



All Around Property Preservation, LLC  
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 763-447-3944

RETAIL CONTRACT

Buyer: Long Lake City Hall (Jeanette Moeller)	Home Phone:	Date: 10/15/2025
Property Address: 468 Virginia Ave	Cell Phone: 952-473-6961 EX.1	Work Phone:
Property City, State Zip: Long Lake MN 55356	Contractor's Representative: Jason Rakos	
Email: jmoeller@longlakemn.gov	Representative's Contact #: 651-271-9609	
Preferred Contact Method: Phone	Job ID: MN25031403	

***Pre-Project Notes***

- We will apply and obtain all necessary permit(s), and complete all necessary inspections, per the permit requirements. The costs of permit(s) are not included in this estimate/agreement, and will be billed as incurred, unless stated otherwise.
- We will comply with MN required International Residential Code (IRC), and local building code.
- A staging area in the driveway and/or yard will be needed for placement of all materials, equipment, and the dumpster / dump trailer. Vehicles and personal property will need to be moved away from the staging and working areas.
- We will use caution around the landscaping and surrounding areas as best we can, but due to foot traffic and falling debris, some wear and tear is possible.
- Our production team will also inspect all completed work on full roofing and siding projects, and make sure any applicable punch list items are completed in a timely manner.
- Our crews are expected to roll the yard and landscaping with magnets. On full roofing and siding replacement projects, All Around will also have a 3<sup>rd</sup> party cleanup company come out to complete another dedicated cleanup of any remaining jobsite debris.
- Our process and your satisfaction are important to us. Upon scheduling your project, you will receive a phone call and/or email from our Production Team to review expectations for your project. Our Production Team typically calls to schedule 5-7 days' ahead of your start date, but this can vary and may be on shorter notice.

***Production Team Contact Info***

- Roofing: Nate Nutter / 507-404-0973 / [Nate@allaround.com](mailto:Nate@allaround.com)
- Roofing Field Inspector & Coordinator: Steve Emery / 612-799-7928 / [Steve@allaround.com](mailto:Steve@allaround.com)
- Siding: Eric Schwirtz / 320-224-3216 / [Eric@allaround.com](mailto:Eric@allaround.com)
- Permits, Dumpsters, Materials: Emily Grimley 612-499-5257 / [Emily@allaround.com](mailto:Emily@allaround.com)
- Management: Nick Zeman / Direct Line: 612-735-7820 / [Nick@allaround.com](mailto:Nick@allaround.com)

***Pricing Options Menu***

- ALL ESTIMATED PROJECT COSTS ARE LISTED AS:  
**Total Cost in BLACK / Cash or Check Discounted Price in RED**

## *Roofing Scope*

### **Roof Tear Off and Inspection:**

- Remove and dispose of 1 layer of asphalt shingles, felt underlayment, box vents / ridge vents, bathroom / kitchen vents. Roof surface will be de-nailed / stapled and cleared with a broom or leaf-blower to create a clean substrate prior to installing the new underlayment.
- Existing ice and water shield is heavily adhered to the roof decking and will be left on the surface unless new decking is being installed. Because the existing ice and water shield covers the roof sheathing it's not possible to do a topside visual inspection of this sheathing.
- Roof to wall flashing and roof decking will be inspected once the old material is removed. If any flashing or decking is missing, damaged, or not to code, it will need to be added or replaced, unless it is covered in the Scope and Price at the time the Agreement is signed. Additional work required will be documented and a Change Order submitted for the costs.
- Any new roof to wall flashing will cost \$21.00 per linear foot and may require siding work. Lap siding will be cut back and new 4" (unfinished) cedar or primed or white LP Smartside trim will be installed to cover where the siding was cut back. Cutting back lap siding and installing trim will add \$11.75 per linear foot. Vinyl siding requires detach and reset and will be charged at an hourly rate of \$95.00 per man hour and material cost, with a 20% mark-up on materials.
- Any roof decking that is rotted, split, or delaminated will require spot replacement at a rate of \$85.00 per 4' x 8' sheet of 7/16" OSB or Plywood. Spot repairs to 3/4" decking will be \$95.00 per sheet. Spot repairs to plank-style decking will be \$15.00 per linear foot (8' minimum).
- Plank style decking cannot be spaced more than 1/4" apart due to manufacturer and code requirements. Plank-style roof decks spaced consistently more than 1/4" will require the surface to be re-decked with 7/16" osb or 3/8" plywood over the planks. Re-decking can range from \$85.00 - \$105.00 per 4' x 8' sheet required, depending on roof pitch and complexity, and may require new roof to wall flashing.
- If an additional layer of asphalt shingles is discovered, we are required to remove and dispose of it at the cost of \$60.00 per square. Cedar shake to be removed at a rate of \$105.00 per square. A "square" is defined as 100 sf, including the waste factor used.
- Additional layers and / or any flashing and sheathing repairs are often unforeseen. All Around is responsible for removing all additional layers of shingles, and to make all repairs to flashing and decking that are required to meet code and manufacturer specifications. We will immediately proceed with and document any necessary repairs as they come up. The Buyer understands they are responsible for the additional costs and signing a Change Order for any additional repairs. All Around will notify you in a timely manner if anything comes up that will result in additional costs above the Agreement Price.
- When replacing the base flashing and storm collar around any HVAC exhaust pipes, the pipe can become disconnected. This is beyond our control and not a common occurrence. Notify us right away if you suspect any components have been affected by the roof installation.

**Roof Installation:**

- Install aluminum drip edge and gutter apron flashing on all eaves and Rakes, IF noted in the Checklist below.
- Install ice and water shield to code on all eaves and valleys.
- Install synthetic felt throughout the remainder of the roof surface.
- Install pre-formed steel 24" colored W valley metal in all valleys.
- Install Owens Corning or GAF starter strip shingle around the entire perimeter of the roof.
- Install Owens Corning Duration or GAF Timberline HD Architectural Shingles. Install Owens Corning or GAF hip and ridge cap shingles.
- Install new Lomanco 750 metal roof vents. If ridge venting is present, we will install Lomanco OmniRoll or LOR4 shingle-over ridge venting.
- Install new pipe jack / soil stack covers over all plumbing pipe jacks.
- Install new Broan or Snap Cap bathroom and kitchen vents.
- If a chimney is present, it will be re-flashed with new ice and water shield and step flashing around the base, and new reglet metal counterflashing over the step flashing. Chimneys with stone cladding cannot be re-flashed by the roof installers.
- We will install recommended metal accessory color based on your shingle color selection.
- All exposed nails on vents and ridge will be sealed.
- All Around will register your roofing System Warranty with Owens Corning or GAF following the installation.

**ESTIMATED PROJECT COST – ROOFING: \$36,666.66 / \$31,800.00**

Additional Roofing Options:

### *Soffit & Fascia*

- Install new aluminum center vented soffit around the home. If soffit is included to be installed under cantilevered walls, those sections will have either solid or center-vented aluminum soffit.
- Install new aluminum fascia around the home. Fascia profile and texture will be determined on the Checklist and Materials Selections Below.
- Fascia that has rot, decay or made of particle board material will need to be replaced or have additional wood sub-fascia installed to create a nail-able substrate for the aluminum fascia to be fastened to.
- All soffit and fascia components will be installed using necessary utility channel and trim nails.
- Box ends will also be wrapped with the new aluminum coil stock to match the fascia.

**ESTIMATED PROJECT COST – SOFFIT & FASCIA: \$13,333.33 / \$12,000.00**