



**CITY OF COOPER CITY
INTERDEPARTMENTAL BUDGET TRANSFER NOTIFICATION**

TO: CITY COMMISSION

VIA:

FROM: CITY MANAGER

DATE:

3/5/2024

Notification of the following transfer of funds is provided for the reasons set forth below:

	FROM	TO
Department	Water Plant	Water Plant
Account Description	Maintenance - Structures	Building Improvements - Building
Account Number	450-911-534450-533	450-911-566000-533
Amount to be Transferred (\$)	\$15,850.00	\$15,850.00

This Transaction	All Funds Cumulative FY 24 YTD	2.5% Limit Based on FY 24 Adopted Budget
\$15,850.00	\$145,723	\$1,909,267

REASON:

To fund the re-roofing of the Chlorine Building. The nature of this project requires that we post this to a departmental capital line item. We have opened this unbudgeted line item and now must fund it from where it was originally budgeted, Maintenance - Structures (an operating expense line item).

Total appropriations of this fund is NOT changed by this budget amendment.

All funds cumulative include this transaction.

(Please Do Not Write Below This Line)

	APPROVED	DISAPPROVED
Finance		
City Manager		
Commission (≥10K)		



COOPER CITY UTILITIES DEPARTMENT MEMORANDUM

DATE: February 1, 2024

TO: Hamid Nikvan, Assistant Utilities Director / Acting Utilities Director

FROM: Ryan Webster, Chief Water Plant Operator

SUBJECT: Chlorine Building Re-Roof

Recommendation:

The roof on the chlorine room is showing signs of degradation and is in need of replacement. Our existing roof has exceeded the life span of 25+ years.

Background:

Existing shingle roof has met and exceeded its life span of 25 years. Specified replacement are with in kind asphalt shingles.

This project was previously approved and then rescinded due to the contractor's inability to fulfill their obligations. The previous PO No.2023-8414 was cancelled on January 12, 2024.

Budget:

The previous PO was issued using budget line 450-911-534450-533 Maintenance of Structures

Attachments:

- Paletz Roofing
- Arcon Roofing
- Paul Bange Roofing



PALETZ ROOFING & INSPECTIONS INC.
EST. 2003

10428 W State Road 84, Unit 7 • Davie, FL 33324
Telephone: 1-(833) 916-ROOF • Fax: (954) 916-6634
License # CCC1325656
Commercial & Residential
Re-Roof Proposal

Proposal prepared for:

11791 SW 49 St
Cooper City, FL 33330
954-675-8865/rwebster@coopercity.gov

Date: 2.1.2024

Safety & Quality:

Paletz Roofing & Inspections, Inc. understands that if the existing building is to be occupied during the new roof process, the safety of you as well as our employees is our priority. We will provide barriers to keep people out of some areas during the new roof process. Barriers will be visible, and the dangerous conditions explained. Our compliance with the (OSHA) Safety Regulations is as firm as our roof system.

We perform and request mandatory inspections during all our roofing projects. We have a full-time foreman at the job site for any questions that you may have. We also have staff supervisors who perform regular checkups at all projects.

Maintenance:

Maintenance is a major consideration for all roofing projects. All roof systems should undergo routine maintenance on an annual basis (at a minimum). It is also important that the individuals performing this maintenance have a strong understanding of the installed system and the Manufacturer's warranty.

Permitting and Testing:

All roofing permits costs that are required for the new roof process as well as testing to obtain the permit is included in our bid proposal. The following tests and procedures will be completed to process your roofing permit:

- Engineered signed and sealed design wind pressure calculations, (if needed).
- Metro-Dade product approval NOA for the new roof system.
- A roof plan and appendix "E" along with a uniform roofing permit application will be Submitted to your respective municipality and reviewed by a building of roofing official of the pertinent city.
- Provide roof attachment and engineered fastening pattern (if necessary) in accordance with the Florida building code.
- Notice of commencement filing with the county clerk of courts and fees before the start of the project.

Scope of Work: (Shingle Roof)

1. Tear off existing roof system to a clean workable surface.
2. Re-nail existing deck in compliance with Florida building code.
3. Change rotted wood decking up to 3 sheets of plywood and 25 lineal feet of wood fascia. Thereafter price for Wood Sheathing is \$4.50 per square foot, T&G / Plank per lineal foot and \$8.50 per lineal foot on Fascia.
4. Change or install any lead shields, and galvanized vents (no electrical, no gas vents), if gas vent is existing customer is aware that if a gas inspection is required customer will be charged for certification and inspection by a Certified Plumbing Contractor. (Minimum charge is \$250)
5. Installation of double #30 ASTM D226, with 1¼" ring shank nails and 1 5/8" tin caps.
6. Installation of "3x3" (White) drip edge metal to the perimeter of the roof nailed with 1¼" ring shank nails.
7. Installation of 26 Gauge valley metal.
8. Install new L-Flashing at returns.
9. Installation of Owens Corning Duration Series (3-Dim) Shingles to the felt with 1¼" ring shank nails.
10. Clean area of the roof and premises of the property to customer's satisfaction.
11. This proposal does not include any mechanical, Plumbing, Electrical. Work done by others.

Notes:

- **If wall Flashing must be replaced, price will be \$30 a foot. This price includes replacing the stucco. \$800.00 Minimum charge.**
- **Owner is responsible for removal of any screen enclosures / solar panels & gutters.**
- **Owner is responsible for painting Fascia and Stucco.**
- **PRI does not caulk fascia boards.**
- **If there is more than (1) roof system, there will be an additional charge of \$35 per square extra.**
- **If soffit vents must be replaced due to fascia replacement, price will be \$40 per screen.**

Special Wood:

- 2X8 Cedar is \$16.00 per lineal foot.
- 2X10 Cedar is \$18.00 per lineal foot.
- 2X12 Cedar is \$20.00 per lineal foot.
- 2X4 and 2X6 Rafters is \$5.50 per lineal foot.

Proposal Price: \$15,850.00

Option: Installation of TAMKO moisture wrap strips to all plywood seams/joints. (\$1,100.00)

Note: Paletz Roofing & Inspections, Inc. may withdraw this proposal, if not accepted within 30 (thirty) days.

Warranty:

Above roofing system is to receive a **Seven year (7)** limited warranty for poor workmanship and/or faulty products, consequential damages excluded, issued upon completing and full payment. **This warranty is transferable by written Agreement by an officer of PRI.**

Projected time of completion:

- After job has been awarded to Paletz Roofing & Inspections, Inc., these are the steps that follow:
- Permit applications to be signed by owner or authorized agent, notice of commencement to be recorded at the city county court of clerks.
- Tests for calculations, asbestos, and any needed engineering tests (Mitigation reports NOT included) will be requested for permitting.
- Permit submittals at the respective municipality or city, estimated time for both steps about **ten working days. Permit fees and processing is included in job cost.**
- Projected time for tear off and installation of new roofing system, weather permitting, and tiles/shingles availability is estimated at about **twelve to fourteen weeks** including all required inspections by proper municipality inspector.

Payment Terms:

1. **30% due at Start of job.**
2. **30% due at completion of TinCap.**
3. **30% due at Delivery of Shingles**
4. **10% due upon Final inspection.**

Make checks payable to: Paletz Roofing & Inspections, Inc.

PRI only accepts cash or checks. No credit cards.

Contract Disclosures, Terms & Conditions of Contract

The undersigned property owner or agent for owner ("**Customer**") hereby authorizes Paletz Roofing & Inspections, Inc., here after called ("**PRI**") to supply all materials and labor necessary for the work specified below on premises located at 11791 SW 49 St Cooper City, FL 33330

General Specifications: WHEN REROOFING - All work is to be performed in a workmanlike manner and in accordance with established practice and local building codes.

Contractor makes no other guarantees or warranties of any kind, express or implied. The owner or owner's agent agrees and understands that all roof decks settle, over the years, causing an uneven surface that will be more obvious when building is re-roofed. This condition is normal, and it is not caused by the re-roof process, nor is it controllable by PRI.

Residential Re-roof:

- PRI isn't responsible for oil Canning, as it's common in metal roofing and doesn't affect the structural integrity of the panel system.
- The above pricing reflects that PRI will have access to the eave edge of the roof for trucks, stocking and equipment. PRI will cover brick pavers, stamped concrete driveways or sidewalks with wood planking and/or plastic covering during this job. If the access to the eave, of the roof is over the existing driveway, sidewalk or lawn, PRI is not responsible for any damages that may occur because of the weight of equipment and vehicles, even if protection is provided. (Protection of driveways, pavers and lawn or other means of access may be achieved at an additional cost.)
- Customer is responsible to notify PRI of the location of any septic tank. PRI is not held responsible for damage to septic tank or drainage field. Please notify PRI, prior to the commencement of work, of any concerns of this nature or other concealed conditions.
- If any concealed or unknown physical conditions that have not been addressed in the scope of work or other areas of this contract, including asbestos are encountered any time, then PRI shall be entitled to an equitable adjustment of the contract sum and time to the extent that the condition causes an increase of the cost or time required for the completion of the work. PRI promptly notifies the owner of the subject conditions. It is agreed that PRI shall have no responsibility to correct the condition or complete any portion of the work depend thereon, until an agreement regarding the equitable adjustment of the contract sum is reached by the parties.
- If removal and replacement or re-installation of air conditioning units, ductwork, related electrical work, roof mounted equipment, gutter/downspouts, solar panels are necessary to facilitate replacement of this roof, will be additional to the contract price and it shall be the owner's responsibility. If the existing gutters are to remain in place, then due care will be taken, however, PRI cannot accept responsibility for damage to same.
- Please be advised that where you have open beam ceilings, dust, dirt & debris will infiltrate the interior of the structure. Please take precautions to protect any items that you do not wish to be soiled.
- In no event shall PRI be liable for special or consequential damages for any damage caused by settlement, vibration, distortion, water intrusion or failure of the foundation on which the structure rests, or damage caused by hail, hurricanes, gale winds, unusual weather conditions or acts of GOD, nor for any damage or delays due to strikes, fires, accidents, bad weather, or other causes beyond PRI's control, nor for inherent defects in the defects in the premises on which work is to be done, and in no event, PRI shall not be responsible for interior or exterior damage to the building, its contents or surrounding property, including its plaster (such as cracks, small pops or minor water damage), paint, furniture, personal belongings, lawns, shrubberies, sidewalks, side walls, driveways, sprinkler systems, water lines, septic tanks or lines, fiberglass, metal or plastic roofs, screens or screen enclosures, awnings, antennas, pools, pool pumps, patios, washers, dryers, tools, vehicles, sheds, etc. Owner to carry builder's risk, as well as general fire, windstorm, flood and any other necessary insurance. In the event a hurricane or hurricane force winds are recorded in the area this Warranty shall be void due to possible damage either visible or not visible.

Paletz Roofing & Inspections, Inc. reserves the right to cease work under this contract if owner fails to make any installments within three (3) days of its due date. PRI's warranty will not be valid until entire contract is paid in full.

Note: Do not sign this contract before you read it or if it contains any blank spaces. You may only cancel this contract within three (3) days after its execution. If you the Owner wishes to cancel this transaction after your right to cancel has passed, you the owner shall pay Paletz Roofing Liquidated damages of \$350.00 plus any cost incurred. The parties have no oral agreements that are not covered by this written agreement. If you default under this contract, then you agree to pay PRI's entire legal costs and attorneys fee for collection. In the event of the contract balance is not paid within (3) days of completion or as specified in this contract, you agree that the debt will bear interest at a rate of 2% per month (and shall not exceed 18% per year)

- 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.

Owner / Agent

Date

Denis Lachaine
(Paletz Roofing & Inspections, Inc.)

2.1.2024

Date

PROPOSAL AND CONTRACT

Florida State Certification

No.: CC C057677

To: City of Cooper City
Attn: George Garba
Chlorine Storage Bldg

Established 1984



2280 N.W. 16th Street
Pompano Beach, FL 33069

Margate (954) 979-9400
Coral Springs (954) 753-3100
Boca Raton (561) 368-1800
Fax (954) 977-4442

Date 01/19/2024

ARCON proposes to furnish all materials and perform all necessary labor to complete the following:

SHINGLE RE-ROOF

1. Arcon will remove and haul away the existing sloped roof down to the sheathing.
2. Arcon will replace and prime all rotted deckwood and fascia. Soffit work is not included.
3. Arcon will re-nail all sheathing to meet local codes.
4. Arcon will tin tag (1) layer of ASTM 30# roofing felt to the sloped deck.
5. Arcon will apply all new 16" galvanized metal in the valleys.
6. Arcon will install all new 3x3 (or 2x2, as needed), galvanized eaves drip. All new vents and stacks will be installed as well.
7. Arcon will install all new GAF Lifetime Dimensional (color to be decided) Shingles, per code.

*If any gutters need to be removed in order to complete the re-roof, Arcon Roofing is NOT responsible for replacing them, but can recommend a reputable gutter company.

Arcon will leave the grounds clean at the end of each day. All applicable permits will be included. All work will be completed to meet or exceed local codes per manufacturer's specifications. Arcon will maintain liability and worker's compensation insurance as required by law.

The cost includes a Five (5) year limited maintenance warranty against leaks due to workmanship or material.

Job

Location: 11791 SW 49 Street, Cooper City Florida

All work will be completed in a substantial and workmanlike manner according to the terms and conditions on the back of this contract for the sum of

Eighteen Thousand Eight Hundred Forty Dollars

(\$ 18,840.00)

Payment

Terms: 40% Upon start 40% Upon shingle delivery 20% Upon completion

*A 2% fee is added to any credit card payments.

Acceptance of this proposal must be within 30 days and is void thereafter at the option of ARCON.

See reverse side for terms and conditions.

ACCEPTANCE OF PROPOSAL

The above prices and conditions are hereby accepted. You are authorized to do the above work. The signer of this agreement guarantees payment.

Accepted by:

Date _____ Signature _____

I have read and accepted the terms and conditions of this agreement.

Arcon Rep.

Date _____ Signature _____



954-981-7663 (ROOF)
paulbangeroofing.com
info@paulbangeroofing.com
7000 SW 21st Place Davie, FL 33317

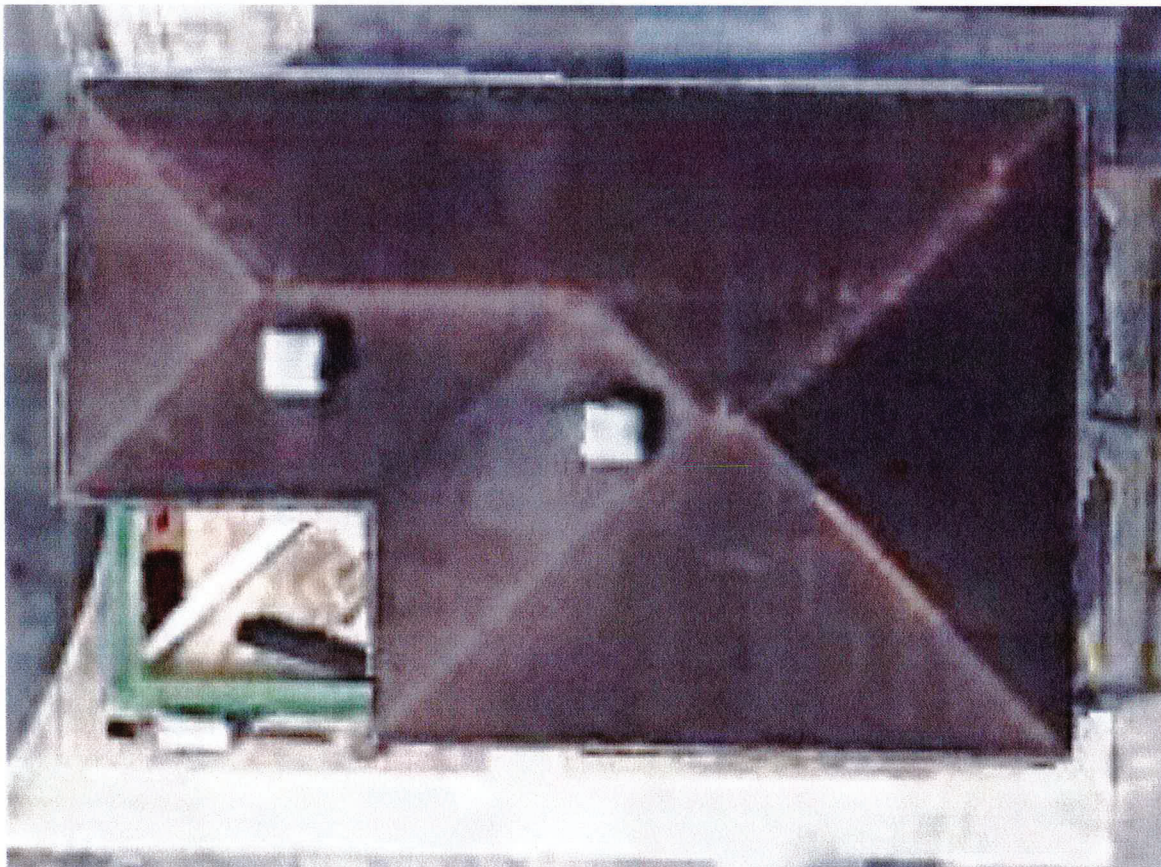
Paul Bange Roofing

DATE: *January 19, 2024*

PREPARED FOR: Ryan Webster
954-675-8865
rwebster@coopercity.gov

PROJECT NAME: 11791 SW 49 Street
Cooper City FL 33330

Shingle Roof





Roof Systems

This quote encompasses all labor, materials, equipment, insurance, engineering, and required permits to complete the project.

Shingle Roof System

- Remove Shingles Down to Wood Deck
- Replace Damaged Decking as Needed
- Renail Wood Deck to Current Building Code
- Install Shingle Underlayment
- Install Customer Selected Shingle
- Install New Drip Edge Metals, Valley Metal, Vents and Pipe Flashing
- 5 Sheets of Plywood Included For Project
- Seal All Penetrations to Manufacturer's Specifications
- Haul Away All Trash and Roof Related Materials
- Limited Lifetime Shingle Warranty
- 5 Year Paul Bange Workmanship Warranty
- Mechanical, Electrical, Plumbing, Interior Protection, Gutters Excluded

Shingle Roof System for 1 Buildings\$19,301



Price List

Please refer to the unit pricing list below for any unforeseen costs.

Plywood	\$5.00 Sq. ft.	Wall Flashing	\$25.00 Linear ft.
1x6 T&G	\$5.00 Linear ft.	OverFlow	\$750.00 Each
1X8 T&G	\$5.00 Linear ft.	Scuppers	\$750.00 Each
2X6 T&G	\$8.00 Linear ft.	Lightweight Replacement up to 4"	\$9.00 min 96 SF
Pine 1x6	\$9.00 Linear ft.	Cedar 1x6	\$12.00 Linear ft.
Pine 1x8	\$10.00 Linear ft.	Cedar 1x8	\$13.00 Linear ft.
Pine 1x10	\$11.00 Linear ft.	Cedar 1x10	\$14.00 Linear ft.
Pine 1x12	\$12.00 Linear ft.	Cedar 1x12	\$16.00 Linear ft.
Pine 2x6	\$12.00 Linear ft.	Cedar 2x6	\$18.00 Linear ft.
Pine 2x8	\$14.00 Linear ft.	Cedar 2x8	\$20.00 Linear ft.
Pine 2x10	\$16.00 Linear ft.	Cedar 2x10	\$22.00 Linear ft.
Pine 2x12	\$18.00 Linear ft.	Cedar 2x12	\$26.00 Linear ft.

Payment Terms

Payment terms are as follows: 5% is due at signing, 55% due at the project's start, 30% at substantial completion plus outstanding invoices, 10% is due at close out per building. A 3.5% fee will be added to all credit card transactions. (Payment will be collected on a per building basis).

Price is Subject to Change After 30 Days



954-981-7663 (ROOF)
paulbangeroofing.com
info@paulbangeroofing.com
7000 SW 21st Place Davie, FL 33317

Paul Bange Roofing

Exclusions

HVAC, Electrical, Solar, and Rooftop Equipment:

Paul Bange Roofing Inc. shall not be held liable for any failures, deteriorations, leaks, or issues not directly related to our roofing services concerning HVAC systems, electrical setups, solar panels, or other rooftop equipment, including but not limited to the items mentioned. The owner acknowledges that any complications arising from these systems or equipment remain outside the obligations of Paul Bange Roofing Inc. and agrees to absolve and hold Paul Bange Roofing harmless from any such concerns or damages.

Materials:

Paul Bange Roofing expressly disclaims responsibility for any manufacturing defects in roofing materials provided or used in the execution of its services. Clients shall not hold Paul Bange Roofing liable for any such defects. Furthermore, manufacturing defects in materials are not grounds for the withholding of any payments due to Paul Bange Roofing. In the event that roofing materials need to be relocated due to inclement weather conditions, including but not limited to threats of hurricanes or tropical storms, the owner will incur a relocation fee of \$85.00 per man per hour. Should the owner opt against relocating the materials in light of impending inclement weather or other related threats, Paul Bange Roofing will not be responsible or liable for any damages to the materials, consequential losses, or any related costs arising from that decision.

Acts of God:

During and prior to the commencement of the roofing process, Paul Bange Roofing shall not be held responsible or liable for any material shortages, delays, or other disruptions caused by Acts of God. This includes, but is not limited to, events such as floods, fires, earthquakes, hurricanes, tornadoes, or any other unforeseen circumstances beyond the control of Paul Bange Roofing. In the event of such occurrences, Paul Bange Roofing reserves the right to adjust project timelines and schedules. The Property Owner acknowledges these potential risks and agrees to hold Paul Bange Roofing harmless for all circumstances and instances arising from the aforementioned events.

Fumes and Emissions:

Paul Bange Roofing may produce smells, fumes, or emissions. Paul Bange Roofing will not be held liable or responsible for any such smells, fumes, or emissions that might permeate the premises. It is the exclusive responsibility of the property owners and residents of each building to take preventative measures to prevent the entry of these fumes, emissions, and smells into their residences or businesses. This includes, but is not limited to, ensuring proper sealing or closure of HVAC units, vents, windows, and doors.

Metal Panel Roof Systems:

This limited warranty DOES NOT APPLY to sheet exposed at any time to corrosive or aggressive atmospheric conditions, including but not limited to:

Areas subject to saltwater marine atmospheres or to constant spraying of either salt or fresh water. This warranty does not apply for steel products installed less than a half mile from the seacoast, salt water, or brackish water.

Metal Roof Oil Canning:

Oil canning is a term used in the roofing industry to describe the visible waviness or distortion that can occur on the flat surfaces of metal panels. This phenomenon appears as a series of wavy, buckled, or wrinkled patterns, particularly in the broad areas of metal panels. Thermal Expansion and Contraction cause metal to naturally expand and contract with temperature changes, which in some cases, can induce a wavy appearance in the panels. Substrate irregularities can also contribute; if the substrate, like the sheathing underneath the metal panels, is not perfectly flat or has imperfections, it can cause visible distortions in the metal panels laid over it. It's important to note that oil canning is largely an aesthetic issue and does not impact the functionality or performance of the metal roof.



954-981-7663 (ROOF)
paulbangerroofing.com
info@paulbangerroofing.com
7000 SW 21st Place Davie, FL 33317

Paul Bange Roofing

Lines (A/C Electrical, Plumbing, and Gas):

In accordance with Florida Building Codes, air conditioning, electrical conduit, plumbing, and gas lines should maintain adequate clearance either above or below roof sheathing to prevent potential damage from tools, including but not limited to nails, saws, and shovels. On occasions, this clearance requirement might not have been adhered to during equipment installation. Paul Bange Roofing cannot ascertain the clearance beneath the sheathing during roofing installation, nor ensure that A/C, electrical, plumbing, or gas lines were installed compliantly. The property owner hereby agrees to absolve and hold Paul Bange Roofing Inc. harmless concerning any issues related to these components.

Interior Protection:

During the roofing process, the generation of dust, debris, and vibrations is inherent. The property owner is solely responsible for ensuring the protection, covering, and safeguarding of all interior items, including those stored within the attic, from any potential harm or damage caused by these factors. Paul Bange Roofing Inc. will not be held liable for any damage or degradation of items due to the owner's failure to adequately protect their belongings during the project's duration.

Structural Integrity:

Paul Bange Roofing Inc. shall not be held liable for any structural failures that occur before, during, or after the roofing project's completion. Should the owner have concerns regarding the structural integrity of the property at any phase of the project, it is their responsibility to consult with a qualified structural engineer. The owner agrees to absolve and hold Paul Bange Roofing Inc. harmless from any consequences or damages arising from structural issues or failures related to the roofing project.

Third Parties:

Paul Bange Roofing Inc. shall not be held responsible for any delays or interruptions caused by third-party contractors or entities. The owner acknowledges that no payments to Paul Bange Roofing will be withheld or delayed due to circumstances or disruptions stemming from third-party contractors. The responsibility for any consequences or challenges arising from third-party involvement remains outside the obligations of Paul Bange Roofing Inc.

Reimbursement:

In the event of any issues or concerns arising from our roofing services, the owner, tenant, or representative must provide Paul Bange Roofing with written notice within 5 business days of identifying the issue. Paul Bange Roofing reserves the primary right to address, fix, or repair the stated issue. If the owner, tenant, or representative opts to use another service for rectification without first allowing Paul Bange Roofing the opportunity to remedy the concern, any costs incurred for such repairs will be borne solely by the owner or their representative.

Ponding Water:

Paul Bange Roofing shall not be held liable for the occurrence of ponding water on roofs, defined as water remaining on the roof surface 72 hours after rainfall. While efforts may be made, such as the installation of tapered substrate to promote positive water drainage, achieving complete drainage is not always possible. This may be due to inherent design flaws, building anomalies, or inconsistent building structures. The responsibility for any consequences arising from such ponding water remains outside the scope of obligations of Paul Bange Roofing.

Access:

The Property Owner hereby grants Paul Bange Roofing, along with its employees and agents, full access to the property, which includes the presence of delivery vehicles, dump trucks, and supply trucks. It is acknowledged that the weight of these vehicles can exceed eight tons, a weight typically within the load-bearing capacities of driveways, sidewalks, and concrete paths. Notwithstanding this general capability, there may be instances where a driveway, sidewalk, or path has not been constructed to sustain such weights. As such, the Property Owner expressly releases Paul Bange Roofing Inc. from any and all liability related to damages that may arise from trucks traversing over driveways, sidewalks, and paths.



954-981-7663 (ROOF)
paulbangerroofing.com
info@paulbangerroofing.com
7000 SW 21st Place Davie, FL 33317

Paul Bange Roofing

Mold, Mildew, and Pathogens:

Paul Bange Roofing Inc. categorically delineates its non-liability concerning the onset or discovery of mold, mildew, pathogens, and other related issues, which may arise during any phase of a project or in future claims. The property owner expressly acknowledges that concerns linked to mold, mildew, pathogens, and the like, whether they surface before, during, after the project's completion, or in subsequent periods, are beyond the responsibility or accountability of Paul Bange Roofing Inc. With this understanding, the owner commits to absolve and hold Paul Bange Roofing entirely exempt from any present or future claims, damages, or liabilities stemming from these or related issues.

Attic ventilation:

While Paul Bange Roofing emphasizes the importance of proper attic ventilation, the company shall not be held responsible for issues resulting from inadequate attic ventilation or the presence of mold, mildew, or other pathogens within or outside the premises. The property owner acknowledges these potential risks and agrees to hold Paul Bange Roofing Inc. harmless from any consequences, damages, or health concerns arising from mold, mildew, or other pathogens related to attic ventilation or any other factors.

Insurance:

Paul Bange Roofing Inc. carries all the necessary workers' compensation, liability, and property insurance as mandated by law to protect the Owner and/or Owner's Representative from potential injuries or damages stemming from Paul Bange Roofing Inc.'s operations. This covers actions by Paul Bange Roofing Inc. or anyone they employ or are responsible for. Limits are in excess of state requirements. The Owner and/or Owner's Representative must also have insurance covering losses to materials from incidents like fire, storms, or floods. Their insurance should cover all risks, including theft, vandalism, and damages from legal requirements enforcement. If there are deductible costs, they will be borne by the Owner and/or Owner's Representative. The insurance should waive any compensation claims against Paul Bange Roofing Inc. Furthermore, the Owner and/or Owner's Representative should have insurance covering property usage losses from hazards and won't hold Paul Bange Roofing Inc. responsible for any such losses or consequential damages.

Stucco, Paint, Concrete, and Cracks:

Paul Bange Roofing does not offer any stucco repairs, painting services, concrete restoration, or crack repairs, including those on roof decks and walls. This encompasses, but is not limited to, issues related to stucco, paint, cracks in walls, cracks in concrete, and defects or damages in roof decks. The Owner is solely responsible for all tasks and repairs related to stucco, paint, concrete restoration, and crack repairs. Paul Bange Roofing inc. shall not bear liability for any defects, damages, or subsequent maintenance connected to stucco, paint, concrete, or cracks on the Owner's property.

Roof Tile & Mortar:

Paul Bange Roofing Inc. shall not be held responsible for, but not limited to, any discolorations, changes, defects in roofing tiles, or tile mortar. This includes issues arising from efflorescence, a temporary surface condition intrinsic to all concrete products. Efflorescence, which results from the chemical reactions within cement, can present as a white chalky appearance or concentrated patches on the tile. It is influenced by various factors including the type of deposit and local weather conditions. While efflorescence might alter the aesthetic appearance temporarily, it does not impact the tile or mortar's quality or functional attributes. For all tile and mortar-related concerns or issues, including those related to efflorescence, owners should refer to the manufacturer's warranty.

Shingle:

It's important to note that roof deck deflection, which refers to any structural sagging or unevenness in the roof deck, may be caused by various factors such as the uneven installation of rafters during the original construction of the house or other structural issues unrelated to roofing. Paul Bange Roofing cannot be held responsible for addressing or rectifying roof deck deflection issues. Paul Bange Roofing strives to utilize high-quality shingles from industry-leading manufacturers. However, please note that certain factors such as granule loss, color changes over time, and shingle curling are inherent characteristics of all roofing shingles. These specific issues are not covered under our workmanship warranty.



954-981-7663 (ROOF)
 paulbangeroofing.com
 info@paulbangeroofing.com
 7000 SW 21st Place Davie, FL 33317

Paul Bange Roofing

Workmanship Warranty

Paul Bange Roofing Inc. hereby guarantees the workmanship on roofing services provided to be free of defects for a period of Five (5) years from the completion date. Should any issues arise due to our workmanship within this timeframe, Paul Bange Roofing commits to rectifying the situation. This warranty is transferable to subsequent property owners. To initiate a transfer, the new owner must seek approval from our office. Upon receiving approval, a reasonable administrative fee will be charged for the warranty transfer process. Once completed, the new owner will benefit from the remaining period of the original Five (5) year workmanship warranty. Warranty does not cover natural disasters, acts of God, hurricanes, floods, fire, or earthquakes etc. The warranty is voided if changes impacting roof performance are not reported within five(5) business days. Repairs by third parties, damage from traffic, vandalism, rooftop equipment installations, mold, mildew, and issues caused by negligence, moisture issues, wet insulation, rotting wood, skylights, exterior wall scuppers and flashings are not covered.

Proposal Acceptance

By signing below, the undersigned hereby affirms they have read, understood, and unconditionally agree to all terms and conditions contained within this document, both preceding and following this statement.

<hr/> Authorized Signature	<hr/> <i>Will Diaz</i>
<hr/> Print Name	<hr/> Director of Commercial Sales Paul Bange Roofing
<hr/> Date	<hr/> Office Approval
<hr/> Date	<hr/> Date

* The price quoted by Paul Bange Roofing Inc. is valid for 30 days and may change thereafter.
 * All Contracts are subject to office approval.