

Expert Roofers

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Contract

BILL TO
Mical Anderson
821 SE Country Club Road
Lake City FL 32056
386-984-0262
PM: Albert

CONTRACT 380
DATE 01/20/2023
TERMS Due per Draw Schedule
DUE DATE 01/21/2023

	DESCRIPTION	QTY	RATE	AMOUNT
Roof	RE-ROOF WITH METAL PANELS ON TOP OF EXISTING SHINGLES. INSTALLED WITH CURRENT FLORIDA BUILDING CODE. Includes: Standard Galvalume finish Prep the roof and all flashing, Seal as needed to prevent future leaks. Apply mastic to existing penetrations, ie. lead boots and attic vents. Install new ventilation. Install roofing material, nails/screws with the appropriate fasteners, per code. Magnetic sweep the yard daily. Recording of the Notice of Commencement and required inspections. Supervision for required roof inspections. Excludes: Flat roof unless included above. Detached structures ; ie storage sheds. Uncovered conditions: 1.Additional sheets of decking material and labor is \$125/sheet. 2.Any fascia/soffit replacement is \$30/LF. 3.If applicable, add \$0.45/SF for each additional layer of shingles needed for the take-off. 4.Flashings Replacement; if needed 5.Base Flashing - \$3.25 per linear foot 6.Counter flashing - \$3.25 per linear foot	1	9,800.00	9,800.00
Roofing Permit	Included.		0.00	
Dumpster	Included		0.00	

"ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES."

Client's Signature

Date

Contractor's Signature

Date

#CCC1331919-#CBC1263859

Draw Schedule	Deposit- 50% due at contract signing Final draw 50% due at completion.	0.00
Warranty	Ten-year Workmanship Warranty. Lifetime Manufacturer's Warranty.	0.00
Contract Provisions and Terms-Roof	We look forward to servicing your future residential needs. Thanks for your business!	0.00

The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorizing Expert Roofers dba of EHS Construction Services LLC / Florida License Number #CCC1331919 to do the work as specified. Permits will be executed with Expert Roofers. Payment will be made as outlined above. Prices subject to change after 30 days. Deposits paid towards future work are non-refundable after 3 days; without exception.

Agreements are contingent upon strike, accidents, or delays beyond our control such as weather and permitting delays.

The client can cancel the contract in 3 days from the date the contract is signed with no penalty.

A. Terms

All materials are guaranteed to be as specified. All works to be completed in a scheduled in a workmanlike manner according to specifications submitted, per standard practices.
An emailed version of this proposal will be emailed which acts as the legally binding "Contract." Any alterations or deviation from the above specifications involving extra costs required for the project or by the building official will be executed only upon additional written change orders and will become an additional fee to the project. All change orders are due in full upon agreement.

B.Progress Payment

Owner will pay an initial deposit in the amount of 50% of the contract price upon signing this Agreement; or the deposit amount listed in the draw schedule also called progress payments. Owner will pay additional progress payments per the draw scheduled outlined in the contract/invoice. Failure to make progress payments or change order payments in full and when due will immediately excuse Contractor from continued work. If we decide to continue, any delay in making a progress payment in full will extend Contractor's date for achieving Substantial Completion (defined above) by a time not exceeding 2.5 times the length of the delay and at a rate of 0.5% per day in addition to the draw payment; due in full when paid.
Final payment will be due upon notification by Contractor of Substantial Completion.
Any sum not paid within thirty (30) days of the due date shall accrue interest at eighteen percent (18%) per annum.

C. Commencement

Contractor will discuss the date of commencement; however, the project will start work within five to eight weeks after this Agreement has been signed, all required permits and approvals have been

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issued, and Contractor has received the deposit.
Contractor will diligently pursue and substantially complete all work within a reasonable time.

D. Substantial Completion

The Project will be considered substantially complete upon any of the following: (a) issuance of a government certificate of occupancy, final or temporary; (b) notice from Contractor that the work has been completed if a certificate of occupancy is not required; or (c) the Project is useable for the intended purpose. The estimated date for Substantial Completion will be extended for any reason specified in this Agreement and for causes beyond Contractor's control, including without limitation, applicable change orders, inclement weather, differing site conditions, labor disputes, natural disasters, acts of God, unavailability of materials, stoppage required to comply with governmental order or regulation, and interference by Owner. In the event of any dispute between the parties concerning the terms of this contract, the party prevailing in dispute shall be entitled to collect all costs incurred, including reasonable attorneys' fees.

Hold Harmless	HOLD HARMLESS. Expert Roofers has all applicable insurance to cover their employees injuries and property damage. To minimize risk, the worksite should not be visited or disturbed during the entire construction period except with the exception of EHS and its subcontractors. The homeowner shall agree to defend, indemnify, and hold harmless EHS and Subcontractors of EHS Construction Services, from liability and claim for damages because of bodily injury, death, property damage, sickness, disease or less and expense arising from performance under this agreement to install or construct housing rehabilitation under the scope of this project.	0.00
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Florida Recovery	<p>*FLORIDA'S LIEN LAW*</p> <p>ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.</p>	0.00
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FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND
PAYMENT MAY BE AVAILABLE FROM THE FLORIDA
HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE
MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE
THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA
LAW BY LICENSED CONTRACTOR. FOR INFORMATION ABOUT
THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE
FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE
FOLLOWING TELEPHONE NUMBER AND ADDRESS: 1940 N
MONROE ST. TALLAHASSEE, FL. 32399 – P: 850.487.1395.

BALANCE DUE

\$9,800.00

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