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luis @AustinRoofingAndConstruction.com

Roofing Agreement

Re-Roof / New Install Job# _____

Date 1 / 7 / 2025 Representative Luis Cadena Cell# (512) 985-7048
Client Name: Courtney Deavers C/H# (512) 962-9246
Client Email: courtney.deavers@facealchemy.org
Project Address: 251 Old Fitzhugh Road, Dripping Springs, TX 78620

ROOF FEATURES

Pitch 8/12 A 13 T 15 R 46 V 14 Rake 160 Eave _____ Hip 0 1 Story 2 Story
 Shingles Metal TPO/ Modified Bitumen Other: _____

SPECIFICATIONS FOR LABOR AND MATERIALS – TERMS AND CONDITIONS

- Austin Roofing and Construction to Provide All Materials & Labor
- Tear Off: one layer of metal
- Recover Roof With: 24 GA
- Color: Charcoal Style: 1.5" Standing Seam w/striations
- Starter Shingle: _____
- Ridge: Standard
- Underlayment: _____ Ice & Water Shield: _____
- Decking Type: 1x4 Slats Quantity: 50'
- Drip Edge Metal Color: 2"x3" to match metal
- Roof Vent Type: N/A Quantity: _____
- Pipe Flashing: 3in1's Quantity: _____ Dektite Flashing: _____ 1" _____ 6" _____ 8"
 Specialty: _____ 1.5" _____ 2" _____ 3" _____ 4"
- Galvanized Nails / Fasteners
- Pool on Property: _____ YES NO
- Satellite Dish: _____ YES NO REMOVE RE-INSTALL

*Satellite company will need to recalibrate after re-installation. You may have to call your provider to have it adjusted, please note that additional cost might occur for the readjustment. Open Soffit

*Disclaimer: Roof nails penetrating open soffit is an inherent characteristic of shingle roof systems. We take every precaution to prevent this but it cannot always be avoided because of the different thicknesses of shingle and decking materials. It is an aesthetic issue, not a structural problem or defect and is not cause for rejection of final product or withholding of final payment. If this is a concern you have, please address this before work begins with your project manager to ensure both parties are clear on what is to be expected. _____ Initials

- Clean Up & Haul off All Trash from Roof Roll Yard with Magnetic Roller

Extra Work may be OPTIONAL if it is itemized with a price

Does not include any fascia work, customer to have fascia completed before start date

WARRANTY

ARC Labor Warranty 10 Years Labor Warranty

GAF Warranties:

System Plus Warranty WindProven Warranty Silver Pledge Warranty

Golden Pledge Warranty

Other:

_____ Warranty _____ Years Material Warranty _____ Years Labor Warranty

FINALIZATION

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted concerning work and will be completed in a workmanlike manner for the sum of \$ Fourteen thousand two hundred fifty (Dollars)

\$ 14,250

With payments made as follows: 50% Deposit Due Upon Bid Approval & Balance Due Upon Job Completion

Purchasers Signature

Date

Joint Purchasers Signature

Date

Austin Roofing and Construction Representative

Date

ADDITIONAL INFORMATION:

INSURANCE

Insurance Company: _____

Telephone #: _____

Claim #: _____

Insurance Agent/Adjuster: _____ Phone #: _____

Insurance Documents Provided: YES NO

FINANCING

Financing Company: _____

Applicant: _____ Co-applicant: _____

Amount Approved For: \$ _____ (Dollars) \$ _____


Estimated Monthly Payment: \$ _____ * This is an approximate monthly payment amount.

Terms form a part of this agreement:

THIS CONTRACT IS SUBJECT TO CHAPTER 27, TEXAS PROPERTY CODE. THE PROVISIONS OF THAT CHAPTER MAY EFFECT YOUR RIGHT TO RECOVER DAMAGES ARISING FROM THE PERFORMANCE OF THE CONTRACT. IF YOU HAVE A COMPLAINT CONCERNING A CONSTRUCTION DEFECT ARISING FROM THE PERFORMANCE OF THE CONTRACT AND THAT DEFECT HAS NOT BEEN CORRECTED THROUGH NORMAL WARRANTY SERVICE, YOU MUST PROVIDE NOTICE REGARDING THE DEFECT TO THE CONTRACTOR BY CERTIFIED MAIL. RETURN RECEIPT REQUESTED, NOT LATER THAN THE 60TH DAY BEFORE THE DATE YOU FILE SUIT TO RECOVER DAMAGES IN A COURT OF LAW. THE NOTICE MUST REFER TO CHAPTER 27, PROPERTY CODE, AND MUST DESCRIBE THE CONSTRUCTION DEFECT. IF REQUESTED BY THE CONTRACTOR, YOU MUST PROVIDE THE CONTRACTOR AN OPPORTUNITY TO INSPECT AND CURE THE DEFECT AS PROVIDED BY SECTION 27, 004, PROPERTY CODE

1. All proposals subject to approval by management of Austin Roofing and Construction.
2. Contractor to perform all work in a good and workmanlike manner, maintain assurance and comply with Texas Regulation. All obligations of the parties are performable in Texas.
3. The Contract constitutes the entire understanding of the parties and no other understanding, verbal or otherwise shall be binding unless in writing signed by both parties.
4. The bid/proposal covers only the materials and labor shown. If additional work is requested or necessary, Contractor shall be paid an additional amount for such materials and/or labor. A signed Change Order is required.
5. The proposal will expire 30 days from date unless extended in writing by Company. After 30 days, we reserve the right to revise our price in accordance with costs in effect at that time.
6. This contract and its guarantees or warranties are not transferable unless written permission from ARC is given.
7. Austin Roofing and Construction will not be held responsible for any property or personal injury damage caused by or relating to flood, rising water, surface water, rust, rot, mold, mildew and or fungi, which arises either before, during or after contractor's work is ongoing or completed.
8. Austin Roofing and Construction's warranty is on its labor only to repair any defective labor only, and only if Austin roofing and Construction provides the labor. Whether or not a manufactures' warranty exists as to the materials, Austin Roofing and Construction provides no warranty as to parts, which it sells "AS IS". Other than the labor warranty above, there are no warranties, express or implied, given by Austin Roofing and Construction for fitness, merchantability or otherwise and Austin Roofing and Construction shall not be liable or responsible for any incidental or consequential damages.
9. Guarantee or warranties are not enforceable so long as any balance remains unpaid under this contract.
10. Past due sums bear interest at the rate of eighteen percent (18%) per annum.
11. All unpaid invoices will be considered late after 7 days unless other payment arrangements are made in this Contract.
12. Upon substantial completion of the project Purchaser will pay Contractor the full amount of the invoice within 7 days.
13. Additional charges may apply due to unforeseen circumstances.
14. Purchaser hereby authorizes and directs the insurance company to make payment via joint check to Contractor and Purchaser and to send the payments directly to Contractor and the Contractor's address above.
15. If force majeure, Acts of God, unknown or unforeseen conditions cause the prosecution of the work to be delayed or increased in scope, Contractor shall be entitled to a reasonable extension for any agreed completion date and to additional reasonable sums or any increase in the scope of the work.
16. This contract is the entire agreement of Contractor and Purchaser, except as to any later signed modification signed by Contractor and Purchaser.
17. Unless a specific completion date is given in writing, the work shall be completed within reasonable period of time.
18. Labor warranty does not cover damages to premises cause buy lightning, gales (50 mph), hurricane, tornado, hailstorm or damage to roof due to settlement, distortion, failure or cracking of the roof deck, walls or foundation of the building or defective skylights, fireplaces, ponding or standing water due to drainage, deflection or insufficient slope or any materials not stated in this contract.
19. Purchasers homeowner's insurance will be responsible for interior damages of the building, its contents or exterior attachments such as awnings, etc. which may arise from leaks or of any natural / unnatural occurrence before or during time work is being performed as long as the Contractor has taken action to protect the worksite during the project.
20. ARC is not responsible for damage to or from supply lines from other trades that are installed too close to the decking.



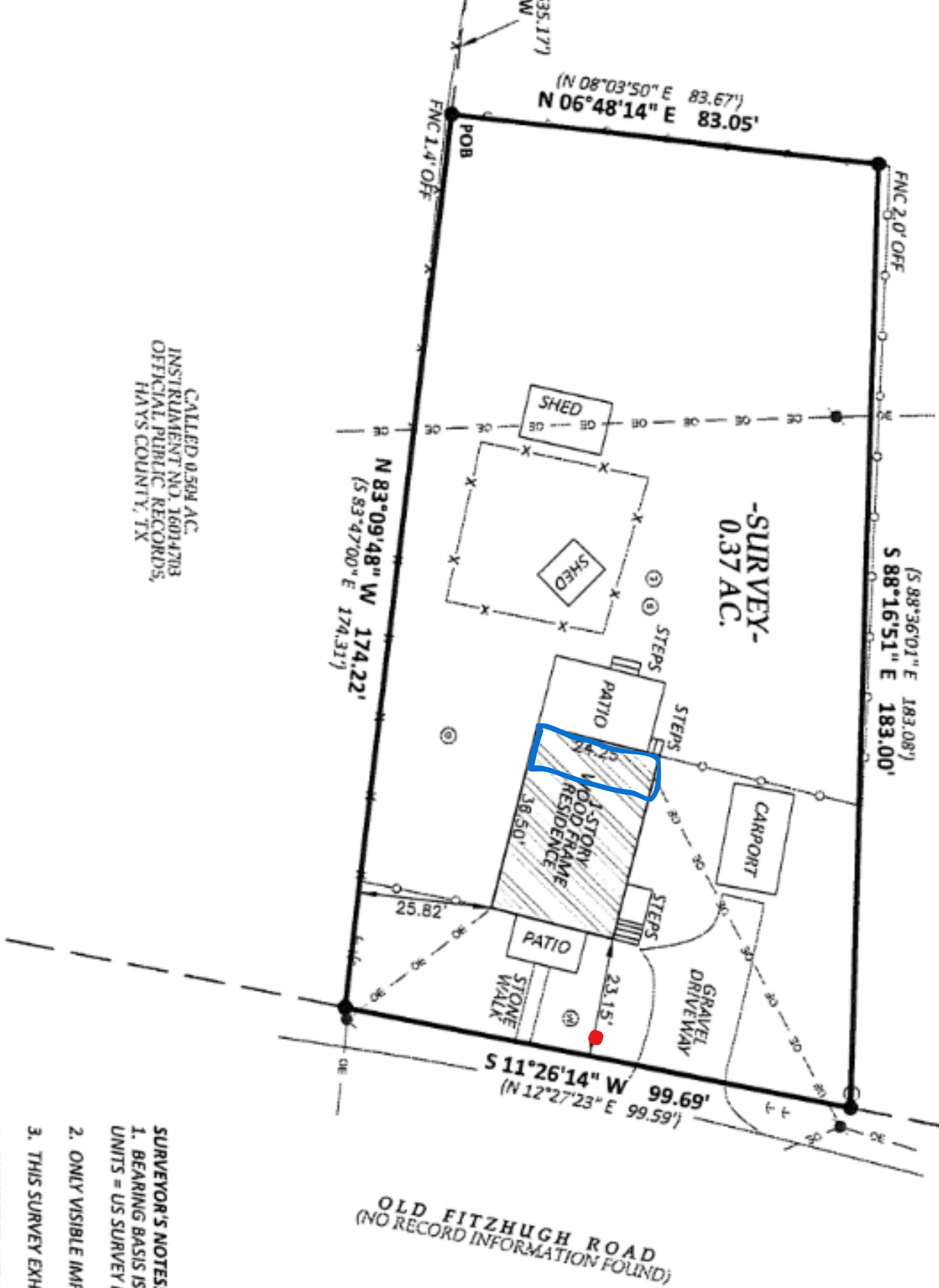
A photograph of a white, single-story house with a brown door and three windows. A sign is overlaid on the house, featuring a decorative arch and the text "Dripping Springs Beauty & Co." with dimensions "1 FT" and "8 FT".

1 FT Dripping Springs Beauty & Co.

8 FT

36" ARM BY 6' TALL POLE

INSTRUMENT NO. 15963877
OFFICIAL PUBLIC RECORDS,
HAYS COUNTY, TX



CALLED 0.504 AC.
INSTRUMENT NO. 16014703
OFFICIAL PUBLIC RECORDS,
HAYS COUNTY, TX

SECTION OF
ROOF THAT WILL
BE RAISED TO
MATCH EXISTING
PITCH

MONUMENT SIGNAGE
POLE LOCATION
SHOWN WHERE RED
DOT IS

- SURVEYOR'S NOTES:**
1. BEARING BASIS IS G
UNITS = US SURVEY FT
 2. ONLY VISIBLE IMPR
 3. THIS SURVEY EXHIBIT
 4. SUBJECT TRACT LIE
MAP NO. 48209C0105



CURRENT STATE OF 251 OLD FITZHUGH

CURRENT ROOF LINE



PROPOSED CHANGE







A-TEX
DUMPSTERS.COM
CALL 800-453-4345



A-TEX
800-977-1234
912-358-0338



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WARNING
DO NOT PARK







A-TEX
DUMPSTERS.COM
512-358-0338

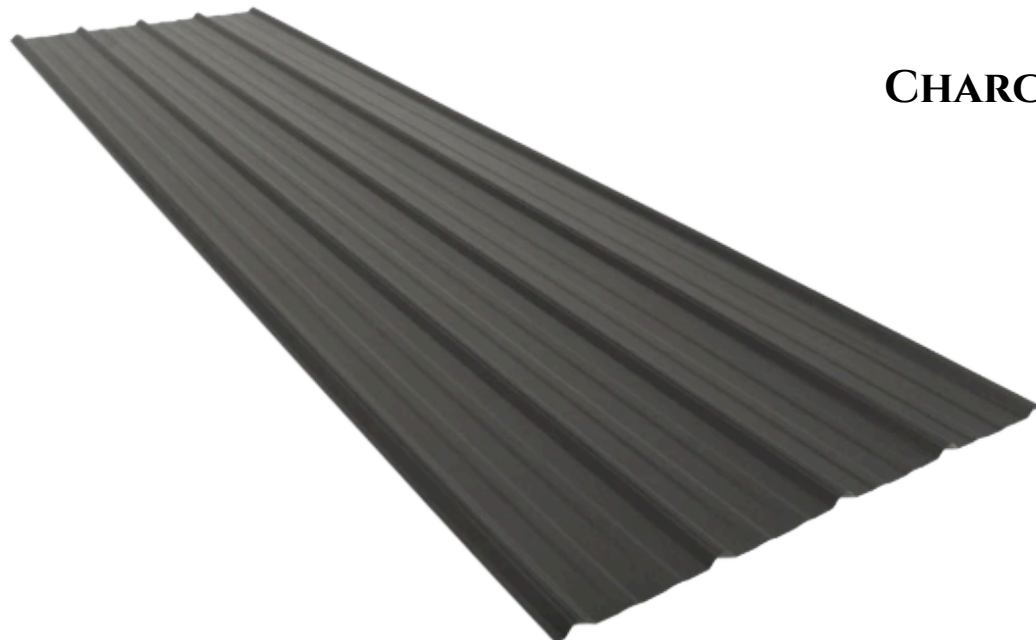
VINTAGE







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CHARCOAL GREY ROOF PANELS



ALABASTER WHITE EXTERIOR

Channel letters will be 1ft tall,
spanning 8ft across, unlit , metal

1 FT Dripping Springs Beauty & Co. 8 FT

Wooden monument sign
posts are 4x4 , 6' at the highest point
metal base 8' long x 3'wide x 1' tall
address in metal letters 6" tall

Orientation of sign will be
rotated 90 degrees so that
signage will be visible to traffic
moving both directions

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