



Address: 315 Mott Road Barnesville Georgia, 30204

Phone#: (470) 303-5972

Owner Lamar County		Date 02/15/2023
Address 408 Thomaston st		Insurance
City Barnesville		Claim#
State Georgia	Zip 30204	Policy #
Contact (678) 588-4010		Email stownsends@lamarcountyga.com

Services to be Rendered:

ITEM:	Item Details	Price
TPO Demolition/Repair	-Tear out membrane and insulation in areas identified as saturated and damaged. -Replace all damaged Decking	
Insulation	Using roofing foam, -Fill void areas where decking was replaced. -Install new foam to a depth of 1.5" to increase R-val	
Silicon Coating	Coat all roof surfaces and walls with 100% Silicon at a rate of 2 gallons per square.	
	Price includes all aspects of the job such as disposal, lift, lull, and any other miscellaneous items	

ITEM:	Item Details	Price
Warranty	<p>**WARRANTY**</p> <p>10yr labor/ lifetime material</p> <p>-Labor warranty comes with Yearly preventative maintenance roof evaluation. Roof evaluations will be a thorough inspection of roof with touch ups and repairs to damage caused by possible outside elements.</p> <p>(Roof evaluation covers up to \$500 in roof damage repairs each year. Customer is obligated to pay anything over which was caused by elements outside of SIPM's control or foresight)</p> <p>-Roof can be re coated every 10 years to extend the labor warranty.(Recoat will be a reduced price as it will not require as much prep work)</p> <p>**WEATHER**</p> <p>-SIPM shall proceed with roofing work only when the existing and forecasted weather conditions and surface temperatures will permit work to be performed in accordance with Manufacturer's recommendations and good roofing practice, including:</p> <ol style="list-style-type: none"> 1. Ambient air temperature must be 40°F and rising, but not above 120°F during the entire application and curing process. 2. Surface temperatures must be between 40°F and 150°F during application. If surface temperatures exceed 150°F during application, wait for roof to cool. 3. We will never apply coating to a wet or damp surface. Roof surface must be free from any moisture with no precipitation in the forecast until coating is dry. We will not apply coating if weather does not permit 4-6 hours of dry time prior to precipitation. Low humidity, low temperatures, cloud cover and calm air will slow the dry time. 4. Extra precaution is needed when applying material in windy conditions. We will never spray material when excessive wind conditions exist. <p>We will monitor wind conditions to prevent over-spray. If winds become excessive, spraying will stop.</p>	
	Total Estimated Price	\$258,120.60

An additional charge of 3.5% will be applied to the total cost of completed job for credit card purchases.

All work will be performed in a timely manner according to industry standard. Material guaranteed as specified. Any alterations or deviations from this contract will require a written & signed change order by both parties. Workmanship warranty does not cover acts of nature or impact. Workmanship warranty does not cover products or materials that are intended to be replaced as preventive maintenance i.e. pipe jacks. Not responsible for cracked driveway or sheetrock damage due to vibration. If contract is canceled by customer then, customer agrees to pay SIPM 15% of RCV per industry standard. A 3.5% interest will be imposed 30 days after install is complete and will compound monthly thereafter. All left over materials are property of SIPM Roofing and will be recovered within a timely manner. By signing, customer agrees to the terms and conditions set forth and expresses consent to execute the contracted agreements herein.

Acceptance of Proposal --- The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Customer Signature:



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Services to be Rendered:

ITEM:	Item Details	Price
Demo	Remove all gravel down to asphalt roof surface -Includes all equipment and labor -Repair any damaged areas that may need attention -Prep the surface for application	
Silicon Coating	Coat all roof surfaces and walls with 100% Silicon at a rate of 2 gallons per square.	

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	Total Estimated Price	\$386,624.25

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Acceptance of Proposal --- The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Customer Signature:

Thank you for recent purchase of a Kool Seal Roof Coating System. We appreciate your business. Should you have any product or warranty concerns or claims, written notification must be submitted to the Kool Seal Technical Department (at the address provided below).

Kool Seal Maintenance Guidelines- Kool Seal Fluid Applied Roof Systems

Including the following warranties: Kool Seal Fluid Applied Roof System Warranties

A systematic inspection and maintenance program is essential to the satisfactory long-term performance of any Kool Seal Fluid Applied Roof System. Through such a program, potential problems can be found in their early stages or prevented altogether. The following information is intended as a guide to assist the building owner or manager in achieving the maximum benefit for a Kool Seal issued warranty on the Kool Seal Fluid Applied Roof System and complying with the owners responsibilities outlined in that warranty.

Access

Many roof problems are caused by individuals who have no legitimate reason to be on the roof or who do not know or care about the proper precautionary measures required to protect the roof surface. We strongly recommend that access be limited to authorized personnel only, that all individuals or working parties are logged in and out to establish responsibility for any mechanical abuse and that all unnecessary foot traffic is strictly avoided.

Inspection

A Kool Seal Fluid Applied Roof System should have a complete inspection semi-annually in the Spring and Fall and after any structural damage to the building.

More frequent inspections are required (6 per year) for structures that evacuate or exhaust debris onto the roof surface. Examples include manufacturing facilities and restaurants often expel substances that can rapidly deteriorate the membrane.

Inspect exterior of building and parapets for signs of settling that may result in distortion or damage to the membrane and/or flashing components.

During the process of an inspection, the condition of all roof and Kool Seal Fluid Applied Roof System components listed below should be determined and noted on an inspection report. Written notification must be submitted to the Kool Seal Warranty Department regarding any leaks or product concerns.

Membranes and Base Flashing

All roof flashing surfaces should be carefully inspected for any abnormal conditions such as:

- ◆ Signs of stress, i.e., wrinkles, blisters, fishmouths, etc.
- ◆ Evidence of mechanical abuse, i.e., bare spots, punctures, cuts, etc.
- ◆ Unusual wear due to excessive foot traffic.
- ◆ Evidence of damage caused by chemical attack or other adverse reaction to substances discharged on the roof or membrane.
- ◆ Ponding water conditions.

Sherwin-Williams Co. c/o Kool Seal Warranty Dept.
101 Prospect Ave. – 525 Republic, Cleveland, OH 44115

• email: Technical@kstcoatings.com

The following items are the owner's responsibility and not covered by the membrane warranty:

Entire Roof

At least twice a year – normally in Spring and Fall and after major weather events, inspect the membrane for damage. Inspect exposed membrane for signs of deterioration or damage. Leaks occur most often at flashings, curbs and other penetrations to the membrane. Pay particular attention to corners and end caps.

Keep the membrane clean and free of debris, vegetation, bird droppings and items thrown on the roof.

Avoid unnecessary foot traffic. Log all personnel who are on the roof and have a trained maintenance person accompany contractors.

Drains:

Ensure positive drainage by keeping roof drains, scuppers or two stage drains and adjoining areas clean to avoid clogged drains. Check all drain clamping rings for proper attachment. Ensure drain strainers are in place. Ensure overflow drains and scuppers are free of debris.

Roof Membrane:

Check for exposed bare spots, open laps, blisters, and wrinkles. Inspect flashing components to ensure watertightness. Areas mentioned above must be repaired immediately based on the recommendations of Kool Seal.

Walls:

Repair bad mortar joints, caulking, tile or stone copings.

Metal Counter flashings:

Check regularly for cracks or loose joints. Flashings must be properly attached and sealed to remain watertight at all times. For face mounted counter flashings, verify caulking and attachment are satisfactory.

Vent Stacks

Carefully check metal for any deterioration. Ensure that the caulking is well adhered, resilient and free of cracking and shrinkage.

Gravel Stops

Pay careful attention to the condition of the metal including rust, wind deformation and joint integrity. Note any resulting stressed roof or membrane areas. Examine caulking at the exposed edge of the membrane to ensure proper adhesion and integrity.

Expansion Joint Covers

Check the assembly attachment and the condition of both the flexible and metal components (including joints).

Reflective Coatings

If roof membrane has a reflective coating, ensure coating remains clean and free of accumulated dirt, dust and debris. Proper maintenance of the reflective coating is essential to maximizing roof longevity.

Cleaning the Roof

A Kool Seal warranted roof should be cleaned on a regular basis and kept free of debris at all times including those periods between semi-annual inspections.

Remove all leaves, branches, cans, bottles, rocks, dirt and debris that may impede roof drainage or cause puncture damage to the roof. Again, check all drains, gutters, and scuppers to be sure they are clear and open.

Bird droppings are particularly harmful to most roof membranes and must not be allowed to remain nor accumulate on the roof surface.

Maintenance Cleaning

1. Wet the surface with clean water.
2. Apply approved cleaning solution according to manufacture's recommendations. Apply the solution in an arc pattern with a Hudson type garden sprayer..
3. Allow the cleaning solution to soak for 10-15 minutes. *Note: Do not allow it to dry!*
4. Lightly scrub the areas of heavy dirt build-up with a soft bristle broom
5. Thoroughly rinse the cleaning solution from the roof surface with a hose or pressure washer (< 1,500 psi).
6. Caution must be taken as the wet coating may be very slippery!
7. Notes: *** A stiff bristle broom may cause mechanical damage to the coating system. ***
8. Any organic growth (mildew, algae, etc.), that is not removed by the cleaning solution and light scrubbing may be treated with environmentally friendly chemicals. Follow the chemical manufacturer's instructions.
9. For any cleanings solutions not listed on the Kool Seal approved cleaning solutions list please submit the following: PDS, MDS for review

Approved Cleaning Solutions

1. Simple Green
2. Dawn dish detergent
3. Spray & Forget Roof Cleaner Concentrate

Procedure for Reporting Leaks

Leaks should be corrected promptly even if the repairs are of a temporary nature. If the SYSTEM leaks, the Building Owner shall notify Kool Seal within upon discovery of any leaks in the SYSTEM through email at Technical@kstcoatings.com The notice shall include all information available to the OWNER regarding the nature and source of the leaks. When properly and timely notified as described, Kool Seal will inspect the SYSTEM and if there are leaks in the SYSTEM covered by the terms of this Warranty, will arrange for repairs to the SYSTEM. Repair, and the cost thereof, of all other leaks is the responsibility of the OWNER. Failure to give notice of leaks to Kool Seal within the time stated herein shall relieve Kool Seal of any obligation to repair any damage to the SYSTEM by such delayed notice. It is important that all leaks be reported immediately to the original roofing CONTRACTOR if the leak occurs during the portion of the CONTRACTORS warranty period. When such notifications are made verbally, they should be confirmed in writing as soon as possible.

An inspection will be made either by the original roofing contractor, a Kool Seal Authorized Contractor or by Kool Seal to determine both the source of the problem and responsibility.

Alterations

Do not install satellite dish, lightning protection, roof penetrations and television antennas of any kind through a Kool Seal warranted membrane without first contacting Kool Seal. Submit proposed installation method and materials to be used for approval if the system is to be compromised. Work of this kind must be done by a Kool Seal Authorized Contractor according to Kool Seal recommendations.

If the roof or membrane is covered by a Kool Seal issued warranty, Kool Seal Technical Department should be notified prior to the addition of a penetration or roof addition. Failure to notify Kool Seal could result in cancellation of the warranty.

Repair Procedure

Any leaks should be repaired immediately and properly reported. In case of emergency, maintenance personnel should have readily available materials such as Kool Seal approved products to make temporary repairs. Where these materials are used, clean the affected area and allow to dry. Make repairs with Kool Seal approved products per Kool Seal technical data sheet. Confine temporary repairs to the immediate vicinity of the leak. All permanent repairs must be made by a Kool Seal Authorized Contractor.