



UTILITIES DEPARTMENT

Wes Byne, P.E.
Director

TO: Andy Penick
Director, Procurement Department

THRU: Wes Byne, P.E. *(Signature)*
Director, Utilities Department

FROM: Ramiro Guedea 706-312-4137

CC:

DATE: August 31, 2026

SUBJECT: JUSTIFICATION FOR EMERGENCY REQUISITION

I am writing to formally request immediate intervention and repair services for the **Thomas D. Wiedmeier Building**.

The building sustained substantial structural roof damage during Hurricane Helene in 2024. Consequently, the facility suffers active, severe water leaks every time rain is in the forecast. While temporary measures may have mitigated immediate impacts in the past, the shingles on the roof are no longer sound and the aesthetics on the backside reflects the wear and tear.

We have reached a critical point where further delay will result in catastrophic, irreversible structural damage to the building. Prolonged exposure to moisture is risking the safety of the interior infrastructure, electrical systems, and occupants.

Please expedite the procurement of a qualified roofing contractor to fully replace shingles to prevent further damage.

Thank you for your prompt attention to this urgent matter.

Augusta Utilities Department
452 Walker Street, Suite 200 - Augusta, GA 30901
(706) 312-4154 – Fax (706) 312-4123
WWW.AUGUSTAGA.GOV

Sept 8
JANUARY

AUGUSTA UTILITIES DEPARTMENT
IN-HOUSE REQUISITION

CHECK ALL THAT APPLY:

DATE: 7/16/2026
DIVISION Augusta Utilities Admin
FUND #: 506043110 5413120

☐ WATER ☐ EQUIPMENT ☐ CHEMICAL ☐ LAB ☐ ROUTINE
☐ SEWER ☐ TOOLS ☐ GASES ☐ UNIFORM ☐ EMERGENCY
☐ SUPPLIES ☐ SAFETY ☒ REPAIR ☐ LIFT STATION ☐ SOLE SOURCE
☐ SERVICE ☐ OFFICE ☐ MAINTENANCE ☒ OTHER ☐ PREFER ITEM

REQUISITION #

☐ IT ☐ SCADA ☐ INVENTORY ☐ BID ITEM

SHIP TO: Thomas D. Wiedmeier Building
452 Walker St
Augusta, GA 30901

VENDOR: SouthPaw Roofing
525 Pleasant Home Road
706-860-6650
Zach Murray

ITEM #	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.	R/R nails, shingles, drip edge, and other			0.00		0.00		0.00
2.				0.00		0.00		0.00
3.	required items	115 squares	305.68	35,153.20		0.00		0.00
4.				0.00		0.00		0.00
5.				0.00		0.00		0.00
6.				0.00		0.00		0.00
7.				0.00		0.00		0.00
8.				0.00		0.00		0.00
9.				0.00		0.00		0.00
10.				0.00		0.00		0.00
11.				0.00		0.00		0.00
12.				0.00		0.00		0.00
13.				0.00		0.00		0.00
14.				0.00		0.00		0.00
SHIPPING CHARGES								
TOTAL				35,153.20		42,000.00		47,500.00

JUSTIFICATION AND EXPLANATION FOR PURCHASE:

The Thomas D. Wiedmeier Building received substantial roof damage due to Hurricane Helene-2024 resulting in water leaks when rain is in the forecast. Further delay could result in structure damage if prolonged.

APPROVED BY:

REQUESTED BY: [Signature]

Director's Signature: [Signature]



Southpaw Roofing | Augusta
525 Pleasant Home Road
Augusta, GA 30907
Phone: (706) 860-6650

Company Representative
Zach Murray
Phone: (706) 860-6650
zachmurray@southpawroofing.com

452 Walker Street - Shingle Replacement

06/03/2026

Romero Guedea
City of Augusta Utilities
452 Walker Street
Augusta, GA 30901-2461
(706) 312-4137

Job: Romero Guedea

Roofing Section

- Remove existing shingles down to deck.
 - Re-nail any loose wood. If bad or rotten wood is discovered, it will be replaced at a price of \$55 per sheet. (2 sheets included)
 - Install Southpaw Signature Synthetic underlayment to keep your roof dry.
 - Install Standard ice and water shield throughout valley transitions
 - Install Class 3 impact resistant IKO Cambridge Lifetime Architectural Shingles per specifications using 1 1/4" roofing nails with wind protection up to 130 mph
 - Install IKO Class 3 impact resistant Hip and Ridge Shingles
 - Install TopShield Shingle over Ridge Vent
 - Install Southpaw Secure-Lock Fastening System
 - Install standard roof sealant
 - Install standard pipe boot
 - Install metal valley pans to both valleys above front entrance
 - Install aluminum trim coil flashing (if applicable)
 - Install all pipe and chimney flashings (if applicable)
 - Install aluminum drip edge
 - Install IKO Leading Edge Plus starter
 - Clean up all job related debris
 - Provide Lifetime workmanship warranty (non transferrable)
 - Provide Limited Lifetime IKO Manufacturer warranty (prorated after 10 years)
-
- Our Crews are licensed and insured.
 - They will perform a 10 point clean up when the work is done.
 - Crews will maintain safety requirement at all times during the construction process

Sub Total	\$33,993.81
Tax	\$1,159.30 *
TOTAL	\$35,153.11

CONDITIONS AND PROVISIONS

The Purchaser(s) hereof agree to pay the total sum stated, and strictly according to the terms stated, either by cash payment(s), or by execution of proper note(s), either of which shall be full and conclusive evidence of the fulfillment of all obligations of the Seller undertaken under the agreements. The Seller reserves the right to discount note(s) covering any deferred payments, with or without recourse. It is agreed that if Purchaser(s) fail to pay the cash or to execute the note(s) according to the terms, the entire unpaid sum shall bear interest from date of the fulfillment of the obligations of the Seller, and at the highest rate permitted by law of the State where these agreements makes said sum payable This is of the essence of the agreements, and upon default of the payment of any installment, the Seller, its successors and assigns shall have the optional right to declare the entire balance due and payable, and to charge interest therefrom at the highest rate permitted by the law of the State where these agreements makes said sum payable, and in the event any balance is collected by law or through an attorney-at-law, or under advice therefrom, the Purchaser(s) agrees to pay all costs of collection, including interest and attorney fees.

It is expressly agreed that under these agreements the Seller is obligated to perform only that which is specified, and if during the course of performance of the Labor and Services agreement, certain defects in the building or property of the Purchaser(s) are discovered or uncovered necessitating repairs, the Purchaser(s) shall assume the full responsibility for such repairs.

Our labor warranty to original purchaser:

- [A] Roof Replacement - Lifetime workmanship warranty
- [B] Repairs - none

[C] Material- Contractor makes no warranty, express or implied (including warranty of fitness for purpose and merchantability). Any warranty or limited warranty shall be as provided by the manufacturer of the products and materials used in construction.

Owner hereby grants the Contractor the right to display signs and advertise at the building site.

Where materials are to be matched. Contractor shall make every reasonable effort to do so using standard colors and materials, but does not guarantee a perfect match.

Owner shall provide for protection of, and be responsible for any damage, warpage, racking, loss of material on the premises.

Contractor agrees to complete the work in a substantial and workmanlike manner but is not responsible for failures or defects that result from work done by others prior, at the time of, or subsequent to work done under this agreement, failure to keep gutters, downspouts and valleys reasonably clear of leaves or obstructions, failure of the Owner to authorize Contractor to undertake needed repairs or replacement of fascia, vents, defective or deteriorated roofing or roofing felt, trim, sheathing, rafters, structural members, siding, masonry, caulking, metal edging, or flashing of any type

Unless otherwise noted in this agreement, the price quoted does not include removing or replacing fascia, trim sheathing, rafters, structural members, siding, masonry, vents, caulking, metal edging or flashing of any type. If during the course of work, it should become apparent that any such portions of the structure should be repaired or replaced. Owner may authorize Contractor to do such additional work and charge Owner for the additional labor and materials required plus a reasonable profit. Any wood repair is an extra unless specified in contract.

All invoices must be paid upon completion of work. Accepted forms of payments are: Business or personal check, cashiers check, money order, cash, or credit card. **Credit card payments will have an additional 3% processing fee.** Any unpaid invoices for work completed grants Southpaw Roofing to take legal action, filing a lien on the property where the work was completed. If the job is through insurance, the first check is due on the day of completion along with any out of pocket expenses. Please make checks payable to Southpaw Roofing. All returned checks will have a \$35.00 returned check fee

Note:

If you have a split air condition system or a water line near the roof line, it's your responsibility to confirm that the unit/water line was installed to run on the bottom of the attic floor and not against the roof. If the supply line in the attic is touching the roof decking, there is a possibility the roof nails will penetrate through the decking and could hit the supply line causing air to quit working. It is also the responsibility of the homeowner to check for gas and water lines as well before the roof is installed. There will be debris falling inside as from any construction project, we ask that you cover items in your attic due to debris falling when a roof is removed and replaced. It is the responsibility of the homeowner to cover or clean up debris, not of Southpaw Roofing.

By signing below, you agree to these terms and understand that if the work is not detailed on the contract, that the work will not be done. It must be on the contract to avoid later confusion.
This contract is good for 30 days.

This agreement constitutes the entire contract and the parties are not bound by oral expression or representation by any party or agent of either party. All changes to the work approved by Owner and accepted by Contractor become part of this contract.

I hereby certify that I have read and received a copy of this agreement and all its provisions. By signing this copy of the contract, you are authorizing Southpaw Roofing to proceed with the work listed above and agree with these terms.

Zach Murray (Southpaw Roofing)

10/5/2026

Company Authorized Signature

Date

Customer Signature

Date

From: Terry Schalk <tschalk@acceleratedadjusting.com>

Sent: Thursday, August 13, 2026 4:19 PM

To: Christopher P. Yount <CYount@augustaga.gov>; Terry Schalk <tschalk@acceleratedadjusting.com>

Subject: [EXTERNAL] Re: Fw: Thomas D. Wiedmeier Building-Hurricane Damage Roofing estimates

Chris

You had previously sent me those roof estimates have they made a decision on which one yet?

Yes, Ramiro states he has sent this to you.

Can you please get with the utilities department and get some explanations on the attached invoices?

Did they actually rent the pumps on the first 6 pages if so we will need the final invoice amount.

Final invoice requested from accounting who hopes to have it next week.

What was the lime purchased for pages 7-9, the FEMA report only listed an amount of \$3,076.32

Used to raise pH of water being treated. Same reasoning of the Alum during the emergency, see 7.037 & 7.038

What happened to the relays at the pump station that required replacement pages 10-11.

Relays shorted out and failed, caused by 4160 breaker that went to ground.

Pages 12 and 13 appear to be for fuel tank rentals, what were they needed for?

On-site fuel tanks used to provide equipment fuel during Hurricane recovery.

What was the water truck rental for? Pages 14 and 15

Rented as a backup to haul sodium hypochlorite for water treatment.

What was the Backhoe rented for? I'm guessing to clear the debris?

Debris removal.

Thanks for your help with this.

Best Regards

Terry Schalk

FL License # E143772

Independent General Adjuster & Appraiser

954-557-5522

On 08/12/2026 1:18 PM EDT Christopher P. Yount <cyoung@augustaga.gov> wrote:

Terry,

Attached are 3 estimates for repairs at AUD Administration Building on Walker St.

Christopher Yount

Loss Control Officer

City of Augusta - Risk Management

(706) 771-2969

Cell (706) 550-7437

Outlook for iOS

From: Ramiro Guedea <rguedea@augustaga.gov>

Sent: Wednesday, 12 August 2026 13:15:44

To: Christopher P. Yount <CYount@augustaga.gov>

Cc: Ramiro Guedea <rguedea@augustaga.gov>; Chad Hendrix <CHendrix@augustaga.gov>; Wes Byne <WByne@augustaga.gov>

Subject: Thomas D. Wiedmeier Building-Hurricane Damage Roofing estimates

Good afternoon Chris;

Attached are the three (3) roofing estimates for the **Thomas D. Wiedmeier Building** located at:

452 Walker Street
Augusta, Ga 30901

I believe the deadline date for the Hurricane Helene insurance claim is 9/8/2026.

Please advise on next step for repairs and settlement.

Best

Ramiro Guedea

452 Walker Street suite, 200

Augusta, Georgia 30901

rguedea@augustaga.gov

706-836-4912

Leadra Collins

From: Ramiro Guedea
Sent: Friday, October 2, 2026 12:06 PM
To: Leadra Collins
Subject: FW: [EXTERNAL] Re: Fw: Thomas D. Wiedmeier Building-Hurricane Damage Roofing estimates

Leadra,

Spoke with Chris-Risk Mgmt he stated that the repair is under the insurance claim and that we can proceed wit the repairs.

Ramiro Guedea

From: Christopher P. Yount <CYount@augustaga.gov>
Sent: Wednesday, August 19, 2026 10:20 AM
To: Chad Hendrix <CHendrix@augustaga.gov>; Ramiro Guedea <rguedea@augustaga.gov>
Cc: Tess T. Thompson <TThompson@augustaga.gov>
Subject: Re: [EXTERNAL] Re: Fw: Thomas D. Wiedmeier Building-Hurricane Damage Roofing estimates

Thank you,

Christopher Yount
Loss Control Officer
City of Augusta - Risk Management
(706) 771-2969
Cell (706) 550-7437
[Outlook for iOS](#)

From: Chad Hendrix <CHendrix@augustaga.gov>
Sent: Wednesday, 19 August 2026 09:58:01
To: Christopher P. Yount <CYount@augustaga.gov>; Ramiro Guedea <rguedea@augustaga.gov>
Cc: Tess T. Thompson <TThompson@augustaga.gov>
Subject: RE: [EXTERNAL] Re: Fw: Thomas D. Wiedmeier Building-Hurricane Damage Roofing estimates

Chris, please see below in red.

[Thank you,](#)

Chad Hendrix, PE
Augusta Utilities Department

From: Christopher P. Yount <CYount@augustaga.gov>
Sent: Thursday, August 13, 2026 4:22 PM
To: Chad Hendrix <CHendrix@augustaga.gov>; Ramiro Guedea <rguedea@augustaga.gov>
Subject: FW: [EXTERNAL] Re: Fw: Thomas D. Wiedmeier Building-Hurricane Damage Roofing estimates

Please see some additional questions that the independent adjuster had in regard to several items.

Thank you,

Christopher Yount
Loss Control Officer
City of Augusta - Risk Management
535 Telfair St, Suite 920
Augusta, GA 30901
(706) 771-2969
Cell (706) 550-7437
E-mail cyount@augustaga.gov



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City of Augusta - Risk Management
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Sent: Wednesday, 12 August 2026 13:15:44
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Cc: Ramiro Guedea <rguedea@augustaga.gov>; Chad Hendrix <CHendrix@augustaga.gov>; Wes Byne <WByne@augustaga.gov>
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452 Walker Street
Augusta, Ga 30901

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Please advise on next step for repairs and settlement.

Best

Ramiro Guedea
452 Walker Street suite, 200
Augusta, Georgia 30901
rguedea@augustaga.gov
706-836-4912



**STATE OF GEORGIA
DEPARTMENT OF REVENUE
SALES TAX CERTIFICATE OF EXEMPTION
GEORGIA PURCHASER**

To: **SOUTHPAW ROOFING AUGUSTA**

9/1/2026

SUPPLIER

DATE

525 PLEASANT HOME ROAD

AUGUSTA

GA

30907

SUPPLIER'S ADDRESS

CITY

STATE

ZIP CODE

THE UNDERSIGNED HEREBY CERTIFIES that all purchases* made after this date will qualify for the tax-free or tax-exempt treatment indicated below. (Check the Applicable Box) (*The terms "purchase" and "sale" include leases and rentals.)

- ☐ 1. Purchases of tangible personal property or services for **RESALE ONLY**. O.C.G.A. § 48-8-30. A sales and use tax number is required unless the purchaser is one of the following: church, qualifying tax exempt child caring institution, tax exempt parent-teacher organization or association, private school (grades K-12), nonprofit entity raising funds for a public library, member councils of the Boys Scouts of America or Girl Scouts of the U.S.A. **TAX-FREE TREATMENT DOES NOT EXTEND TO ANY PURCHASE TO BE USED BY THE PURCHASER, INCLUDING ITEMS THE PURCHASER WILL DONATE.** O.C.G.A. §§ 48-8-3(15), (39), (41), (56), (59), (71).
- ☒ 2. Purchases of tangible personal property or services made by the United States government, the state of Georgia, any county or municipality of this state, fire districts which have elected governing bodies and are supported in whole or in part by ad valorem taxes, or any bona fide department of such governments when paid for directly to the seller by warrant on appropriated government funds. A sales and use tax number is not required for this exemption. O.C.G.A. § 48-8-3(1)(A).
- ☐ 3. Purchases of tangible personal property or services made by any authority created by local law enacted by the General Assembly or local constitutional amendment, which authority provides public water or sewer service. A sales and use tax number is not required for this exemption. O.C.G.A. § 48-8-3(1)(B).
- ☐ 4. Purchases of tangible personal property or services made by the University System of Georgia and its educational units, the American Red Cross, a Community Service Board located in this state, Georgia Department of Community Affairs Regional Commissions, or specific qualified authorities provided with a sales tax exemption under Georgia law. A sales and use tax number is not required for this exemption. O.C.G.A. §§ 37-2-6.1(d), 48-8-3(8), 50-8-44.
- ☐ 5. The sale, use, consumption, or storage of materials, containers, labels, sacks, or bags used for packaging tangible personal property for shipment or sale. Materials purchased at a retail establishment for consumer use are not exempt. A sales and use tax number is not required for this exemption. O.C.G.A. § 48-8-3(94).
- ☐ 6. Aircraft, watercraft, motor vehicles, and other transportation equipment manufactured or assembled in this state when sold by the manufacturer or assembler for use exclusively outside this state and when possession is taken from the manufacturer or assembler by the purchaser within this state for the sole purpose of removing the property from this state under its own power when the equipment does not lend itself more reasonably to removal by other means. A sales and use tax number is not required for this exemption. O.C.G.A. § 48-8-3(32).
- ☐ 7. The sale of aircraft, watercraft, railroad locomotives and rolling stock, motor vehicles, and major components of each, that will be used principally to cross the borders of this state in the service of transporting passengers or cargo by common carriers and by carriers who hold common carrier and contract carrier authority in interstate or foreign commerce under authority granted by the United States Government. Replacement parts installed by carriers in such aircraft, watercraft, railroad locomotives and rolling stock, and motor vehicles that become an integral part of the craft, equipment, or vehicle are also exempt. The exemption does not extend to private carriers. O.C.G.A. § 48-8-3(33)(A).
- ☐ 8. Purchases of tangible personal property or services made by the Federal Reserve Bank, a federally chartered credit union, or a credit union organized under the laws of this state. A sales and use tax number is not required for this exemption. 12 U.S.C. §§ 531, 1788 § 1768; O.C.G.A. § 48-8-97.

Under penalties of perjury, I declare that I have examined this certificate and, to the best of my knowledge and belief, this certificate is true and correct and made in good faith, pursuant to the sales and use tax laws of the State of Georgia. Further, I understand that any tangible personal property obtained under this certificate is subject to sales and use tax if the purchaser uses or consumes the property in any manner other than indicated above.

Purchaser's Name: **AUGUSTA-RICHMOND COUNTY CONSOLIDATED GOVT** Sales Tax Number: **58-2204274**

(IF REQUIRED)

Purchaser's Type of Business: **CITY-COUNTY CONSOLIDATED GOVERNMENT**

Purchaser's Address: **535 TELFAIR STREET, SUITE 605, AUGUSTA, GA 30901**

Printed Name and Signature: **ANDY PENICK** Title: **PROCUREMENT DIRECTOR**

Telephone Number: **706-821-2422** Email: **PROCADMINISTRATIVE@AUGUSTAGA.GOV**

Supplier must secure and maintain one properly completed certificate of exemption from each purchaser making purchases without the payment of tax.



Penn Roofing Inc
PO Box 2085,
Evans, GA 30809
Phone: 706-421-0226

06/22/2026
Claim Information

Company Representative
Brian Spence
Phone: (706) 421-0226
Bspence@pennroof.com

Romero Guedea
Augusta Utilities
452 Walker Street
Augusta, GA 30901
(706) 836-4912

Job: Romero Guedea

Replacement Section

To Whom It May Concern:

As requested we have inspected the roof system at the above referenced location.

- Provide all set-up, clean-up, and hoisting of materials required for this project.
- Tear-off the existing shingles and dispose of all trash and debris. Please note that any deck damage that may be discovered during the reroof process will be billed in addition to the contract amount. The following unit prices will be used to address any unforeseen damage: \$65/sheet for deck replacement, and \$6/lf for any structural repairs.
- Price below reflects the removal of one layer of existing shingles, if more than one layer is uncovered during the tear off phase, the amount increases by \$600 per layer.
- Furnish and install new Synthetic Underlayment to cover over the roof deck.
- Furnish and install new ice and water shield in the valleys.
- Furnish and install new drip edge metal where existing on all gables and eaves.
- Furnish and install new 30 year shingles throughout the field of the roof.
- Furnish and install new rain diverter where existing.
- Penn Roofing will fabricate new coping / transition metal for the top of shingle roof system using 24g kynar coated flat stock metal.
- Furnish and install new pipe boot flashings at all roof top pipe penetrations.
- Penn Roofing will provide a work permit from local County.
- Please Note: In the event that electrical wiring or HVAC piping is Improperly installed on the underside of the roof deck, and it is inadvertently punctured during the reroof process, it will be the responsibility of the building owner to pay for the repair of the aforementioned damage.
- Provide a ten (10) year workmanship warranty on all labor and materials required for this project.

Penn Roofing has provided a lift , porta john and dumpster for this project. Cost has been added to the contract amount below.

Thank you for the opportunity to work with you on this project. If you have any questions or need any additional information, please do not hesitate to give me a call.

	Qty	Unit
Materials		
Labor		
		\$42,042.00
TOTAL		\$42,042.00

Starting at \$388/month with **Acorn** - **APPLY**

NEED FINANCING, SEE LINK ABOVE

This agreement is made between Penn Roofing INC and Customer listed above estimate. Penn Roofing, INC agrees to perform the scope of work list above. The total cost for this work is listed on this estimate agreement, which the Customer agrees to pay in full upon completion. By signing this Estimate agreement, the Customer confirms their approval of the described work and agrees to pay the total amount upon completion. If payment is not made as agreed, Penn Roofing, INC reserves the right to file a lien on the property. Any additional work not listed will require a separate agreement. LATE FEES: After the 15 days a 5% fee will be added each weeks (every 7 days), maximum fee being 20% after 30 days past due.

All return checks will be charge a \$35.00 check return fee.

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date



Brighter Side Roofing
102 Holley Hill Dr
North Augusta, SC 29841
Phone: (803) 426-1716

05/20/2026

Company Representative
Ray Mundy
Phone: (803) 426-1716
Ray@brightersideroofing.com

Ramiro Guedea
Augusta Utilities
452 Walker Street
Augusta, GA 30901-2461
(706) 836-4912

Job: Ramiro Guedea

Asphalt - Pitched Area

- Remove existing shingles down to deck.
- Re-nail any loose wood. If bad or rotten wood is discovered, it will be replaced at a price of \$50 per sheet.
- Install 3' of Owens Corning WeatherLock ice and water shield at all gutter lines and valleys.
- Install Owens Corning ProArmor Synthetic underlayment to keep roof dry.
- Install Owens Corning Starter Strip Shingles along all gutter lines, rake edges, and valleys.
- Install Owens Corning Oakridge Limited Lifetime Dimensional Shingles per specifications using 1 1/4" roofing nails.
- Install Owens Corning ProEdge Hip & Ridge Shingles
- Install new ridge vent.
- Install new pipe and chimney flashings.
- Clean up all job related debris
- Provide 10 yr workmanship warranty
- We are licensed and insured.
- Crews will maintain safety requirement at all times during the construction process

	Qty	Unit	Price
Materials			
Owens Corning Oakridge AR	333.00	BD	--
PREMIUM PERFORMANCE AND STRIKING BEAUTY Oakridge® laminated shingles provide premium protection and impressive curb appeal. A full double layer in the nailing zone gives Oakridge® Shingles greater integrity and better holding power compared to shingles with single layer wide nail zones. We proved it in testing. And the warm, inviting look in popular colors provide a step-up from traditional three-tab shingles.			
Owens Corning ProEdge (33')	5.00	BD	--
Tri-Built Shingle Starter - 7 3/4" (100')	8.00	BD	--
Owens Corning ProArmor Synthetic Underlayment (10 sq) - BRGHTRSD	10.00	RL	--
Tri-Built Aluminum Drip Edge - 6"x1 1/8" (10')	71.00	PC	--
Tri-Built Roofing Coil Nails - 1 1/4" (7200 Cnt)	5.36	BX	--
Tri-Built Plastic Cap Nails - 1" (3000 Cnt)	3.86	BX	--
Labor			
Tear off and Install Laminated Shingles	115.30	SQ	--
Steep Fee - 10/12 to 11/12 Pitch	96.40	SQ	--
2 Story Roof	116.00	SQ	--
Install Drip Edge	710.00	LF	--
Other - Dumpster- Large- Approx 5-7 tons of debris	1.00	EA	--
42' Lift	0.00	EA	--
Richmond County Building Permit	1.00	EA	--
			\$44,500.00

TOTAL

\$44,500.00

EXCLUSIONS, TERMS, AND CONDITIONS

1. UNFORESEEN DECKING / STRUCTURAL CONDITIONS

Unforeseen decking damage is not included in the contract price. Replacement of roof decking (OSB) will be charged at the rate of \$50.00 per sheet and \$4.50 per linear foot for 1x6 boards, unless otherwise specified. Three sheets are included with all full roof installs.

If Brighter Side Roofing LLC determines that existing roof decking is unsuitable or unsafe, including but not limited to rot, delamination, warping, moisture damage, or failure to meet manufacturer installation requirements, the Customer authorizes Brighter Side Roofing LLC to replace such decking as necessary without delay to ensure proper installation and weather protection. All such work will be billed at the rates listed above.

By signing this agreement, Customer acknowledges that additional charges for decking replacement may be incurred without further notice.

2. WEATHER AND JOBSITE CONDITIONS

Customer understands that roofing work requires temporary exposure of the structure. Brighter Side Roofing LLC is not responsible for damage caused by sudden, unexpected, or uncontrollable weather events once the roofing system has been opened during installation.

3. CUSTOMER RESPONSIBILITIES

Customer is responsible for protecting or removing personal property, including but not limited to:

- Vehicles
- Wall hangings
- Electronics
- Attic contents
- Landscaping and outdoor items

Brighter Side Roofing LLC is not responsible for:

- Interior damage due to vibration (including nail pops, drywall cracks, or shifting items)
- Dust or debris entering attic or living spaces
- Damage to unprotected property

4. DAMAGES NOT INCLUDED / LIMITATION OF LIABILITY

Brighter Side Roofing LLC shall not be responsible for any indirect, incidental, or consequential damages, including but not limited to:

- Water damage to interior spaces
- Wet insulation or drywall
- Damage to flooring, ceilings, or contents
- HVAC or electrical system issues
- Pre-existing conditions or prior repairs
- Leaks occurring during active construction
- Acts of God (including windstorms, hailstorms, hurricanes, tornadoes, lightning, flooding, earthquakes, or fire)
- Vandalism, misuse, or abuse

Liability is strictly limited to defects in workmanship as outlined in this agreement.

5. WARRANTY

Brighter Side Roofing LLC warrants labor and materials installed per the terms below:

- Full Roof Replacement (Lifetime Shingles or Metal Roofing): 10-Year Workmanship Warranty
- Full Roof Replacement (25-Year Shingles): 6-Year Workmanship Warranty
- TPO Roofing Systems: 20-Year Manufacturer Warranty + 5-Year Labor Warranty

No workmanship or material warranty is provided for repairs unless explicitly stated in writing.

Warranty coverage applies only to materials purchased and installed by Brighter Side Roofing LLC and is limited to installation-related defects.

All warranties begin upon job completion and do not begin until final payment is received in full.

Warranty is void if:

- Payment is not made within 30 days of completion
- Work is altered or repaired by others
- Damage is caused by external factors outside contractor control

Brighter Side Roofing LLC does not guarantee color matching on repairs.

6. PAYMENT TERMS

Payment is due in full immediately upon job completion, unless otherwise agreed in writing.

- A 3.0% surcharge applies to all credit card payments
- Any unpaid balance after 5 days will accrue interest at 1.5% per month (18% annually), compounded monthly

Failure to make payment when due will result in the entire remaining balance becoming immediately due and payable.

Customer agrees to pay all costs associated with collection, including but not limited to attorney fees, court costs, and filing fees.

7. RIGHT TO STOP WORK

Brighter Side Roofing LLC reserves the right to stop or suspend work immediately in the event of:

- Non-payment
- Payment disputes
- Unsafe conditions
- Customer interference

Any delays caused by the above will not be the responsibility of Brighter Side Roofing LLC.

8. ACCEPTANCE OF TERMS

By signing this agreement, Customer acknowledges and accepts all terms, conditions, exclusions, and pricing outlined above.

No additional approvals are required for work necessary to complete the project in accordance with manufacturer specifications and industry standards.

9. MECHANIC'S LIEN RIGHTS (GEORGIA & SOUTH CAROLINA)

GEORGIA PROJECTS

For projects performed in the State of Georgia, Customer acknowledges that Brighter Side Roofing LLC has the right to file a mechanic's and materialman's lien against the property for any unpaid balance.

Customer is hereby given notice that:

- A Notice to Owner/Contractor may be provided as required by Georgia law
- A lien may be filed if payment is not received
- Said lien will include the full contract amount, approved change orders, interest, and all associated collection costs

Customer agrees that in the event of non-payment:

- Brighter Side Roofing LLC may file a lien in the county where the property is located
- Brighter Side Roofing LLC may pursue foreclosure of lien in accordance with Georgia law
- Customer will be responsible for attorney fees, court costs, and lien filing fees

SOUTH CAROLINA PROJECTS

For projects performed in the State of South Carolina, Customer acknowledges that Brighter Side Roofing LLC has the right to file a mechanic's lien in the event of non-payment.

Customer is hereby given notice that:

- Brighter Side Roofing LLC may serve a Notice of Right to File Lien as required under South Carolina law
- If payment is not made, a mechanic's lien may be filed within 90 days from the last date labor or materials were furnished
- A lawsuit to enforce the lien must be filed within 6 months of the last date of work, in accordance with South Carolina law

Customer agrees that any lien filed may include:

- The unpaid contract balance
- Approved change orders
- Interest charges
- Costs of collection, including attorney fees and court costs

ACKNOWLEDGMENT

By signing this agreement, Customer acknowledges receipt of this notice and understands that failure to pay for labor, materials, or services provided may result in a lien being placed against the property, which could ultimately lead to foreclosure proceedings.

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date