



S92W27825 National Ave, Mukwonago, WI 53149
262-229-8909 | OldFashionedRoofing.com

COMMERCIAL ROOFING SCOPE OF WORK

PAYMENT SCHEDULE

Contract Deposit (10%)	\$3,746.99
Mobilization — Work Begins (30%)	\$11,240.97
Substantial Completion (40%)	\$14,987.96
Final Payment (20%)	\$7,493.98

JOB INFORMATION

Account #:	N/A — new commercial account
Customer Name(s):	Stellar Vintage Clothing — Holly Barnett
Job Number:	2026-2126
Address:	112 South 1st St, Whitewater, WI 53190
Contact Name(s):	Holly Barnett
Email:	stellarvintageclothingwi@gmail.com
Phone Number:	608-201-7113
Dumpster Placement:	☐ Parking Lot ☒ Street
Material Loading:	☒ Rooftop ☐ Ground

SCOPE OF WORK

Peace of Mind No Dollar Limit Warranty: ☒ Yes Years: 20 ☐ Not Being Offered INITIAL: _____

Step 1 — Mobilize

Mobilize to job site, protect building and adjacent tenant spaces, and establish safety perimeter. Dumpster placement to be coordinated on-street per site access.

Step 2 — Tear-Off

Full tear-off of existing EPDM membrane assembly down to the wood deck substrate.

Step 3 — Disposal

Remove and dispose of all debris via dumpster.

Step 4 — Substrate Inspection

Inspect exposed wood deck for deflection, rot, or damage. Notify Holly Barnett of any unforeseen conditions requiring corrective action prior to proceeding.

Step 5 — Substrate Replacement

Install new 5/8-inch CDX plywood deck across the full section.

Step 6 — Parapet Wall Construction

Construct a new perimeter parapet wall around the full section to accommodate the raised insulation and membrane build-up. Frame with built-up dimensional lumber on blocking and sheathe the wrap face with OSB to provide a continuous substrate for the membrane.

Step 7 — Insulation Layers

Mechanically attach two layers of 2.6-inch polyisocyanurate insulation to the new plywood deck, offsetting board joints between layers. Total installed insulation system meets Wisconsin SPS 363 R-30 minimum requirement.

Step 8 — Membrane Installation

Fully adhere new .060-inch non-reinforced EPDM membrane using Aeroweb spray adhesive.

Step 9 — Seam Tape

Apply EPDM in-seam tape at all field lap seams per manufacturer specification.

Step 10 — Flashings and Drainage

Complete all penetration flashings and cut, flash, and seal a new scupper opening through the new parapet wall to preserve the section's existing

drainage path onto the neighboring roof. Install pre-cut EPDM corners at all new inside corners and at the scupper opening.

Step 11 — Termination and Reinforcement

Wrap membrane up the inside face, across the top, and down the outside face of the new parapet wall. Terminate with exposed termination bar on the outside face. Install RMS Strip reinforcement at all seam and termination locations.

Step 12 — Warranty

Register a 20-year Mule-Hide NDL warranty for the completed roof system.

Step 13 — Final Inspection

Final inspection and cleanup. Verify positive drainage through the new scupper. Complete final walkthrough with Holly Barnett prior to demobilization.

**We propose to furnish material and labor per the above specification
for the sum of:**

Estimated Project Total: \$37,469.90

PROJECT DISCLOSURES & ACKNOWLEDGMENTS

- Old Fashioned Roofing LLC ("OFR" or "Contractor") will secure all necessary permits before beginning any work.
- Extra material may be required and sent to the jobsite. Customer acknowledges that any material remaining after completion is the property of OFR and agrees not to remove material from the jobsite. **INITIAL** _____
- Customer acknowledges that all work to be performed is listed on this Commercial Scope of Work. There will be no verbal agreements pertaining to this project. Any work outside the SOW will require a signed change order. **INITIAL** _____
- OFR will perform all work in compliance with applicable OSHA regulations. Where required, warning lines or visual barriers will be installed to mark roof perimeters or designated safe zones. If work is performed outside these protected areas, all personnel will utilize appropriate personal fall protection systems. A designated safety monitor will be assigned to oversee compliance throughout the duration of the project. OFR will provide all necessary PPE.

At Old Fashioned Roofing we have a list of Values that are woven into the fabric of who we are. A code of ethics, from doing what you love, to honoring our elders. We believe that a handshake and a person's word still carry meaning. More importantly, we believe a handshake should outlive the paper it's written on. This document exists to provide clarity, but our true foundation is the mutual respect and commitment we expect from each other. It's the Old Fashioned way.

SUBMITTED BY CONTRACTOR

Put 'er There (Signature): _____

Printed Name: Dustin Nelson

Date: _____

AUTHORIZATION TO PROCEED — CUSTOMER

Put 'er There (Signature): _____

Printed Name: _____

Date: _____

This Proposal may be withdrawn if not accepted by both parties within 30 days.