paul Klein
Re: 522 Madison Street (New Orleans, LA 70116)
July 22, 2022
Page 3

Additional Provisions:

Nothing in this proposal shall imply that the Contractor is liable in any respect for any damage to the building, or any components or contents thereof, including mold, mildew or interruption in the use of the building or personal injury claims resulting from the alleged growth of mold. The owner is required under the guarantee against leakage to inspect ceilings and overhangs periodically for signs of leakage and to report promptly any such leakage.

Perdomo Roofing & Sheet Metal, LLC specifically excludes from this proposal the cost of any and all building permits required by applicable laws, regulations, ordinances and rules. The recipient of this proposal shall pay the full cost of such permits, and all associated costs. As a courtesy, Perdomo Roofing & Sheet Metal, LLC will arrange the procurement of required permits, at the sole expense of the recipient of this proposal.

Due to the extreme price volatility regarding roofing-related products, the price quoted in this proposal is valid only for orders placed within the next 30 days. Thereafter, if there is an increase in the price paid by the roofing contractor for roofing-related products, the amount of this proposal/contract shall be similarly increased to reflect the contractor's increased costs to obtain materials.

This proposal is based upon Perdomo Roofing & Sheet Metal, LLC's existing insurance coverage and policy limits, and the costs thereof. The cost of any additional insurance coverage required by the Owner, if such coverage is obtainable, shall be added to the amount of the project price specified in this proposal.

I hereby grant Perdomo Roofing & Sheet Metal, LLC the permission to use my property photographs, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of the Perdomo Roofing & Sheet Metal, LLC. Additionally, I waive any right to royalties or other compensation arising or related to the use of the photo. I hereby hold harmless, release, and forever discharge Perdomo Roofing & Sheet Metal, LLC from all claims, demands, and causes of action which I, my heirs, representatives, executors, administrators, or any other persons acting on my behalf or on behalf of my estate have or may have by reason of this authorization.

Much care has been taken in preparing this estimate and we have attempted to address all of the issues that are required to be completed to return the building to a watertight condition and maximize the life of the roof system. I trust it will meet with your approval.

If you have any questions, would like to meet to discuss our proposal further, or if I can be of any other assistance, please do not hesitate to contact me.

Very truly yours,

Perdomo Roofing & Sheet Metal, LLC



Eric Perdomo
(504) 782-5589



Accepted By:

DocuSigned By:
Paul Klein

4BC46ACF7E594CD...
7/24/2022

DISCLOSURES

THE CONTRACTOR ON THE FACE HEREOF AND ANY AGREEMENT MADE PURSUANT THERETO BETWEEN PERDOMO ROOFING & SHEET METAL, LLC (THE "COMPANY"), AND THE CUSTOMER'S, WILL BE SUBJECT TO ALL APPROPRIATE LAWS, REGULATIONS AND ORDINANCES, AND TO THE FOLLOWING SPECIAL TERMS AND CONDITIONS:

1. ALL AGREEMENTS ARE TO THE APPROVAL OF A MANAGER OF THE COMPANY FOR THIS AGREEMENT TO BE EFFECTIVE UNDER ANY CONDITIONS.
2. SHOULD DEFAULT BE MADE IN PAYMENT OF THIS AGREEMENT, CHARGES SHALL BE ADDED FROM THE DATE THEREOF AT A RATE OF ONE AND A HALF (1.5) PERCENT PER MONTH (18% PER ANNUM) WITH A MINIMUM CHARGE OF \$2 PER MONTH, AND IF PLACED IN THE HANDS OF AN ATTORNEY FOR COLLECTION, ALL ATTORNEY'S FEES AND LEGAL/FILING FEES SHALL BE PAID BY THE CUSTOMER ACCEPTING THE AGREEMENT.
3. THE COMPANY SHALL HAVE NO RESPONSIBILITY FOR DAMAGES FROM RAIN, FIRE, TORNADO, WINDSTORM OR OTHER, AS IS NORMALLY CONTEMPLATED TO BE COVERED BY HOMEOWNERS INSURANCE OR BUSINESS RISK INSURANCE, OR UNLESS A SPECIFIED WRITTEN AGREEMENT BE MADE PRIOR TO COMMENCEMENT OF THE WORK.
4. THE QUOTATION ON THE FACE HEREOF DOES NOT INCLUDE EXPENSES OR CHARGES FOR BOND OR INSURANCE PREMIUMS OR COSTS BEYOND NORMAL INSURANCE COVERAGE AND ANY SUCH ADDITIONAL EXPENSES, PREMIUMS OR COSTS SHALL BE ADDED TO THE TOTAL AGREEMENT AMOUNT.
5. REPLACEMENT OF DETERIORATED DECKING, FASCIA BOARDS, ROOF JACKS, VENTILATORS, FLASHING OR OTHER MATERIALS, UNLESS OTHERWISE STATED IN THIS AGREEMENT, ARE NOT INCLUDED AND WILL BE CHARGED AS AN EXTRA ON A TIME AND MATERIAL BASIS.
6. COMPANY RESERVES THE RIGHT TO REVOKE THIS AGREEMENT 30 DAYS FROM THE DATE ACCEPTED. AFTER 30 DAYS, COMPANY RESERVES THE RIGHT TO REVISE ITS PRICE IN ACCORDANCE WITH COSTS IN EFFECT AT THE TIME.
7. THE COMPANY SHALL NOT BE LIABLE FOR FAILURE OF PERFORMANCE DUE TO LABOR CONTROVERSIES, STRIKES, FIRES, WEATHER, INABILITY TO OBTAIN MATERIALS FROM USUAL SOURCES, OR ANY OTHER CIRCUMSTANCES BEYOND THE CONTROL OF THE COMPANY, WHETHER OF A SIMILAR OR DISSIMILAR NATURE.
8. IF ROOFING AND SHEET METAL WORK IS INVOLVED, IT IS UNDERSTOOD AND AGREED THAT THE COMPANY'S STANDARD ROOF GUARANTEE, A COPY OF WHICH IS AVAILABLE IN THE COMPANY'S OFFICE, SHALL BE ACCEPTABLE AND THAT ALL TERMS AND PROVISIONS THEREIN SHALL PREVAIL, UNLESS OTHERWISE SPECIFICALLY AGREED TO IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.
9. THE COMPANY IS NOT RESPONSIBLE FOR INTERIOR DAMAGE, MOLD OR FUNGUS BELOW THE ROOF DUE TO LEAKS BY EXCESSIVE RAIN, WIND, ICE, DAMS, HAIL, TROPICAL DEPRESSIONS, MICROBURSTS, TORNADOS, HURRICANES, INVESTS OR WIND/RAIN DUE TO ANY NAMED STORMS. EXCESSIVE WINDS ARE OF 50 MPH OR GREATER. THE COMPANY WILL NOT BE RESPONSIBLE FOR DAMAGE BELOW THE ROOF, IF NOT IN WRITING, WITHIN 48 HOURS OF THE FIRST OCCURRENCE OF ANY LEAK. IF THE COMPANY DETERMINES THAT IT IS RESPONSIBLE FOR ANY INTERIOR DAMAGE BELOW THE ROOF DUE TO IMPROPER INSTALLATION, INCLUDING SHEETROCK, PAINTING OR CARPET; THE CUSTOMER HEREBY AGREES TO A SETTLEMENT AMOUNT UP TO AND NOT TO EXCEED \$300.
10. IF MATERIAL HAS TO BE REORDERED OR RESTOCKED BECAUSE OF A CANCELLATION BY THE CUSTOMER, THERE WILL BE A RESTOCKING FEE EQUAL TO TWENTY-FIVE PERCENT (25%) OF THE TOTAL AGREEMENT AMOUNT.
11. IF THIS AGREEMENT IS CANCELLED BY THE CUSTOMER, CUSTOMER SHALL PAY TO THE COMPANY TWENTY-FIVE PERCENT (25%) OF THE TOTAL AGREEMENT AMOUNT AS LIQUIDATED DAMAGES, NOT AS PENALTY, AND THE COMPANY AGREES TO ACCEPT SUCH AS REASONABLE AND JUST COMPENSATION FOR SAID CANCELLATION.
12. THIS AGREEMENT OR WARRANTY SHALL NOT BE ASSIGNED EXCEPT BY OR WITHOUT THE WRITTEN PERMISSION OF THE COMPANY.
13. THIS AGREEMENT CANNOT BE CANCELED ONCE INSURANCE NEGOTIATIONS BEGIN OR WORK IS COMMENCED EXCEPT BY MUTUAL AGREEMENT TO THE PARTIES.
14. PAYMENT SCHEDULE: DEDUCTIBLE DUE UPON INSURANCE PROVIDER APPROVAL. FIFTY PERCENT (50%) OF THE TOTAL AGREEMENT AMOUNT DUE UPON DATE OF DELIVERY OF APPLICABLE MATERIALS. BALANCE DUE UPON COMPLETION OF WORK. ALL PAYMENTS MUST BE MADE TO THE COMPANY. ONLY PAYMENTS MADE TO AND RECEIVED BY THE COMPANY WILL BE CONSIDERED TO SATISFY THE PAYMENT OF THIS AGREEMENT. PAYMENT SCHEDULE SHALL NOT BE AMENDED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COMPANY.
15. ALL DIRECT COSTS, OVERHEAD AND PROFIT PAID TO THE CUSTOMER BY THE INSURANCE/MORTGAGE PROVIDER ARE INCLUDED IN THE AGREED AMOUNT WITH INSURANCE/MORTGAGE PROVIDER AND ARE DUE TO THE COMPANY IN ACCORDANCE WITH THE PAYMENT SCHEDULE SET FORTH HEREIN.
16. ANY SUPPLEMENT APPROVED BY THE CUSTOMER'S INSURANCE PROVIDER FOR ADDITIONAL WORK OR COSTS INCREASES WILL BECOME PART OF THIS AGREEMENT. ANY UPGRADE(S) OR ADDITIONAL WORK REQUESTED BY THE CUSTOMER THAT IS NOT APPROVED BY THE INSURANCE PROVIDER WILL BE THE CUSTOMER'S FINANCIAL RESPONSIBILITY AND WILL BECOME PART OF THIS AGREEMENT.
17. DURING THE DURATION OF THE WORK, THE CUSTOMER'S HOMEOWNERS INSURANCE WILL BE RESPONSIBLE FOR ANY INTERIOR DAMAGE AS LONG AS THE COMPANY HAS TAKEN APPROPRIATE ACTION TO PROTECT THE ROOF DURING THE REPAIR/REPLACEMENT OF THE ROOF.
18. IF THERE ARE ANY SOLAR PANELS ON THE ROOF, THE COMPANY WILL NOT BE RESPONSIBLE FOR DAMAGE DURING THE REPAIR, SO CUSTOMER AGREES TO HAVE THE SOLAR PANEL COMPANY TAKE APPROPRIATE ACTION TO PROTECT IT IF NECESSARY.
19. THE COMPANY IS NOT RESPONSIBLE FOR PRE-EXISTING CONSTRUCTION DEFICIENCIES THAT MANIFEST THEMSELVES DURING THE CONSTRUCTION PROCESS. I.E. NAIL POPS, WOOD ROT, DECKING DEFLECTION, ETC. IF A CONSTRUCTION PROBLEM IS POINTED OUT PRIOR TO CONSTRUCTION AND COMPANY IS NOTIFIED IN WRITING, THE COMPANY WILL TRY TO ASSIST THE CUSTOMER TO CORRECT THE PROBLEM(S) ON A TIME AND MATERIALS BASIS.
20. THE COMPANY WILL NOT BE RESPONSIBLE FOR THE SLIGHT SCRATCHING OR DENTING OF GUTTERS, OIL DROPLETS IN DRIVEWAYS, HAIRLINE FRACTURES IN CONCRETE OR DAMAGE TO PLANTS AND SHRUBBERY. IF EXCESSIVE DAMAGE IS CAUSED BY THE COMPANY, THE COMPANY WILL REPAIR OR REPLACE DAMAGED AREA ONLY AT THE COMPANY'S EXPENSE.
21. THE MAXIMUM LIABILITY FOR THE COMPANY SHALL BE THE ORIGINAL COST OF LABOR AND MATERIALS FOR THE REPAIR FOR WHICH THE CUSTOMER AGREES SHALL BE A LIQUIDATED SUM, UNDER ANY EVENT OF DEFAULT OF THE COMPANY HEREIN.
22. ANY PERSON OR COMPANY SUPPLYING LABOR AND/OR MATERIALS FOR THIS IMPROVEMENT TO CUSTOMER'S PROPERTY MAY FILE A LIEN AGAINST THE CUSTOMER'S PROPERTY IF THAT PERSON OR THE COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.
23. ANY REPRESENTATIONS, STATEMENTS OR OTHER COMMUNICATIONS NOT WRITTEN ON THIS AGREEMENT, ARE AGREED TO BE IMMATERIAL AND NOT RELIED ON BY EITHER PARTY AND DO NOT SURVIVE THE EXECUTION OF THIS AGREEMENT.
24. IF ANY PROVISION OF THIS AGREEMENT SHOULD BE HELD TO BE INVALID OR UNENFORCEABLE THE VALIDITY AND ENFORCE THE ABILITY OF THE REMAINING PROVISIONS OF THIS AGREEMENT SHALL NOT BE AFFECTED THEREBY.
25. THIS AGREEMENT IS COMPOSED OF THIS BACK PAGE, THE FRONT SIDE OF THIS AGREEMENT AND ALL MATTERS INCORPORATED HEREIN BY REFERENCE AND SHALL BE CONSIDERED THE ENTIRE AGREEMENT BY THE PARTIES.

Paul Klein
Re: 522 Madison Street (New Orleans, LA 70116)
July 22, 2022
Page 5