



4874 S. Orange Ave
Orlando, FL 32806
CBC 060354

Est. 1975

Office: 407.851.0680
Fax: 407.447.5590
CCC1329157

Lake Conway Estates Lake Lot
3121 Cullen Lake Shore Dr
Orlando FL 32812
jxhunter@darden.com
Phone:

Date: 9/6/22

Prepared by: Jeffrey Hewitt
Phone: 407-851-0680

Bid Price Includes: SHINGLE ROOFS – TWO BUILDINGS

- ~ Provide proper permitting and insurance.
- ~ Remove existing shingles and install new asphalt shingles.
- ~ Inspect and nail off roof decking to current county and state standards.
- ~ Color to be chosen by owner: Style: Architectural; Manufacturer: CERTAINTEED
- ~ Drip Edge: Install New 2.5” Galvanized Pre-painted: **BROWN, BLACK or WHITE**
- ~ Replace tar paper with new **Certainteed Roof Runner Synthetic underlayment double coverage.**
- ~ Replace all lead boots and vents with new.
- ~ Install Peel & Stick underlayment, direct-to-deck in the valleys, & new valley metal per manufacturer.
- ~ Any rotten or un-nailable wood surfaces will be billed at Market Price per sheet of plywood and per lineal foot for 1X and 2X material. **(DONATED)**
- ~ Any “L” or Counter Flashing that is replaced, will be billed at \$8.00 per lineal foot for each.
- ~ All workmanship is **guaranteed for FIFTEEN (15) years from final payment.**
- ~ Price is for removal of one layer of shingles and 2 layers of felt paper. Job site to be cleaned daily.
- ~ Gold Key Roofing reserves the right to inspect the roof before signing contracts.
- ~ **Wind Mitigation provided by Tier 1 Pro Inspections (407)670-0891 - tier1proinspections.com**

**CERTAINTEED LANDMARK ARCHITECTURAL SHINGLES
(LIMITED LIFETIME WARRANTY - RATED 130 MPH)**

Total Retail Investment: \$3,450.00 _____ int

**CERTAINTEED LANDMARK ARCHITECTURAL SHINGLES
(LIMITED LIFETIME WARRANTY - RATED 130 MPH)**

Total Donation For Labor & Material: \$0.00 _____ int

Two Requests For Donation:

1. Allowed to place Gold Key Roofing plaques in each pavilion.
2. 10 Years of advertising in the Crow's Nest (Business Card Size) News Letter.

Payment Schedule:

30% due of total investment + total of any options chosen, 30% of total investment amount due at job start, Balance due at roof completion _____ int

Owner

Date

Company Officer

Date



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WWW.CFRSA.ORG
WWW.CERTAINTEED.COM



Proud members of:

Central Florida Roofing & Sheet Metal Association

Central Florida Home Builders Association

Re-modelers Council of Central Florida

Certified Master Installers from CertainTeed

**THANK YOU,
JEFFREY A. HEWITT**

This bid includes labor and dumpster to tear off 1 (one) layer of old roofing material. If there are more layers of old roofing material that could not be seen during the inspection, there will be an extra charge for the removal that has not been included in this contract. Extra layers of roofing to tear off will cost, \$45 X # OF SQS X # OF shingle layers & \$8 X # OF SQS X #OF layers of felt

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1. Gold Key Roofing is not responsible for broken plumbing pipes that were not installed to state code: All Plumbing pipes must be installed 3" below the roof deck, including A/C plumbing.

Customer Initials [REDACTED]

2. Throughout the reroof process, we will contact you via phone call or email in regards to any wood being delivered to your property for replacement. The wood replacement will be a cumulative total of the amount being delivered, the amount may need additional wood delivery or may not use the total delivered. Any wood brought back after being delivered will not be counted towards the amount on your invoice. If we are unable to reach you with the above methods, we will continue with the necessary replacement to comply with the Florida Building code. Any wood replacement will be the homeowner's responsibility despite being able to discuss these changes. The wood costs are listed in the scope of work on page 1. Customer Initials [REDACTED]

3. A delivery truck will be used for your roofing material and it may have to use the driveway. (Gold Key Roofing is not responsible for any damages including cracks, stains, etc) Customer Initials [REDACTED]

4. There are no verbal contracts, all changes to your order must be in writing either via email or by mailing in a signed letter and must be approved by Gold Key Roofing before it takes affect. Customer Initials [REDACTED]

INSTALLATION

1. We put six (6) nails in every full shingle on every roof, no matter what the wind zone. Nails are 1 1/4" large head galvanized, we also use quality roofing adhesives
2. Valley installation: We replace existing with new 26 GA. galvanized valley metal; with soaker sheet installed between synthetic underlayment and valley metal.
3. Lead plumbing pipe flashings: replace all with new lead flashings
4. Attic vents: replace all with new: **FT RIDGE VENTS/FT OFF RIDGE VENTS**

PARAMETERS

1. All roofing trash will be put in a dumpster or dump trailer provided by Gold Key Roofing LLC which will be placed on your driveway, close enough to the roof to be under the eave, unless other arrangements are made. Yard around house and driveway will be swept with magnet at the end of each day to pick up all nails.
2. Contract price is good for 10 days from date of proposal.
3. Standard underlayment will be two layers of Certaineed Roof Runner, half lapped (18" head lap)
4. We give a 7-year written warranty on our installation and workmanship, which is transferable
5. The Owner will supply a source of electricity for Gold Key Roofing LLC to perform their work.
6. Gold Key Roofing LLC will be allowed to place a sign stating that we are installing this roof, with company information.
7. Additional item(s) included in pricing: Tear off all original roofing. *Note: Any wood replacement, not

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included in this bid is will be charged at rates mentioned above.

8. Our employees are of various ethnic backgrounds. Not all speak English, but the crew leader on the job will know enough English to communicate with you. You will also be given the name and cell phone number of that crews Supervisor. All Supervisors speak fluent English; Tenemos dos personas que pueden habla Espanol.
9. Gold Key Roofing LLC is fully covered with liability insurance for property and personal damage, and workman's compensation for employees. All our roofers are employees of Gold Key Roofing LLC, not temporary labor or sub-contractors, and are covered under our insur
10. If your satellite dish is directly mounted to the roof, its removal and re-installation is necessary to reroof your house. Gold Key Roofing LLC will remove it and re-mount it exactly in the same position with your permission, but will not be responsible for equipment or any change to or loss of reception, or financially responsible for its repair. Or, you can contact your satellite dish service for removal and re-installation.
11. The homeowner is responsible for removal and replacement of any solar panels and all related and connected parts.
12. Gold Key Roofing LLC is not responsible for any damage to driveway, sprinklers or lawns due to delivery trucks.
13. Gutters will be detached and reset in place in order to replace any eave drip behind them.
14. Deposits are non-refundable after 3 days of signing contract.
15. (A) In any dispute arising out of this transaction, the non-prevailing party shall be liable for reasonable attorney's fees and costs, including on any appeal.
(B) **Any balance due on past due accounts shall be subject to payment of interest at the rate of 1.5% per month after 30 days from initial invoice date.** In the event the service of an attorney becomes necessary to secure payment of this account or any invoice or to enforce the terms hereof, there shall be added to the amount due and be collectible therewith, any such attorney's fees, which in any event shall be at least 25% of any amount so due by the buyer. **Customer initials - X -**
16. Any existing part of your roof system that you choose not to replace, when we have been contracted to reroof other parts such as, reroof shingle area but, leave the flat roof (rubber or tar and gravel) and or, reroof the shingle area but leave the old skylights any old areas and their tie-ins to surrounding new roof we have installed, will not be under warranty, if you call for a leak repair in one of these areas, we will be happy to service you as needed but, you will be charged for labor and materials
Gold Key LLC will not be finacially responsible for any existing part of your roof system that you choose not to replace, and any areas abutting these areas, that have, in our professional opinion been affected by old areas not reroofed by us.
17. **Skylight Info**
if you do not want to purchase new skylight covers...
A.) Skylights- Plastic Dome Curb Mount Covers - These will turn dry and brittle over the years and will easily break. They should be replaced when you have your roof replaced if they are more than 1 or 2 years old. They can be a weak spot in your new roof system and they will eventually need to be replaced with a new one.
B.) Sometimes the flashing on the curb mount needs to be replaced (because of rust, sub standard

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installation or deterioration of adhesives). We have to remove the skylight cover to do this. In this situation, even if the cover appears to be in good condition (no cracks anywhere on the Plastic Dome) there is a good chance that an old Plastic Dome cover will crack and have to be replaced with a new one
C.) Your skylights, if curb mounted, are fastened to your roof by "L" metal. If you are not getting new skylight covers or curbs, it is necessary for us to tie the new synthetic underlayment & shingles into your existing "L" metal on your skylight. In order for us to do this without damaging your existing skylight, there are some requirements. Your skylight curb must be at least 4" high, and proper length and width so that the skylight top does not over hang the curb. If we cannot get to the "L" metal to clean it and loosen it, to get the 15 lb felt under it properly, the skylight will have to be removed. If we can remove it and re-install it (your existing skylight) without damaging it, all is fine. But if it is damaged in this process, we will not be responsible for buying you a replacement. Because, it is necessary to properly dry-in around all skylights, and, old skylights tend to get brittle and break easily, and, if this is the case you should be replacing that skylight anyway.

D.) In any of these situations, if replacing the Plastic Dome Covers is not in your contract with us, and they are damaged in the process, **the Homeowner will be responsible for the cost of installing new Plastic Dome covers**

E.) Flush Mount Plastic Dome covers - are mounted directly to the roof deck .They have to be replaced when your roof is replaced. They are glued right into the shingle roof system and cannot be saved or reused. In fact we do not even install the Flush Mounted Skylights, as are not designed to withstand severe Florida Weather conditions, we can replace the Flush Mounted Skylights with Curb Mount skylights.

F.) Anytime we replace Skylight covers and curbs with new ones it may change the appearance of the top of the Skylight shaft (if you have an open shaft). You may be able to see some unfinished wood of the curb or the black rubber gasket of the flat glass Skylight covers, if you have upgraded from Plastic Dome covers. It is not in our expertise to "dress up" the appearance of the interior of your home. This will be solely the responsibility of the Homeowner to hire a trades man such as a trim carpenter to add a molding around the top of a skylight shaft to your satisfaction.

G.) It is also the Responsibility of the Homeowner to contract a painter to do any painting (if desired) of metal flashings and wood replacement on the roof which are installed as natural colored metals such as galvanized and lead. Gold Key Roofing LLC installs pre finished metals as requested if available.

Thank you for giving us the opportunity to be of service to you.

Jeffrey Allan Hewitt President CBC, CCC

"I understand and agree to adhere to all this Contract's Agreements, on all pages"

Customer initials - X -

ADDENDUM TO BID & CONTRACT FOR SHINGLE RE-ROOF

DATE

CUSTOMER NAME

ADDRESS

ADDITIONAL CONTRACT AGREEMENTS - THIS PAGE TO BE SIGNED ALSO.

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Statutory Warnings

Lien Law

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 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 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 Notice of Claim

Any claims for construction defects are subject to the notice and cure provisions of chapter 558, Florida statutes.

Radon Gas Warning

Radon gas: radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

Florida Homeowners' Construction Recovery Fund

Payment, up to a limited amount, may be available from the Florida homeowners' construction recovery fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida law by a licensed contractor. For information about the recovery fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address: (850) 487-1395, 2601 Blairstone Road, Tallahassee, fl 32399-1039.

CUSTOMER SIGNATURE:

DATE:

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