



TRIPLE M ROOFING CORP.

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Web Site Address: www.triplemroofing.com

Owner	Castle Group Management	Date	10/19/2023
Address	12270 SW 3rd St STE 200, Plantation, FL 33325	Project Name	Carlton House Condominium
Phone	561-839-0518	Location	2701 S Ocean Blvd, Highland Beach, FL 33487
Attention	Mark Evans	Plan & Spec.	N/A

Specification/Work Scope: Johns Manville Modified roof system

- Remove existing built-up roofing and flashing to existing lightweight concrete deck, and cart off debris.
- Furnish and install ½" **JM securock fully adhered in JM UIA Adhesive** per Miami Dade Product Approval
- Over the Securock, continuously torch 1 ply of **Dynaweld 180S** and 1 ply of **Dynaweld 180 Cap FR** per Miami Dade Product Approval and manufacturers recommendations.
- Provide stainless steel counter-flashing at roof perimeter and interior walls.
- Provide stainless steel drip edge at penthouse as required.
- Furnish and install new stainless-steel overflow scuppers.
- Flash all roof penetrations as required by manufacturer.
- Upon completion and final payment, provide to owner a 2-year contractors warranty and a 20-year manufacturer's warranty.

Notes:

- Price includes all permit fees as required.
- Owner to provide all mechanical, electrical, and plumbing if required. (Not included)
- All roofing personnel access through elevator.
- **Payment and Performance bond** please add **2%** to contract value.

We hereby propose to furnish labor and materials - complete in accordance with the above specifications, for the sum of: **Two Hundred Forty-six thousand eight hundred and no/100 Dollars (\$246,800.00)** with payment to be made as follows: as work progresses with 10% retainage payable upon delivery of warranties and appropriate releases of lien.

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 specification involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner will carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Anthony Milanese
Anthony Milanese, Project Estimator

Acceptance of Proposal

In the event of your default with respect to any payment due Triple M Roofing Corporation or your default with respect to any other obligation under this agreement. You hereby agree to reimburse Triple M Roofing Corp. for any and all costs, expenses and reasonable attorney's fees incurred as a result of or made necessary by the institution of any lawsuit or proceeding to enforce any breach of any of the terms or conditions of this agreement. Reasonable attorneys' fees are hereby deemed to be 20% of the amount claimed in any lawsuit or proceeding. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted by: _____

Date: _____