



302.225.ROOF(7663)
DE: 101 S. Mary St.
Newport DE 19804

FAX: 302.472.6560
DE Reg# 2008203296
PA Reg# 050744

215.567.ROOF(7663)
PA: 1454 Bethlehem Pike
North Wales PA 19454

Job Site Address:
102 Larch Circle
Newport, DE 19804

Bill To: Investment Property
Services
102 Larch Circle, Suite 302
Newport, DE 19804
Pref. Comm.: (C)
(H)
(O) 302 994-3907



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This picture shows front elevation of building



This picture shows nail pops on back elevation



This picture shows nail pops and damaged on back elevation



This picture shows ridge vent on back elevation and exposed nail heads on ridge



This picture shows ridge vent on back elevation and exposed nail heads on ridge. Sealant of exposed nail heads are recommended.



This picture shows damaged shingle on back elevation around bathroom/dryer vent



This picture shows damaged shingles
around pipe collars



This picture shows damaged shingles
around pipe collars



This picture shows cracked shingle on back
elevation



This picture shows over view of front elevation. Valleys and ridge vents appear to be in good condition.



This picture shows ridge vent system on peaks of roofs



This picture shows ridge vent system on peaks of roofs



This picture shows over view of back elevation



This picture shows drip edge is installed on this roof and appears to be in good condition



Gutters are clean and in good condition



Pip collars appear to be in good condition and have sealant on exposed nail heads.



Bathroom/dryer vents have some debris in them and cleaning is recommended.



Smoke stacks appear to be in good condition

Investment Property Services Bldg 92-98 Inspection 2019

We propose to supply materials and labor necessary to complete the following range of work including:

Preparation

- Protection of shrubbery and landscaping with tarps and plywood as necessary
 - *special care with back deck, a/c unit, and manicured landscaping
 - Dumpster will usually be delivered the day before or morning of the scheduled start date
 - *placement: _____
 - Materials will usually be delivered the day before or morning of the scheduled start date
 - *placement: _____
 - Removal and disposal of existing materials down to the substrate
 - Substrate type: _____/Size: _____
 - There may be some roofing debris in your attic
 - Inspect substrate, and make sure everything is sound, make wood repairs as needed at an extra cost
 - *Customer may secure any fragile items on interior of home to protect during vibrations of project
 - All permit coordination included, any required permit, engineer, or architect fees additional
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Shingle Repair

- Remove damaged shingles and underlayment Location: BACK ELEVATION APPROX 4-5 SHINGLES
- Set any loose nails on roofing surface
- Install Ice and water shield to exposed wood
- Install new shingles matching as close as possible Color GAF TIMBELINE HD CHARCOAL
- New materials may not match existing perfectly due to change in manufacturer/style, fading and manufacturer pigment changes
- All fasteners will be weather resistant
- Any wood replacement beyond scope of work will be billed at the standard rate of \$95 per man hour plus materials
- Thorough clean up of all job-related debris

Price: \$400.00

Initial here to approve this option _____

De-Mobilization

- Thorough clean up and removal of all debris. G. Fedale's may recycle or salvage debris at their discretion. If the customer wants to salvage any debris, they must let G. Fedale know in advance of project start.
- Use of high powered magnet to pick up all loose nails from ground upon job completion.
- Broom clean all hard surfaces of all debris (driveway; sidewalk; deck; etc.)

SUBSTRATE REPLACEMENT CLAUSE

- **Substrate:**
 - Replacement of 1x boards or lathe @ \$7.00 per linear ft.
 - Replacement or "sistering" of damaged roof rafters @ \$12.00 per linear ft.

WARRANTY

- G. Fedale provides premium craftsmanship and premium products, and offers workmanship warranties on all full replacement projects. Partial or repair only projects are not warrantied unless noted otherwise.
- Workmanship warranties are transferable, but must be registered within 45 days of purchasing the home/building

Approximate Start/Completion Dates (please note, inclement weather or unforeseen circumstances may cause delays. Project enters que when contract complete with color selections and deposit have been made.)

Start: _____ Complete: _____

Underlayment Replacement: Unless otherwise noted, this proposal assumes the underlayment of the Customer's Project (the "underlayment") is sound and sufficient to receive the materials. Due to the nature of the work, G. Fedale cannot know the extent and condition of the underlayment at the time the proposal is provided. Any extra work, including, but not limited to, removal and/or replacement of underlayment such as plywood or any other substrate material, shall occur at the rate specified in the proposal and to the extent that G. Fedale deems necessary. G. Fedale requires that underlayment must be replaced when it is unsuitable to use. Customer further agrees that G. Fedale, in its professional discretion, shall determine what constitutes "suitable" sound underlayment conditions and will be liable for any additional work regarding underlayment removal and/or replacement in accordance with the terms of the proposal. If customer wishes that swails/humps in roof be corrected, they must specify to estimator, as this is often a result of settling structure/framing, and not typically corrected with roof install.

Any electrical, plumbing, telephone, security, air conditioning or other service lines, according to F.H.A. standards should not be installed within 3 inches of the roof deck. The sales representative will inspect the project area and notify you if any such lines currently exist. We cannot and will not be held responsible for the puncture of improperly installed lines within 3 inches of the roof deck. This project may cause vibration to the interior of the home, which may result in hanging pictures or wobbly decoration on dressers to fall over, please secure safely. Also, especially when plywood or structure replacement is involved, some nail pops/drywall settling may occur. G. Fedale could provide a quote to perform any interior repairs.

By signing this contract you agree that G. Fedale reserves the right to photograph and or video the work being done on your home. They may use these photographs online for presentation, marketing and advertising.

- ☐ **Terms and Conditions:** In signing this agreement, I certify that I am the property owner, am empowered to make financial commitments for this property, and am fully responsible for the payment of all invoices, including any coordination with insurance/mortgage companies. Full payment is due the date of invoice. For multi-option projects, if there is a delay outside the control of G. Fedale, billing may be submitted at the completion of each option. Please discuss with your Fedale representative about financing payment terms. Interest shall accrue at the contract rate of 1.5% per month on all balances remaining after the Invoice due date and shall continue at such rate until the balance is paid in full. Customer is responsible for all reasonable attorney's fees, court costs, and mediation and arbitration expenses in the event G. Fedale initiates legal action against Customer to collect any unpaid balances including interest. Any check from or on behalf of Customer of any amount due under the Agreement deposited for payment will not be controlled by any notation or "memo" such as "Paid in Full," "Final Payment," "in full and complete satisfaction," etc. on any such check or in any letter or document accompany such check. Any Such Check will be deposited and applied to the customer's outstanding balance, Any balance will remain due and owing. Final payment due upon substantial completion. This is defined as major components of the project being completed. If there is a minor outstanding item, full payment would still be taken, and minor item would be scheduled for completion (ie. a shingle appears lifted, siding appears to bulge in a certain area, window glass has a sticker, etc.) **Subject to management approval*

- ☐ Deposit with contract signing 1/3 Payment (if special order, 2/3*) \$ _____
- ☐ 2nd Deposit Day of Start (or prior) 1/3 Payment (if under \$5k, disregard) \$ _____
- ☐ Balance Due Upon Completion (excludes change orders, wood replacement, etc.) *\$ _____

Warranties: Manufacturer's and workmanship warranties are only available where G. Fedale determines that sound underlayment conditions exist, and are only valid upon customer's payment in full. Workmanship and Manufacturers' warranties are transferable, but must be registered within 45 (manufacturer's warranty may be 30 days in some cases) days of purchasing the home/building. "Mailing address for warranties after project paid in full will match "bill to" address unless otherwise noted"

Pricing on this proposal is valid for 15 days

The terms of this proposal/contract/agreement are acceptable:

Customer Signature: _____ Date: _____ Customer Signature: _____ Date: _____

Customer Name printed: _____ Title _____ Customer Name printed: _____ Title _____

G. Fedale Rep Signature: _____ Date: _____

G. Fedale Rep Name Printed: _____ *Title* _____ *Project Consultant* _____

Dear Valued Customer,

Embarking on a home improvement project can be exciting, and there are some details that will help to be aware of. If you have any questions about any of these items, just give me a call and I'd be happy to discuss them with you.

Sample Colors: Please take an extra moment and review the color selected outside the home. Sometimes interior light sheds a different tone than natural sun/shade daylight, and it's helpful to be able to see both!

Materials/dumpsters are typically delivered the day before or morning of the scheduled start date and normally placed at the curb. Please make sure to park on the street the night (across the street if possible) before so you don't get trapped in the garage during construction. Dumpsters are often collected within 3 days of completion. If customer approves dumpster placement in driveway, G. Fedale will not be held liable for any driveway damage from weight of the dumpster/truck.

Start time - Depending on location, crew might be starting as early as 7a.m., and in some cases, as late as 11 a.m. depending on materials – sorry for any inconvenience!

Start Date - We try to start your job as soon as we can, but please bear in mind that there are countless extenuating circumstances that can affect the schedule. Inclement weather, surprises on the job before yours, material delay, crew leaders may get sick or have an emergency, etc. We will do our best to keep you up to date with any schedule changes along the way – thank you in advance for your patience and understanding!

Satellite - During the construction, we're going to have to detach and reset your satellite if you have one. The crew will do their best to put it back exactly how you had it, but sometimes the signal doesn't come back and the cable company has to come out and fix it, which usually costs about \$50. If that does happen, go ahead and call the cable company and we'll reimburse you for the service call.

Gutters – In the event that gutters are temporarily removed from home, G. Fedale is not responsible for any ground water infiltration, landscaping damage, or any negative impact from water flowing off of the roof.

Noise – demolition and construction can be noisy and cause vibrations throughout the house. Help us by removing any objects from the walls.– sorry for any inconvenience!

Nails – as you can imagine, the construction of roof/windows/siding involves a LOT of nails. Just as many come off the roof as go on it, and while our crew members do their best to go through the yard with a magnet afterward to pick up as many as they can, it is impossible to get every single one. Please be careful after the project is complete and keep your eye out for any strays. In some instances if the crew finishes late and it is getting dark, there may be more nails than usual left behind. If you are finding an unacceptable amount of debris in the yard, please call me and let me know; We're more than happy to swing over and clean up for you.

Outdoor furniture – please move any lawn furniture, yard art, or grills away from the side of the house to protect it from debris during construction. We don't want to damage anything!

Plants – our crews will do their best to protect landscaping immediately around the house, but unfortunately plants cannot be temporarily moved like lawn chairs or grills. We apologize in advance if any shrubs lose a branch or any flowers get squished.

Neighbors – if you can let your neighbors to the left and right know that you will be having upcoming construction on your house to prepare them for any noise or in case they need to move their vehicles, that would be greatly appreciated.

Project Management/Project Scheduler – While you are welcome to call your estimator with any questions, here are direct contacts for common questions. If any questions on scheduling, please contact our Project Scheduler. If any questions pertaining to project details, please contact your Project Manager. The Project Manager visits before the project to confirm scope, and after each project for final inspection, and throughout as needed

Structure/Hoa/Deed Restrictions - if structural modifications are needed, local permit office may require drawings for additional cost. Some neighborhoods have deed restrictions, customer is responsible to gain approval, and clarify how these restrictions may impact color/style selections.

Leftover materials – We try to order more materials than we need on a job because it is better to have some left over than not enough, as it can delay projects by a couple days to over a week. Any leftovers will be picked up by our company after the completion of the project.

Payment/Scheduling – Upon signing complete contract, we accept 1/3 deposit, and then on or before material delivery/job start date we accept 2nd 1/3 deposit. Your project manager will visit to review after substantial completion, accepting the final payment. If any punch list items, they will be scheduled, and the final balance can be paid after completion.

Comprehensive – Customer and Estimator agree that all requested work is contained within this contract, and any additional work requested must be authorized by a written change order.

Our goal – Your satisfaction is our number one priority. We want this to be a painless process for you with as few inconveniences as possible, and our goal is that you will be a pleased customer after the job is done. Please let us know what we can do to make this a positive experience for you and your family. Thank you again for choosing G. Fedale and for allowing me to help you with this project!

Sincerely,

I have received this from my estimator and will review before my projects starts.

X	X
Customer	Estimator

NOTICE OF CANCELLATION

Date of Transaction: _____

You may cancel this transaction, without any penalty or obligation, within 3 business days from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale and any negotiable instrument executed by you will be returned within 10 business days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale; or you may if you wish comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do not agree to return the goods to the seller or if the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to G. Fedale's Headquarters, at 101 S. Mary St. Newport Delaware 19804 not later than midnight of _____ (at least three business days from the above date of transaction).

I _____ hereby cancel this transaction in reference to the proposal # listed above.

Buyers Signature: _____

Date: _____