



314-244-3799

www.stlroof.com

11150 Lindbergh Business Ct
Ste. 111 St Louis, MO 63123

The Roofers that Call You Back

Customer: Ray Lorenz

Date: 04-Jan-2021

Address: 3939 S. Lindbergh Blvd, Sunset Hills, Missouri
63127

Email: rlorenz@sunset-hills.com

Qty	Unit	Item name	Unit price	Subtotal
1	EA	1. Tear off and dispose of existing roofing and insulation to bare decking.	\$0.00	\$0.00
1	EA	2. Inspect and repair decking as required. Cost to be added to estimate cost.	\$0.00	\$0.00
1	EA	3. Install 4'x8' polyiso to manufacturers specs.	\$0.00	\$0.00
1	EA	4. Install 60mil GAF TPO mechanically attached.	\$0.00	\$0.00
1	EA	5. Install new GAF pipe boots.	\$0.00	\$0.00
1	EA	Install new GAF drains.	\$0.00	\$0.00
1	EA	7. Reuse existing coping where possible, replacement coping cost to be added to estimate cost.	\$0.00	\$0.00
1	EA	Roof includes installation labor warranty of five years and manufacturer's material warranty of ten years.	\$18,820.00	\$18,820.00
Subtotal				\$18,820.00
Material Tax				\$44.09
Total				\$18,864.09

We Propose hereby to furnish material and labor - complete in accordance with above specifications.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. St. Louis Roofing & Exteriors is authorized to do the work as specified. Payment will be made as outlined above. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. The terms and specifications stated herein and special conditions page are hereby accepted.

Signature: _____

Date: _____

SPECIAL CONDITIONS PAGE

I RECOGNIZE AND AM IN AGREEMENT WITH THE FOLLOWING SPECIAL TERMS AND CONDITIONS SET BY ST. LOUIS ROOFING & EXTERIORS, ALSO KNOWN AS THE 'COMPANY.'

1. LIEN WAIVERS WILL BE PROVIDED UPON PAYMENT IN FULL.
2. ALL CONTRACTS ARE SUBJECT TO THE APPROVAL OF THE COMPANY'S CREDIT DEPARTMENT AND COMPANY MANAGEMENT. THE COMPANY RESERVES THE RIGHT TO CANCEL THE CONTRACT AT ANY TIME PRIOR TO THE COMMENCEMENT OF WORK DESCRIBED IN THE CONTRACT.
3. REPLACEMENT OF DETERIORATED ROOF DECKING OR OTHER MATERIALS, UNLESS OTHERWISE STATED IN THE CONTRACT, WILL BE REPLACED AT ADDITIONAL COST TO THE PROPERTY OWNER AND/OR CONTRACT SIGNER, OVER AND ABOVE CONTRACT PRICE.
4. ALL EXTRA COSTS REQUIRED FROM CODE UPGRADES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER IF INSURANCE POLICY DOES NOT COVER THESE COSTS.
5. THE COMPANY IS NOT RESPONSIBLE FOR ANY DAMAGE BELOW THE ROOF, DUE TO LEAKS CAUSED BY WIND, ICE DAMS, HAIL, OR PRE-EXISTING STRUCTURAL DEFECTS, DURING THE PERIOD COVERED BY THE WARRANTY. THE COMPANY WILL NOT BE RESPONSIBLE FOR DAMAGE BELOW THE ROOF SURFACE FROM LEAKS CAUSED BY THE COMPANY'S WORKMANSHIP UNLESS THE COMPANY IS NOTIFIED IN WRITING WITHIN 24 HOURS OF THE FIRST OCCURANCE OF THE LEAK.
6. ROOFING AND EXTERIOR WORK: THE WARRANTY FOR LABOR AND WORKMANSHIP IS 5 YEARS ON FULL ROOF, SIDING & GUTTER REPLACEMENTS. ROOF REPAIRS & ROOF LAYOVERS OR OTHER REPAIRS HAVE A 3 MONTH LABOR AND WORKMANSHIP WARRANTY UNLESS OTHERWISE STATED ON THE CONTRACT. WARRANTIES ARE COVERED PER THE CONDITIONS STATED IN THE WARRANTY.
7. THE CONTRACT MUST BE PAID IN FULL FOR THE WRITTEN WARRANTY TO BECOME VALID AND BINDING.
8. THE CONTRACT AND WARRANTY SHALL NOT BE ASSIGNED AND ARE NOT TRANSFERABLE.
9. THE COMPANY HAS THE RIGHT TO ORDER EXCESS MATERIALS. ALL EXCESS MATERIALS WILL BELONG TO THE COMPANY.
10. ANY OVER-ESTIMATION OF MATERIALS, LABOR, QUANTITIES, OR UNIT COSTS WILL NOT BE SUBJECT TO REIMBURSEMENT TO THE SIGNER OF THE CONTRACT, PROPERTY OWNER, AND/OR GENERAL CONTRACTOR.
11. ANY REPRESENTATIONS, STATEMENTS, OR OTHER COMMUNICATIONS NOT WRITTEN IN THIS CONTRACT ARE AGREED TO BE IMMATERIAL, AND ARE NOT RELIED ON BY EITHER THE SIGNER OR THE COMPANY, AND DO NOT SURVIVE THE EXECUTION OF THIS CONTRACT.
12. THIS AGREEMENT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES. IT MAY BE CHANGED ONLY BY WRITTEN INSTRUMENT SIGNED BY BOTH PARTIES.
13. YOU MAY CANCEL THIS CONTRACT AT ANY TIME BEFORE MIDNIGHT ON THE FIFTH BUSINESS DAY AFTER YOU HAVE RECEIVED WRITTEN NOTIFICATION FROM YOUR INSURER THAT ALL OR ANY PART OF THE CLAIM OR CONTRACT IS NOT A COVERED LOSS UNDER THE INSURANCE POLICY, IF THIS CONTRACT IS BASED UPON WORK TO BE DONE IN REFERENCE TO AN INSURANCE CLAIM. IF THIS CONTRACT IS NOT IN REFERENCE TO AN INSURANCE CLAIM YOU HAVE 3 FULL BUSINESS DAYS TO CANCEL THIS CONTRACT.
14. CANCELLATION OF THIS CONTRACT ONCE WORK IS APPROVED AND CORRECT TIME PASSED WILL RESULT IN 30% OF THE FINAL CONTRACT TOTAL TO BE PAID TO ST LOUIS ROOFING & EXTERIORS IN LIQUIDATED DAMAGES. THE 30% PAYMENT IS NOT A PENALTY, BUT RATHER A REASONABLE ESTIMATE OF THE DAMAGES YOU WILL SUFFER IN THE EVENT OF BREACH OF THIS CONTRACT.

NOTICE TO OWNER- FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIALS OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THIS PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMO. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR LIEN WAIVERS FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR THE LABOR AND MATERIAL TWICE.

PLEASE MAKE CHECKS PAYABLE TO ST LOUIS ROOFING & EXTERIORS

Stark Roofing LLC
 6876 Providence
 House Springs, MO 63051
 636-671-0045
 info@starkroofingllc.com

Estimate 2035

RECEIVED
 DEC 21 2020
 CITY OF SUNSET HILLS



ADDRESS	SHIP TO	DATE	TOTAL
Jerry Eime 3939 South Lindbergh Boulevard 3939 South Lindbergh Blvd. St. Louis, MO 63127	Jerry Eime 3939 South Lindbergh Boulevard 3939 South Lindbergh Blvd. St. Louis, MO 63127	09/10/2020	\$29,350.00

PROJECT MANAGER

Rob Stark 314-623-4889

DESCRIPTION	AMOUNT
<p>Flat Roof</p> <ol style="list-style-type: none"> 1. Remove all existing roofing and insulation to the deck and dispose of legally. 2. Owner's representative and Contractor shall inspect substrate and designate any areas that require deck repair. If necessary, Decking repair is an additional cost. 3. Mechanically fasten one layer of 4'x8' polyisocyanurate foam insulation using self tapping screws & plates. 4. Furnish and install .060 Mechanically fastened reinforced TPO Class A fire rated roof system GAF TPO (Approx. 15sq after waste) 5. Furnish and install new adjustable pipe boots where applicable 6. Remove and replace drain guards 7. Properly terminate TPO roof under existing coping, reusing coping metal <p>NOTES: All debris to be removed from job site on re-roofs and tear-offs – Shingles figured at four nails per shingle – Lien waiver to be provided within 10 days of receipt of final payment – We are not responsible for the reception of the satellite or antenna. Material Bonded By Manufacturer, Workmanship Warranty is 10 years. Payment due upon completion of work.</p>	29,350.00
Roof Replacement	29,350.00



**Tesson Roofing & Exteriors
LLC**
656 Axminister Dr
Fenton, MO 63026

II License:
104.016390
105.006312

Phone: 314-932-1042
Fax: 314-932-1044

Company Representative
Delisa DiMercurio
Phone: (573) 248-4765
ddimercurio@tessonroofing.com

Ray Lorenz
City of Sunset Hills
3939 South Lindbergh Boulevard
St. Louis, MO 63127
(314) 717-3000

Job: 1120004: Ray Lorenz

TPO Roof Replacement

TPO Roof Replacement

Tesson Roofing and Exteriors proposes the following roof system replacement, with additional options. System replacement includes but is not limited too:

- Removal of existing roof
- Installation of two layers of mechanically attached 2.6 inch polyiso board in order to meet minimum R-Value requirements as set forth by St Louis County.
- Installation of a 60 mil mechanically attached TPO System
- Reusing existing coping metal
- All material to be GAF brand
- All debris removal

Option: Metal Coping Replacement

Replacement of all new metal coping with new 24 Gauge Steel. Color TBD by customer. Color swatches to be provided if interested in replacement.

Price: 3,738.46

\$29,721.43

TOTAL \$29,721.43

If damaged or rotted decking is incurred it will be at the home owners expense of \$70.00 per 4'x8' up to 1/2" sheet of CDX or OSB plywood or at \$7.50 per linear foot of plank board if applicable.

Additional terms and conditions:

Owner acknowledges that there have been no promises, representations or Agreements made regarding the work performed under the Agreement that are not contained in this written Agreement. All surplus material belongs to the Contractor.

Access & Delays - Owner hereby acknowledges and agrees that if the Contractor is delayed at any time in the progress of the Agreement by an act or neglect of the Owner, its agents, employees or representatives, or a separate contractor employed by the Owner, or by changes in the Agreement or by labor disputes, fire, weather, material supply shortages, unusual delays in deliveries, unavoidable casualties or other causes beyond the Contractor's control, then the time for completion of the Agreement shall be extended. Owner grants full access to property for staging and execution of work unless otherwise agreed in writing.

Insurance - Owner is required to carry property, casualty, fire, tornado and other necessary insurance for the work contained in the Agreement.

Compliance With Design Requirements - Contractor is under no duty to inquire, investigate, nor conform to, any provision setting forth design, color, product/manufacture, or aesthetic requirements pursuant to a homeowner's association agreement, landmark regulation, or similar covenant. This agreement constitutes the entire understanding of the parties, and there are no representations, warranties, terms, agreements or undertakings made other than as set forth herein. Furthermore, this provision cannot be waived by Tesson Roofing unless waived in writing and signed by an authorized representative of Tesson Roofing.

Supervision & Workmanship - Contractor shall supervise and direct work, using all reasonable skill and attention. Contractor may perform the work itself, or through subcontractors. All work to be completed in a workmanlike manner according to standard industry practices. Specified work and quoted price subject to change upon discovery of any latent and/or hidden defect. Any alteration or deviation from specifications outlined in this Agreement involving extra cost will be executed upon written change orders and will incur additional cost above the contract sum stated above.

Specified work and quoted price subject to change upon discovery of any latent and/or hidden defect. To that end, while Contractor will take field measurements of existing conditions related to Contractor's Work, and shall observe any conditions at the site affecting it, these measurements and observations are solely for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering any unknown conditions or latent issues related to the site. Therefore, if the Contractor encounters conditions at the site that are unknown or differ materially from those ordinarily found to exist, the Contractor shall promptly provide notice to the Owner. These conditions may cause an increase or decrease in the Contractor's cost of, or time required for, performance of its Work and the Contractor will work with the Owner to negotiate an adjustment in the Contract Sum or the Contract Price or both. Any alteration or deviation from specifications outlined in this Agreement involving extra cost will be executed upon written change orders and will incur additional cost above the contract sum stated above. If Owner does not agree to the extra cost or time or both due to the unknown condition, Contractor has a right to terminate the contract for cause and cease all operations. In the case that the contract is terminated, Contractor will be entitled to receive payment for its Work executed, materials supplied, and any other costs incurred, along with reasonable overhead and profit only on the Work executed and materials supplied.

Labor Warranty & Damage - Contractor warrants that the work has been carried out in a workmanlike manner. Labor is guaranteed for 1 year and applies only to repairs. Complete roof replacements are guaranteed for **25 years** or in accordance with the manufactures or other limited warranties. In the event Contractor is notified to perform warranty work and Contractor determines that the work is not covered under any applicable warranty, Owner agrees to pay Contractor \$125.00 as a service fee for the site visit and inspection of the roof. All warranties will commence upon payment in full to Contractor for all roof replacements or repairs authorized. Contractor's warranty does not include damage caused by Owner, its agents, employees, representatives or separate contractor's employed by Owner, lightning, gale (50 mph) force winds, fire, fallen trees, tree limbs, hurricane, vandalism, ice, tornado, hail, other acts of nature, impact of foreign objects or other cracking due to settlement, distortion, failure or cracking of walls or foundation of building, dry wall nail pops, modifications not executed by the Contractor, improper or insufficient maintenance, normal wear and tear or normal usage, including ponding water. Any subcontractor's or manufacturer's warranties shall be deemed furnished and assigned to Owner pursuant to this Agreement without further action by Contractor upon payment to Contractor for all work under this Agreement. CONTRACTOR HEREBY DISCLAIMS ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, EXCEPT AS EXPRESSLY WARRANTED HEREIN. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF. Should Owner become aware of damage to said property by Contractor, his agents or employees during the course of installation, said damage should be brought to the attention of the Contractor prior to the time of payment. If Owner fails to notify Contractor of said damage within 5 days of occurrence, Owner shall waive all rights against Contractor concerning said damage. Contractor is not responsible for damage to landscaping, lawns, driveways, parking lots, parking pads or sidewalks during delivery of materials or construction. Owner hereby waives all claims against Contractor for consequential damages arising out of or relating to this Agreement.

Payments - All accounts are due and payable upon receipt. All past due amounts of more than 30 days past due shall bear a FINANCE CHARGE AT A MONTHLY RATE OF 2%, which is an ANNUAL RATE OF 24% until paid. In the event the Contractor initiates or pursues any action or proceeding to collect under this Agreement, the Contractor shall be entitled to receive from the Owner and/or person signing below on behalf of the Owner and the Owner and person signing below on behalf of the Owner hereby agree to pay all costs and expenses incurred by the Contractor, including but not limited to attorney's fees, expert fees, and costs and expenses of litigation including but not limited to any appeals. Contractor shall have the right to assert a mechanics lien for any sums due for the improvements to the property but unpaid. Owner acknowledges receiving lien notice included in this Agreement.

Indemnity - Owner and/or person signing on behalf of owner hereby agree to indemnify and hold harmless Contractor and its subcontractors, agents, employees, and representatives against all claims, losses, damages, costs, injuries, or damages of any kind or nature caused by the negligent or gross negligent acts or omission of the Owner, its agents, employees and representatives.

Right to Cancel - Either party to this Agreement may cancel it by written notice to the other party, anytime within 3 days of the date hereof, without penalty. Owner may also terminate this Agreement for convenience after 3 days of the date hereof. However, Owner understands that upon the execution of this Agreement, Contractor proceeds promptly to locate materials, arrange for labor, and engage in other activities necessary to complete the job, all of which constitute part of the work of this Agreement. Therefore, should Owner terminate this Agreement for convenience after 3 days of the date hereof, Owner will pay Contractor a fair and reasonable amount for work done to the date of termination, such amount

being not less than 20% of the full contract amount, plus interest, attorney's fees, expert fees, and costs and expenses of litigation including appeals.

Risk of Loss - Upon delivery of supplies, equipment and appurtenances, to the building or job-site, Owner hereby agrees and assumes all risks of loss, destruction, and damage caused by Owner, its agents, employees, representatives or separate contractor's employed by Owner, theft, lightning, vandalism, wind, fallen trees, tree limbs, hurricane, ice, fire, tornado, flood, hail, other acts of nature, and impact of foreign objects that may occur.

Contractor's remedies for breach - Contractor reserves the right to exercise all rights and remedies available to it at law and in equity in the event of Owner's breach of this Agreement.

Fair Use - Owner irrevocable grants Contractor permission to take, use, re-use, publish, republish, distribute, display and reproduce any customer satisfaction quotes made by me and/or any media, photograph, picture, or image of the exterior of my home which may be included, in whole or in part, in any and all informational, educational marketing, advertising, editorial, commercial or artistic materials of Contractor, or for any other purpose whatsoever, in any form or media now known or hereafter devised, and to use Owner's first name, and city and state in connection therewith, all on a perpetual and irrevocable basis, without any compensation, royalty, revenue or obligation owing to Owner. Owner understands and Contractor agrees that Owner's address and personal information, other than as described above, will not be used.

Governing Law and Venue - This Agreement and the services provided hereunder will be governed by and construed in accordance with the laws of the State of Missouri, without regard to conflict of law rules. The Owner and Contractor agree that any action by the Owner or the Contractor pursuant to this Agreement or the services provided under this Agreement or in relation to the Agreement will be brought only in the Circuit Court of St. Louis County, Missouri.

Amendment and Modification - This Agreement may be amended and modified only in a writing signed by the Contractor and the Owner.

Severability - The partial or complete invalidity of any one or more provisions of this Agreement shall not affect the validity or continuing force and effect of any other provision. The failure of either party to insist, in any one or more instances, upon performance of any of the terms, covenants or conditions of this Agreement, or to exercise any right, shall not be construed as a waiver or relinquishment of such term, covenant, condition or right.

Entire Agreement - This Agreement contains the entire Agreement between the Contractor and Owner and supersedes any and all prior Agreements, statements and understandings concerning the Agreement.

Execution Authority - All persons executing this Agreement below as the Owner have the authority to execute this Agreement on behalf of the Owner and agree to be jointly and severally liable, for all terms, covenants, and conditions of this Agreement.

NOTICE TO OWNER: FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429 RSMO. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date