



COMMERCIAL ROOFING

Service
with integrity.



www.nobleroofing.co

(346) 334-7839

contact@nobleroofing.co

| INTRODUCTION

Hey there,

At Noble Roofing, we understand that your roof is more than just a covering—it's a shield that protects what matters most. Whether you're a homeowner safeguarding your family or a business owner ensuring smooth operations, we're here to provide reliable, high-quality roofing solutions tailored to your unique needs.

With a commitment to honesty, integrity, and excellence, our team takes pride in delivering exceptional craftsmanship and personalized service. From small repairs to large-scale installations, we approach every project with care, attention to detail, and a focus on results that stand the test of time.

Thank you for considering Noble Roofing as your trusted partner in protecting your investment. We look forward to serving you and exceeding your expectations.

God Bless,

A handwritten signature in black ink that reads "John A. Earles". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

John Austin Earles
Founder & CEO



Commercial Roofing Proposal & Contract 2708-1

Issue Date April 7, 2026

Expires April 17, 2026

PREPARED BY

John Austin Earles

Noble Roofing
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1019 Pruitt Road
Spring, Texas 77380

PREPARED FOR

Brian Summers

Colliers
(713) 340-4211
brian.summers@colliers.com
202 S Live Oak St, Tomball, TX 77375, USA

COMMERCIAL ROOFING PROPOSAL & CONTRACT DETAILS

202 S Live Oak Street

202 S Live Oak St, Tomball, TX 77375, USA

Noble Construction, LLC, a protected series of Nobilis Holdings, LLC DBA Noble Roofing (hereinafter referred to as "Noble"), proposes to perform and furnish the labor, materials, insurance, supervision, equipment, and warranty (herein together referred to as the "Work") described herein for:

1. SCOPE OF WORK:

Noble Roofing shall perform the following Scope of Work (the "Work") per the terms and conditions outlined in this Agreement:

Roofing Scope of Work (Approximately 24,400 SF)

- Sweep off the existing pea gravel.
- Tear off all wall/curb flashings down to the existing substrate; install sheathing where necessary to separate mod-bit from TPO.
- Furnish and install (1) layer of 1/2" HD Iso, mechanically attached.
- Furnish and install a mechanically attached 60-mil TPO membrane by Carlisle Syntec.
- Furnish and install TPO membrane flashings at perimeters and penetrations per the manufacturer's specifications.
- Furnish and install walkway pads at the top of the ladder access.
- 2-Year Contractor's Warranty.
- 20-Year Manufacturer's NDL Warranty.

Sheet Metal Scope of Work

- Furnish and install 24 ga. prefinished counter flashing, gravel stop, gutters, and (4) downspouts.
- Furnish and install new wood blocking at the edge metal as necessary.
- 2-Year Contractor's Warranty.

2. CONTRACT PRICE:

Noble shall perform the Work for the amount specified in this Agreement, plus applicable sales tax:

TOTAL	\$188,136.00
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Please add \$900.00; to furnish and install walkway pads at the service side of (4) RTU units.

Please deduct \$4,893.00; if the owner elects not to remove and replace the gutters and downspouts.

3. PAYMENT TERMS:

30% due upon delivery of materials, 30% due at 50% project completion, 30% due upon project completion, and 10% due after Colliers' inspection, with payment to be made to Noble Roofing upon receipt of the invoice provided to the customer.

Payment for all goods and services provided by Noble shall be due upon receipt of a written request for payment from Noble.

4. PROPOSED PROJECT SCHEDULE:

- Preconstruction: 4-6 Weeks
- Roofing Scope: 4-6 Weeks

5. PROJECT EXCLUSIONS:

P&P bonds, FM Global or TDI testing or engineering, prevailing wages, retainage, permits, overtime, street closures, liquidated or consequential damages, loss of business by customer/tenant, third-party consultants, engineering, stamped/shop drawings, testing (including infrared), replacement or repair of existing roofing or flashings, ANSI/SPRI ES-1, all sheet metal (counterflashings, edge metal, coping, gutters, downspouts), wood blocking, sheathing, structural framing or decking (metal, concrete, plywood), saw-cutting or penetrations, skylights, hatches, curbs, supports, anchors, ladders, lightning protection, satellite equipment, interior protection, interior repairs, interior cleaning, temporary or protective roofing, landscaping, environmental controls (fumes, emissions, noise, air quality), MEP/communications disconnections, reconnections, certifications, relocations or replacements, exterior cladding, waterproofing, sub-roof-level work, cranes, hoists, scaffolding, specialty lifts, site utilities (power, water), portable toilets, dumpsters, extended cleanup, safety standby, background checks, drug screening, or any items not specifically included in the scope of work.

6. INCORPORATED NOTES:

- (1) Offer valid for thirty (30) days.
- (2) Addenda acknowledged – n/a.
- (4) Time and Material (T&M) rate: \$85.00 per man-hour, plus a 20% markup on materials.
- (5) Proposal based on one mobilization. Additional mobilizations are chargeable.
- (6) Moisture-related repairs in existing systems are excluded and will be billed separately if required.
- (7) Wind uplift testing and response to any third-party testing are excluded.
- (8) Customer to provide clear access, dumpsters, toilets, potable water, and electrical power at no cost to Noble.
- (9) Work areas must be clean, smooth, and free of obstructions. Failure to do so may incur additional charges.
- (10) Warranty excludes substrate failures, moisture vapor transmission, abuse, overburdened materials, or structural movement.
- (11) Noble does not perform design services. Any value engineering or cost-saving suggestions must be approved in writing by the Customer. Noble assumes no liability for their implementation.
- (12) Sheet Metal Flashing applies only to membrane-related trim unless otherwise noted.
- (13) Color selections and finishes must be from standard manufacturer options. Custom colors or finishes may incur additional costs.
- (14) Pricing assumes max deductible of \$25,000 on builder's risk policy. Any variance shall be disclosed to Noble in writing.
- (15) Samples are for general representation only and not a guarantee of final appearance.
- (16) This is a service contract; all implied warranties of merchantability or fitness for a particular purpose are disclaimed. No goods are sold under this agreement.

7. TERMS & CONDITIONS

(1) Nature of Work:

Noble shall furnish labor and materials to perform the described work. Noble does not provide engineering, architectural, or consulting services. Customer is responsible for design and code compliance. Customer warrants that all structures involved are sound and can support roofing activity. Noble is not liable for failures due to design or structural inadequacy.

(2) Asbestos and Toxic Materials:

Unless stated otherwise, this contract assumes no hazardous materials are present. If discovered, Noble will stop work and notify Customer. Customer is responsible for remediation and shall indemnify Noble. Noble is entitled to compensation for delays and added costs.

(3) Insurance:

Noble will maintain insurance as required by law. Certificates may be provided upon request. Customer shall maintain builder's risk and property insurance covering the full project value, including materials and work in progress. Failure to do so is a material breach. Customer's policies must include a waiver of subrogation in Noble's favor, where permitted by law.

(4) Additional Insured:

If requested and agreed, Noble may list Customer as an additional insured solely for claims arising from Noble's negligence. This does not extend to Customer's own liabilities.

(5) Subcontractors:

Noble may subcontract any portion of the Work. This does not relieve Noble of its responsibilities under the Agreement.

(6) Retainage:

Retainage will be withheld only if required by law and released in accordance with TEX. PROP. CODE § 53.101.

(7) Changes in the Work and Extra Work:

The Customer may request changes to the Work. All changes must be approved in writing via a signed change order before proceeding.

(8) Site Conditions:

Customer shall ensure the site is safe, accessible, and ready for work, including clear access and stable surfaces. Delays or added costs due to inadequate site conditions are chargeable. See Incorporated Notes for required owner-provided utilities.

(9) Concealed Conditions:

Customer is responsible for hidden or unknown conditions not visible on surface inspection. If discovered, Noble will notify Customer and may charge for remediation or additional labor/material.

(10) Material References:

Noble relies on manufacturer specs for compliance and technical data. It does not independently verify R-values, ASTM/UL certifications, or system approvals.

(11) Force Majeure and Price Adjustments:

Noble shall not be liable for delays or failure to perform caused by events beyond its control, including but not limited to extreme weather, labor disputes, material shortages, supply chain disruptions, or government actions. If such events result in material cost increases or unavailable items, Noble may adjust pricing, provide substitutions, or extend the schedule as needed. All adjustments will be communicated in writing with reasonable supporting documentation.

(12) Non-Payment:

Late payments accrue 1.5% monthly interest. Noble may halt work and suspend warranties. Customer is responsible for all collection and legal fees. Payment withholding without agreement is a breach.

(13) Back Charges:

Back charges are not permitted unless Noble is notified within (10) days and gives written approval. Full documentation must be provided.

(14) Damage by Others:

Noble is not responsible for damage to its work caused by other contractors, trades, or third parties. Any resulting repairs will be performed at the Customer's expense and billed at Noble's standard rates. Delays resulting from such damage may result in added time or cost.

(15) Working Hours:

Work is expected to proceed during normal business hours (Monday through Friday, 8:00 a.m. to 5:00 p.m., excluding holidays), unless otherwise agreed. If the Customer restricts access during these hours or requires work to occur outside of them, additional charges may apply.

(16) Warranty:

Noble warrants labor for two (2) years after completion and full payment. Notification of defects must be given within (10) days of discovery. Noble will inspect and address valid claims. Manufacturer warranties apply only where explicitly included and are the Customer's remedy for material failures. No other warranties apply. Noble is not liable for special, incidental, or consequential damages.

(17) Tolerances:

Work shall conform to standard industry tolerances for materials, installation, and appearance. Minor cosmetic variations that fall within these tolerances shall not be considered defects and do not warrant repair, replacement, or compensation.

(18) Mold Disclaimer:

If mold, asbestos, or other hazards are discovered, Noble will stop work and notify the Customer. Work will resume only after certified remediation. Noble is not responsible for air quality, mold growth, or related damages. Customer indemnifies Noble for all claims tied to hazardous substances. Additional charges for work stoppage, remobilization, and delay shall apply.

(19) Dispute Resolution:

All disputes shall be resolved exclusively in the state courts of Montgomery County, Texas. Both parties waive any right to a jury trial. Claims must be brought within two (2) years. The prevailing party may recover attorney's fees and costs.

(20) Miscellaneous:

This Agreement is governed by Texas law and reflects the full understanding of the parties. Any changes must be made in writing and signed. If a provision is invalid, the rest remains enforceable. There are no other promises, agreements, or warranties outside this written Agreement.

The undersigned hereby accepts this proposal and, intending to be legally bound hereby, agrees that this writing shall be a binding contract and shall constitute the entire contract.

The above specifications, costs, and terms are hereby accepted.

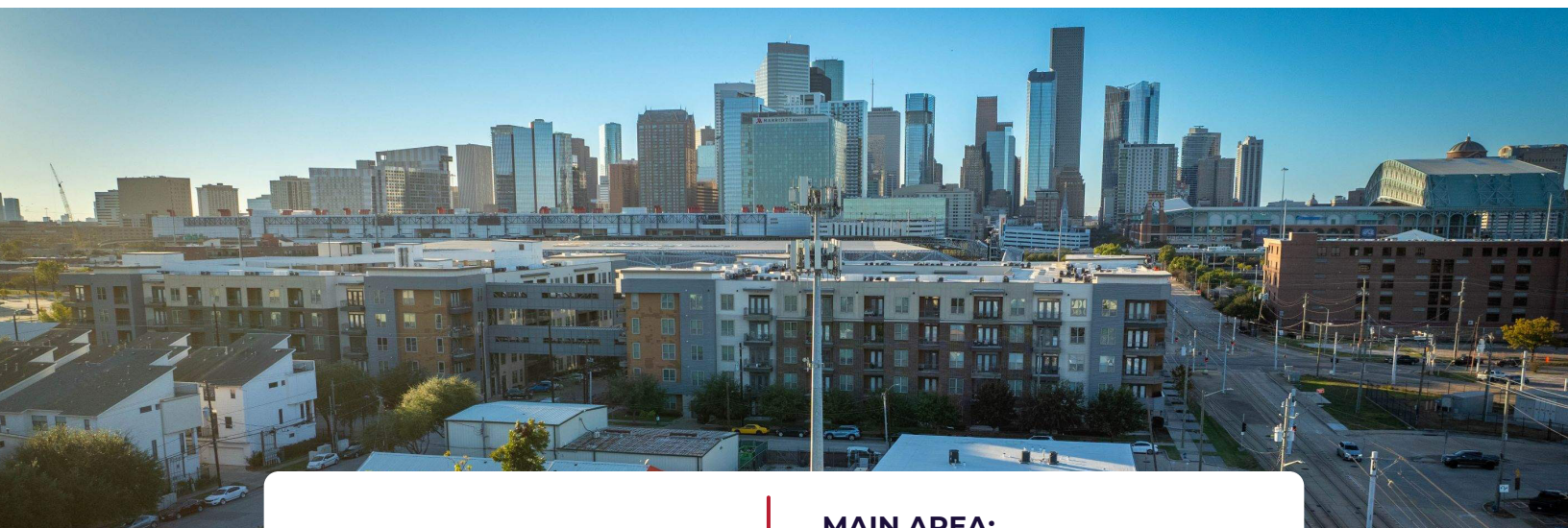
BRIAN SUMMERS

DATE

/ WHY CHOOSE US

WHERE **QUALITY** MEETS INTEGRITY

At Noble Roofing, we're more than just roofers—we're your trusted partners in protecting what matters most. With a reputation built on quality workmanship, exceptional customer care, and a commitment to excellence, we've become the go-to roofing company for homeowners and businesses alike. From small repairs to full-scale roof replacements, we ensure every project is handled with precision and care, delivering results you can depend on.



AREAS OF SERVICE

MAIN AREA:

- Texas

PRIMARY AREA:

- The Woodlands
- Greater Houston

OUR CORE VALUES



HONESTY

We believe in open, honest communication, ensuring our clients always have clear and accurate information.



INTEGRITY

Integrity is at the heart of everything we do. We stand by our word, delivering fair, reliable, and high-quality service.



EXCELLENCE

We strive for excellence in every project, committed to top-tier outstanding service and customer satisfaction.

WHAT OUR CLIENTS SAY



JOSH MCKIBBEN

August Real Estate Co.



"John and his professional team just completed a substantial TPO Membrane Roofing System for my property in Dallas. We presented many challenges to Noble Roofing along the way and John was able to address them quickly and with the attention we demanded. This project was a multi-family apartment building with 100% occupancy and our tenants hardly knew they were working. I would recommend Noble Roofing for your next project too, so give them a call."



BRIAN SUMMERS

Colliers



"Competitive pricing and great service. Project was completed ahead of schedule and was an overall great experience!"



FRANK GUEVARA

St. Andrew's Episcopal Church



"These guys are always on point. They pay attention to detail and make sure to find the exact area where we had issues. Great customer service as usual."



THERESA LOPEZ

Railroad Commission of Texas



"[Noble Roofing] did a fantastic job for the Railroad Commission of Texas."

READ MORE:

Reference contact info available upon request.



TAILORED ROOFING SOLUTIONS FOR EVERY NEED

Your property deserves a roof that combines strength, durability, and style. With solutions for both residential and commercial projects, we focus on providing reliable protection and lasting results.



RESIDENTIAL ROOFING

From quick repairs to full replacements, we use premium materials to ensure long-lasting protection while enhancing your home's appearance.



COMMERCIAL ROOFING

Businesses need durable, warrantable roofing solutions. We specialize in commercial projects, keeping your operations running safely and smoothly with high-performance materials and expert installation.



COATING & MAINTENANCE

Regular maintenance extends your roof's lifespan and prevents costly issues. Our protective coatings add durability and improve energy efficiency, keeping your roof in top shape for years to come.

OUR TRUSTED PRODUCT PARTNERS

Our product partners allow us to offer roofing systems that are durable, energy-efficient, and built to last. Whether it's commercial, industrial, or specialized roofing, you can trust us to deliver superior results with materials from the most trusted brands.

SHINGLES

TPO

COATINGS

MODIFIED BITUMEN

PVC



THE NOBLE ROOFING PROCESS

Roofing and insurance claims don't have to be complicated. At Noble Roofing, we make it simple with a clear, step-by-step approach that keeps you informed and stress-free from start to finish.

01 INSPECTION & CONSULTATION

We start with a free inspection to assess your roof's condition. Whether it's regular maintenance, storm damage, or an aging roof, we provide honest recommendations based on what's best for your home.

02 PLAN & INSURANCE ASSISTANCE

If repairs or a replacement are needed, we help you understand your options. If insurance is involved, we guide you through the claims process, providing the necessary documentation and working alongside your adjuster to ensure a fair assessment.

03 ROOFING & COMPLETION

Once approved, we move forward with top-quality repairs or a full replacement. You pick the materials, and we handle the rest—on time and with expert craftsmanship. After a final inspection, we provide warranty details and ensure your complete satisfaction.

IMPORTANT NOTES



YOUR DEDUCTIBLE

Texas law requires homeowners to pay their deductible upfront.



AVOID SCAMS

Be cautious of contractors offering "free roofs" or deductible waivers—these are illegal.



WE'VE GOT YOU COVERED

Our team is here to guide you every step of the way.

At Noble Roofing, we make the process easy, transparent, and built around your needs. Whether you need a simple repair or a full replacement, we're here to help.



4118 COMMERCE STREET

DALLAS, TEXAS

PRODUCTS USED

GAF 60-MIL TPO SINGLE-PLY



10655 Bammel N Houston

HOUSTON, TEXAS

PRODUCTS USED

SIKA SARNAFIL 60-MIL PVC SINGLE-PLY



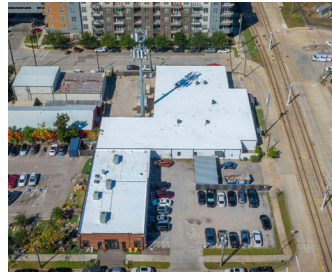


2500 TEXAS AVENUE

HOUSTON, TEXAS

PRODUCTS USED

SIKA SARNAFIL 72-MIL PVC SINGLE-PLY

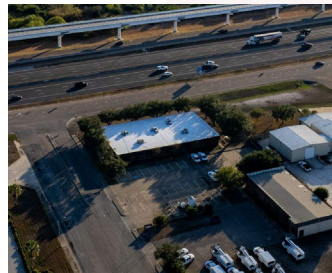
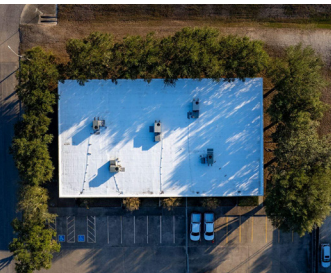


RAILROAD COMMISSION OF TEXAS

CORPUS CHRISTI, TEXAS

PRODUCTS USED

GAF 60-MIL TPO SINGLE-PLY



/ SIMPLIFYING YOUR PROJECT MANAGEMENT

SMARTER ROOFING PROJECT MANAGEMENT WITH JOBTREAD



Roofing projects don't have to be complicated. With JobTread, we make it easy to track progress, stay updated, and keep everything running smoothly. Our team uses this advanced platform to give you full visibility into your project from start to finish.



STAY UPDATED

Receive real-time notifications and progress reports.



SIMPLIFIED SCHEDULING

Know what's happening and when.



ALL-IN-ONE ACCESS

View estimates, contracts, and photos in one place.



NO SURPRISES

Transparent tracking means you're always in the know.

By using JobTread, we ensure that your roofing project is efficient, well-organized, and stress-free.





**NOBLE
ROOFING**
"SERVICE WITH INTEGRITY"

