



Proposal No: P-2026-0220
Date: February 20, 2026
Valid Through: March 22, 2026

PROPOSAL

FROM	TO	PROJECT
ReDry, LLC Adam Capps, Founder 865.771.3848 adam@re-dry.com re-dry.com	Test Corp John Doe VP 555-1234 john@test.com	Test School 123 Main St, Austin, TX 78701 East Wing Vent System Lease, Commissioning, and Monitoring

1. PROJECT OVERVIEW

ReDry, LLC is the manufacturer and lessor of the ReDry 2-Way Vent System, a proprietary solar-powered drying system designed to remove trapped moisture from commercial roof insulation without membrane removal or tear-off. This proposal covers the lease of the ReDry Vent System and associated performance monitoring services for the East Wing of Test School, located at 123 Main St, Austin, TX 78701.

A Roof MRI moisture survey identified approximately **8,000 square feet** of wet insulation within the project area. ReDry has engineered a vent Placement Map specific to this section based on the survey data, calling for an estimated **25 vents**. The Placement Map defines the exact quantity and positioning of all vents and is provided to the roofing contractor prior to installation.

The roofing contractor is responsible for installing the 2-Way Vents per the ReDry Installation Specification. Following installation, ReDry will attach its proprietary ReDry Vent heads to the installed 2-Way Vents, confirm proper placement, and conduct periodic moisture scans to monitor drying progress and verify system performance.

2. SCOPE OF WORK

2.1 ReDry Vent System Furnishing and Commissioning

- ReDry will furnish all ReDry 2-Way Vents and ReDry Vent heads per the engineered Placement Map.
- ReDry will provide the Installation Specification (SPEC-VENT-2026-01, Rev. A) and Placement Map to the roofing contractor.
 - The **roofing contractor** is solely responsible for installing and bonding the 2-Way Vents to the roof membrane per the Installation Specification. ReDry is not responsible for the attachment of the 2-Way Vents to the roof surface.
 - Following 2-Way Vent installation, ReDry will attach the proprietary ReDry Vent heads to each installed 2-Way Vent and confirm that all vents are properly positioned over the cored holes per the Placement Map.
 - ReDry will complete photo documentation per specification requirements for warranty activation.

2.2 Moisture Monitoring Program

- ReDry will perform **4 (four) moisture scans** at approximately **3-month intervals** following installation.
- Each scan includes a full moisture survey of the treated area using Roof MRI technology and a written report documenting moisture levels and drying progress.
- Scan reports will be delivered to the client within a reasonable timeframe following each survey.
- A minimum of 4 scans is required under this agreement regardless of drying timeline.

2.3 Vent Retrieval and Performance Criteria

The ReDry Vents remain the property of ReDry, LLC throughout the lease period. ReDry will retrieve the vent heads once the insulation in the area served by each vent is confirmed to have reached an acceptable moisture reading as measured by the Roof MRI PHD (Precise Hydrology Detection) scale. Drying performance is evaluated using the following criteria:

PHD Setting	Dry	Damp	Saturated
Level 3	0 – 35	35 – 70	70 – 99
Level 2	0 – 15	15 – 40	40 – 99
Level 1	0	1 – 20	21 – 99

Vents serving areas that have reached the "Dry" threshold on the applicable PHD setting will be retrieved by ReDry at the next scheduled site visit. Vents serving areas that remain in the "Damp" or "Saturated" range will remain in place and continue operating until acceptable readings are achieved.

2.4 Exclusions

- Installation and adhesive bonding of the 2-Way Vents to the roof membrane (by roofing contractor).
- Coring of the roof membrane and insulation (by roofing contractor per ReDry Installation Specification).
- Roof membrane repair, replacement, or coating (by others).
- Structural deck repair or modification.
- Access provisions, barricading, or traffic control (by others unless otherwise agreed).
- Any work beyond the East Wing boundary identified on the Placement Map.

3. PRICING

Description	Quantity	Unit Rate	Total
ReDry 2-Way Vent System Lease and Commissioning	8,000 SF	\$2.00 / SF	\$16,000.00
Moisture Monitoring Scan	4 scans	\$4,500.00 / scan	\$18,000.00
CONTRACT TOTAL			\$34,000.00

4. PAYMENT TERMS

4.1 Vent System Lease and Commissioning

A deposit of **fifty percent (50%)** of the Vent System Lease and Commissioning total (\$8,000.00) is due upon execution of this agreement. The remaining **fifty percent (50%)** (\$8,000.00) is due within **thirty (30) days** of completed installation.

4.2 Moisture Monitoring Scans

Each moisture scan (\$4,500.00 per scan) shall be invoiced individually upon delivery of the scan report. Payment is due within **fifteen (15) days** of receipt of the report. All 4 scans are guaranteed under this agreement and are non-cancelable.

Payment	Amount	Due
Deposit (50% of Vent System Lease)	\$8,000.00	Upon contract execution
Balance (50% of Vent System Lease)	\$8,000.00	Net 30 from installation completion
Moisture Scan 1 of 4	\$4,500.00	Net 15 from report delivery
Moisture Scan 2 of 4	\$4,500.00	Net 15 from report delivery
Moisture Scan 3 of 4	\$4,500.00	Net 15 from report delivery
Moisture Scan 4 of 4	\$4,500.00	Net 15 from report delivery

5. GENERAL CONDITIONS

5.1 Relationship of Parties. ReDry is the manufacturer and lessor of the ReDry Vent System and is not a roofing contractor or subcontractor. ReDry's role is limited to furnishing the vent system, engineering the Placement Map, attaching the ReDry Vent heads, confirming vent placement, and providing ongoing moisture monitoring services.

5.2 Roofing Contractor Responsibilities. The roofing contractor engaged by the client or general contractor is solely responsible for installing and bonding the 2-Way Vents to the roof membrane in accordance with the ReDry Installation Specification (SPEC-VENT-2026-01, Rev. A). This includes all coring, adhesive application, membrane flash-in, and related roofing work. ReDry assumes no liability for the quality or workmanship of the roofing contractor's installation.

5.3 Installation Specification. All 2-Way Vent installation work shall be performed by the roofing contractor in accordance with ReDry Vent System Installation Specification SPEC-VENT-2026-01 (Rev. A). A copy of the specification will be provided to the roofing contractor and is incorporated herein by reference.

5.4 Placement Map. The ReDry Placement Map is a controlled engineering document generated from project-specific moisture survey data. The Placement Map shall not be modified by the roofing contractor or any other party without prior written authorization from ReDry.

5.5 Warranty. System warranty activation requires complete photo documentation, a passed QC inspection per the installation specification, and installation by a qualified roofing contractor. Warranty terms and coverage

details are provided under separate cover upon request.

5.6 Equipment Ownership and Retrieval. All ReDry Vent heads furnished under this agreement remain the sole property of ReDry, LLC throughout the lease period. The client shall not remove, relocate, or tamper with the ReDry Vents without prior written authorization. ReDry will retrieve the vent heads once the served area reaches an acceptable "Dry" reading on the PHD scale as described in Section 2.3. Upon retrieval, the roofing contractor or client is responsible for sealing the remaining 2-Way Vent penetrations per standard roofing practice.

5.7 Access and Coordination. The client or general contractor shall provide safe, unobstructed access to the roof area during ReDry's commissioning visit and each scheduled moisture scan. Scheduling will be coordinated with the client to minimize disruption to building operations.

5.8 Weather Delays. Installation of 2-Way Vents by the roofing contractor requires dry conditions per adhesive manufacturer specifications. ReDry's commissioning visit will be scheduled following completion of the contractor's installation. In the event of weather delays, the project schedule will be adjusted accordingly at no additional cost.

5.9 Proposal Validity. This proposal is valid for thirty (30) days from the date of issue (March 22, 2026). Pricing is subject to revision after that date.

6. ACCEPTANCE

By signing below, the authorized representative of the client accepts this proposal and the terms described herein. This document constitutes a binding agreement between the parties upon execution.

ReDry, LLC

Signature

Printed Name / Title

Date

Test Corp

Signature

Printed Name / Title

Date

EXHIBIT A: VENT PLACEMENT MAP

Test School | 123 Main St, Austin, TX 78701 | East Wing

Wet insulation area: 8,000 SF. Vent quantity and placement per ReDry engineering. This map is a controlled document and shall not be modified without written authorization from ReDry.

Heat map color key: Green = dry, Yellow = moderate moisture, Orange = elevated moisture, Red = saturated. Vent icons indicate engineered placement locations.