



Roof Maintenance Proposal

Prepared for:

Seacrest of Broward
326 Wilson Street
Hollywood, FL 33319

Prepared by:

PSI Roofing
792 Northeast 45th Street
Oakland Park, FL 33334



Project

Seacrest of Broward
326 Wilson Street
Hollywood, FL 33319

Date: 12/12/12

Roof Inspection Report

PSI Roofing inspected the roof for roof Repairs.

List of roof items in this proposal that are in need of attention are as follows:

1. Small flat third floor roof needs waterproofing.

Roof Overview

<p>Roof Type: Roof</p> <p>Recommendation: Complete roof repairs and maintenance items in this report to maintain integrity of roof system</p>	
<p>Roof Type: Roof</p> <p>Recommendation: Complete roof repairs and maintenance items in this report to maintain integrity of roof system</p>	

Defect Summary

Item / Defect Info	Photo
Membrane Deterioration Consequence: Continuing deterioration of membrane will cause water intrusion.	 Membrane Deterioration
Membrane Deterioration Consequence: Continuing deterioration of membrane will cause water intrusion.	 Membrane Deterioration
Membrane Deterioration Consequence: Continuing deterioration of membrane will cause water intrusion.	 Membrane Deterioration

Roof Maintenance Recommendations

<i>Defect</i>	<i>Repair Scope</i>
#1 - Membrane Deterioration	<p>1. Thoroughly clean the surface of flat roof areas to be coated to remove any film, dirt, loose material, oils or foreign material that will inhibiting bonding.</p> <p>2. Apply (1) complete coat of All White R200 sealer on entire small flat roof.</p> <p>3. Apply one coat of All White R400, a rubber sealant which cures to form a seamless rubber membrane embedded with fabric, let dry.</p> <p>4. Apply second and final coat of All White R400, a rubber sealant which cures to form a seamless rubber membrane.</p>
#2 – Clean Up	Clean all work related debris and dispose at an appropriate facility.
#3 - Warranty	One (1) year warranty on workmanship

SAFETY

PSI Roofing is committed to Safety at all times. Our employees are thoroughly trained in all OSHA guidelines for roofing projects.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications, for the sum of:

Cost: \$4,118.00 - Four Thousand One Hundred Eighteen Dollars

Payment to be made as follows: Total will be due upon completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. If a permit is required, it will be provided at owner's expense. Contractor retains the initial right to remedy any consequential damages at the sole discretion of contractor and shall not be held liable for any damages occurring previous to or following performance of contracted work, because repairs are often a trial and error process. PSI Roofing must be allowed access to all interior spaces prior to commencement to document existing conditions or PSI Roofing will have no responsibility for interior damages. Any alteration or deviation from specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. PSI Roofing can not be held responsible for the existence of ponding water after the new roof installation because a tapered insulation system is not being installed. PSI Roofing will not take responsibility for personal injury to any person or persons who may fall on or from the roof as a result of our workmanship or materials or said persons interaction with same. We strongly advise that any persons who access the roof top of your building make use of personal fall protection equipment and follow OSHA guidelines for fall protection, failure to do so can result in bodily injury or death and PSI Roofing will not take responsibility for any person accessing the roof top other than our employees. Visit your rooftop at your own risk. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Time is of the essence concerning this valuable contract. It is understood that PSI Roofing and PSI Roofing's insurer will exclude all coverage for all damages relating to bodily injury, property damage, personal injury, and advertising injury caused directly or indirectly in whole or in part by mold, including fungus or mildew regardless of cost, event, material, product, and/or building component that contributed concurrently or in any sequence to that injury or damage. PSI Roofing is not a mold expert and we strongly recommend that a mold inspection be completed by an in door air quality

professional retained by the owner prior to commencement. This project may be stopped if progress payments are not made on time. If it becomes necessary for this contractor to expend legal fees to collect our moneys these legal fees and administrative costs will be the responsibility of the property owner. 1.5% interest per month after 10 days. An insurance certificate made out to the owner will be provided free of charge, if the owner requests to be listed as an additional insured, this service will be provided at cost. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

Authorized Signature: Shannan Morales

Shannan Morales - Service Dept

Note: This proposal may be withdrawn by us if not accepted within thirty (30) days.

Acceptance of Proposal

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

Date: _____ Signature: _____

Printed Name & Title _____

Agent or Owner-Please Circle

