



Sonoma Bay Community Roof Replacement Proposal

Prepared For :

Sonoma Bay Community

3600 Sonoma Dr
Riviera Beach, FL 33404
United States

Prepared By :

Trey Yorloff
Project Manager Infinity Roofing
(561) 779-7858
TreyYorloff@InfinityRoofer.com
CCC1331381





Thank you for the opportunity to present this comprehensive roof replacement proposal for the 30 individual buildings of the Sonoma Bay Community. This detailed plan outlines the full scope of the project and provides in-depth information about the high-quality building materials that will be utilized. Infinity Roofing is honored to offer this tailored solution, and we are confident in our ability to execute this undertaking with the utmost professionalism and care.

Our team of highly qualified roofing experts understand the current state of the roofs across this community, taking into account factors like age, wear and tear, and the region's unique climate and weather patterns. Based on this thorough assessment, we have curated a replacement strategy that will not only restore the visual aesthetic of these buildings; but also reinforce their structural integrity and deliver long-lasting protection against the elements.

The high-performance roofing materials we've selected are sourced from industry-leading manufacturers known for their commitment to innovation, durability, and sustainability. These cutting-edge products boast superior weatherproofing capabilities and enhance insulation properties, adding a sleek, modern appearance that will elevate the curb appeal of this entire community. Our seasoned installation crews will ensure a seamless, efficient transition, minimizing disruption to residents and delivering a stunning transformation promptly.

Infinity Roofing takes great pride in our reputation for excellence, and we are eager to demonstrate our expertise by delivering a roof replacement solution that exceeds your expectations. With our unwavering dedication to customer satisfaction, meticulous attention to detail, and a proven track record of success, we are confident that this proposal will provide the ideal answer to your roofing needs, safeguarding your community for many years.

I will be available to address and answer any questions or concerns regarding this proposal.

Trey Yorloff
Project Manager
Infinity Roofing
(561) 779-7858
TreyYorloff@InfinityRoofer.com

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Site Map	Scope of Work, Disclosure, Cancellation	Exclusions, Payment Terms & Clarifications



Step One - ARC Application & Approval, Pull Administrative Permits & Order Materials

- Permitting could take 3-4 weeks
- ARC Review Preparation
- Dry in materials are readily Available
- Tile manufacturing could take 4-8 weeks

Step Two - Staging & Delivery

- Material, Dumpsters & Machinery will be delivered.
- We will have several deliveries throughout the process
- A staging area will organize material, equipment, dumpsters etc for the duration of the project.



Step Three - Removal and Dry-in

- At minimum 1 crew of 8-12 men will be working at all times
- Tear Off crew will begin removing approximately 3000-4000 sqft of current roofing material & dry in daily.
- We estimate 3-5 days per building pending no interruptions.



Step Four - County Inspections

- Once dry-in is complete on each section, required county inspections will take place. (i.e Sheathing Re- Nail, Roof Metals & Underlayment)
- Project Manager to be onsite with crew leaders during inspections to answer questions and/or address concerns.
- Photos to be taken of each stage of the project for reference if needed.

Step Five-Tile Delivery & Install

- Roof tile will be delivered on pallets and hand loaded onto the roof. Tiles will be strategically staggered throughout the entire rooftop to distribute weight.
- Tile install will begin in 1-3 days after delivery.



Step Six - Final Inspections

- County Required Final Inspections will take place on every building as it is completed.

Step Seven

- Machine Removal & Final Extensive Site Clean-up

Construction is messy but we curb that as much as possible. Daily the debris will be hauled and site cleanup will take place.

This helps the property's day-to-day operation continue with minimal interruption.



Tile:

- Eagle Roofing Products
- Profile- Capistrano or Malibu
- Color to be selected by HOA

Underlayment:

Polystick TU Plus

- Surfaces engineered for superior slip resistance and long-term performance
- Warranty up to 30 years
- Safe: no flames, fumes or odors
- Increased labor efficiency and roof dry-in speed

Elastoflex Self Adhering Flashing Strip:

- Excellent long-term adhesion and application to multiple substrates and base plies
- Exceptional physical properties and long-term weathering performance
- Puncture and tear resistant

Roof Ventilation:

- O'hagin Concrete Tile Roof Vents
- Above decking ventilation allowing moisture to escape more effectively.

POLYSTICK® TU PLUS
POLYGLASS

Self-Adhered Reinforced Wind & Water Tile Underlayment

Equivalent to 287,000 buildings protected since 2005 and counting!

But wait, there's more... We make it, We warrant it, Up to 30 Years!

30 YEARS

30 Year Warranty

Florida Made

Water Resistant

High Temperature

High Wind Performance

SEALap®

Self-Sealing Membrane

Why Use Polyglass Polystick Self-Adhered Underlayments?

When selecting a roof assembly to install, a Polyglass roof underlayment can play a critical role in the performance of the roof system. Provide your customers with the most technically advanced and time and weather tested underlayment products on the market.

- ADESO® Self-Adhered Dual-Compound Technology
- Split-release film/paper for ease of installation
- Nail seal-ability
- Patented SEALap® on select underlayments, a factory-applied adhesive treatment along the side lap
- Surfaces engineered for superior slip resistance and long-term performance
- Warranty up to 30 years
- Safe: no flames, fumes or odors
- Increased labor efficiency and roof dry-in speed

Service & Support

Polyglass provides service and support when you need it. Our team of experts assist customers from concept to completion with each phase of the project. We provide consistent communication and technical support, to expedite the process, keeping your projects on time and on budget.

14 Florida sales representatives
4 Florida technical representatives



O'HAGIN

THE TECHNOLOGICAL LEADER IN ATTIC VENTILATION

1. SELECT METAL

Standard:

- 26 Gauge, G-90 Galvanized Steel
- 20 Year Warranty

Upgrade Options:

- .032" Aluminum
- 50 Year Warranty
- 16 Oz. Copper
- 50 Year Warranty

2. SELECT FINISH

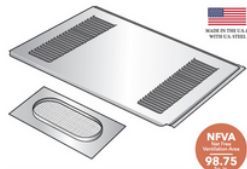
Upgrade Options:

Pre-Painted Galvanized Steel Finish*

- BLACK
- BROWN
- CHARCOAL
- GRAY
- TERRA COTTA
- WHITE

MATERIAL: CONCRETE TILE

PRODUCT: LOW PROFILE (FLAT)



MADE IN THE U.S.A.
98.75

**UNIQUE LOW-PROFILE DESIGN
FITS BELOW MOST ROOF MOUNTED
SOLAR PANEL INSTALLATIONS**



Capistrano

A high S-profile, our Capistrano is semi-cylindrical and is the most traditionally recognized of all tile profiles. A style icon, this centuries-old design perfectly complements Spanish and Italian architecture and pairs beautifully with stucco, stone and brick siding. However, its stunning good looks extend far beyond these influences and can be found in about every style of building from residential and commercial to military and institutional structures throughout the United States and Canada.

Featured Product

39604 Maple Creek Blend

Blend of Light Brown, Taupe, Gray, Tan

Oh so pretty! That is how we describe Maple Creek Blend with its beautiful blend of earthy tones that will effortlessly enhance your dream remodel or new construction home. Sophisticated and welcoming, this colorway is amazingly versatile and pairs well with a cool palette as well as a warm.

Create a stylish and inviting ambiance by glossing your exterior with a shade that falls in the white, cream, gray or brown family. A neutral backdrop will allow you to add bold accents and accessories all while complementing your home's focal element, your Maple Creek Blend roofscape.



3477 Viera Blend - Blend of Dark Brown, Tan



3503 Sierra Madre - Hues of Charcoal, Black Streaks



Malibu

Malibu concrete roof tiles are medium-height tiles with a double-S shape aesthetic. Its gentle curves create a gorgeous roofline that easily complements modern architectural designs and large buildings. It's particularly effective on distinctive homes, apartments, hotels, places of worship and commercial structures. It's the best of both worlds, where Mediterranean meets Contemporary.

Featured Product

29501 Maple Forge

Hues of Red Orange, Maroon Streaks

Warm, joyful and vibrant are just a few adjectives that define Maple Forge. If you want to shy away from typical neutral colors, then this red orange wonder is a great alternative. Its rich and deep tone evokes just the right amount of vibrancy without being overwhelming. As the focal point of your home or commercial property, Maple Forge pairs well with toned-down colors like sage green or a grayish-green, or for a more monochromatic scheme you might want to consider brown, tan or a creamy off-white. Whichever route you choose, this cheerful shade will raise your curb appeal to a whole new level.



2424 Rosewood - Hues of Reddish Orange, Black Streaks



2503 Sierra Madre - Hues of Charcoal, Black Streaks

POLYSTICK® TU PLUS

SELF-ADHERED REINFORCED WIND & WATER TILE UNDERLAYMENT

APPLICATION INSTRUCTIONS

- Polystick TU PLUS may be applied directly to the roof deck where allowable by Code, or to various approved substrates such as Polyanchor HV nailable anchor sheet and Polytherm insulation. For additional substrate requirements and information refer to Polyglass published "Suitable Substrates for Self-Adhered (SA) Membranes."
- Do not apply directly on to existing shingles or other roof coverings.
- Apply only when the substrate is dry and project related temperatures (air, roof deck, membrane) are 40°F and rising.
- Be sure to follow all local building code recommendations and requirements with regards to the width of ice dam materials.
- If full roof coverage application is desired, proper venting of the structure is recommended. Consult a design professional for proper venting requirements. Applications involving non-ventilated attics or sheathing with radiant barriers, an anchor sheet is recommended to allow venting and prevent the creation of a double vapor barrier condition.
- In steep slope applications where back nailing may be required, be sure that all nails are covered by the overlapping next sheet.
- Polystick TU PLUS must be covered within 360 days unless otherwise limited by the Authority Having Jurisdiction.
- Use PolyPlus® 50 or PG 500 modified cement to seal all non-factory laps, hip and ridge details, splices, patches or other condition where the backside adhesive compound laps onto fabric or granule surfaces.
- Apply a bed of cement on any metals, vents, stacks, chimneys, and other roof accessories.
- Use on any repairs to the underlayment prior to application of the final roof covering.
- Check project details for proper installation requirements.

MEMBRANE INSTALLATION

- Cut the Polystick TU PLUS to a suitable, workable length prior to placement.
- Lay the material flat in place starting at the lowest point
- Fold the membrane back onto itself (width wise) and peel half of the release film from the roll. Gradually push/roll the material into place with firm even pressure from the center to the outer edge. Repeat this process with the remaining half of the roll.
- Position successive rolls providing a minimum 6" end lap and 3" side lap. Position the next sheet by overlapping seams which must line up with the guideline at the bottom of the nail area printed on the Polystick TU PLUS surface.
- At side overlaps, remove the protective SEALap release film and apply even pressure to seam area.
- After adhering the Polystick underlayment, uniform pressure must be applied to the entire surface. Roll area with a 35 lbs or 75 lbs weighted roller, or water-filled lawn roller. Brooming the surface of the Polystick membrane is also acceptable on steep pitched roof applications where safety is a concern. **NOTE:** Polyglass advises that proper safety precautions are taken during rolling on all sloped roofs.

- For detailed drawings and recommended installation procedures of typical roof segments, such as drip edge conditions, please refer to our website at, www.polyglass.us

MANUFACTURING FACILITIES

- Fernley, NV • Hazleton, PA • Waco, TX • Winter Haven, FL

CORPORATE HEADQUARTERS

Polyglass U.S.A., Inc. 1111 West Newport Center Drive Deerfield Beach, FL 33442
www.polyglass.us General Line: Customer Service: Technical Service:

(888) 410-1375
 (954) 233-1330
 (800) 222-9782
 (866) 794-9659

Questions? technical@polyglass.com

Product Disclaimer: Unless otherwise incorporated into or part of a supplemental manufacturer's warranty, Polyglass warrants its product(s) against manufacturing defects in its product that directly results in leakage for a period of 1 year.

Refer to safety data sheet (SDS) for specific data and handling of our products. All data furnished refers to standard production and is given in good faith within the applicable manufacturing and testing tolerances.

Polyglass U.S.A., Inc., reserves the right to improve and change its products at any time without prior notice. Polyglass U.S.A., Inc. cannot be held responsible for the use of its products under conditions beyond its own control. For most current product data and warranty information, visit www.polyglass.us.

ELASTOFLEX® SA V

SELF-ADHERING FLASHING STRIPS

PRODUCT DESCRIPTION

Elastoflex® SA V Flashing Strips are factory cut rolls of Elastoflex SA V membrane featuring patented ADESO® Dual-Compound Technology. The Styrene-Butadiene-Styrene (SBS) modified asphalt compound is applied on the top layer and an aggressive self-adhesive compound is applied on the bottom layer. Elastoflex SA V Flashing Strips are comprised of a high performance reinforced fiberglass mat for excellent dimensional stability. Elastoflex SA V Flashing Strips are finished with a polyolefin film on the top surface and a split release film protecting the adhesive on the bottom surface.

TYPICAL APPLICATIONS

- Designed for applications where using a propane torch is undesirable or prohibited •
 - Applications include new construction, re-roofing, and BUR repair installation
- For use as air & moisture barriers in finish work, starter strips, drip edge flashing, vertical & horizontal tie-in for envelope closure, and joint treatments

FEATURES AND BENEFITS

- Excellent long-term adhesion and application to multiple substrates and base plies
- Exceptional physical properties and long-term weathering performance
- Low temp flexibility; puncture and tear resistant

TECHNICAL DESCRIPTION

TEST METHOD	PROPERTY	ASTM VALUE
ASTM D5147	Peak Load @ 23+/-2°C (73.4+/-3.6°F), MD and XMD, min, kN/m (lbf/in.)	5.3 (30)
ASTM D5147	Elongation @ 23+/-2°C (73.4+/-3.6°F), MD and XMD, min (%)	2
ASTM D5147	Tear Strength @ 23+/-2°C (73.4+/-3.6°F), min, N (lbf)	156 (35)
ASTM D5147	Low Temperature Flexibility, max, °C (°F)	-18 (0)
ASTM D1970	Adhesion to Plywood @ 40°F, min, lbf/ft width	2.0
ASTM D1970	Adhesion to Plywood @ 75°F, min, lbf/ft width	12.0
ASTM D1970	Sealability around nail	pass
ASTM D1970	Waterproof integrity after low temp exibility	pass
ASTM D1970	Waterproof integrity of lap seam	pass

PRODUCT DATA

Coverage (Approx) per box.....200 sq ft
 Weight (Approx)95 lbs
 Thickness (Nominal)2.0 mm; 80 mils
 Boxes/Pallet20

Roll W x L	Wt/Roll	Rolls/Box
4" x 66'	8.8 lbs	(10 rolls)
6" x 66'	13.3 lbs	(6 rolls)
9" x 66'	20.0 lbs	(4 rolls)
13" x 66'	26.7 lbs	(3 rolls)
18" x 66'	40.0 lbs	(2 rolls)

APPLICABLE STANDARDS

- ASTM D1970; ASTM D6163
- ASTM E2578 – Air Barrier
- UL Classified for use in class A, B or C roofs, as listed the latest UL “Roofing Materials and Systems Directory”
- Factory Mutual Approved
- ICC ESR-2018
- Florida Building Code
- Miami Dade Code Compliance
- TDI



PRODUCT WARRANTY

Polyglass U.S.A., Inc. commercial roofing membranes can be backed with a manufacturer's warranty for up to 20 years when used as Please see your Polyglass U.S.A., Inc. Sales or Technical and details.

POLYGLASS®



www.polyglass.us

DATE SUBMITTED: 11/11/2024
PROJECT NUMBER: 242942
PROJECT NAME: Sonoma Dr - Bldg 4
LOCATION: Riviera Beach, FL.



CODE APPLIED: Florida Residential Code, (2023); Chapter 8 Roof-Ceiling Construction, Section R806 Roof Ventilation (Page 259-260)



KEY RESOURCES:

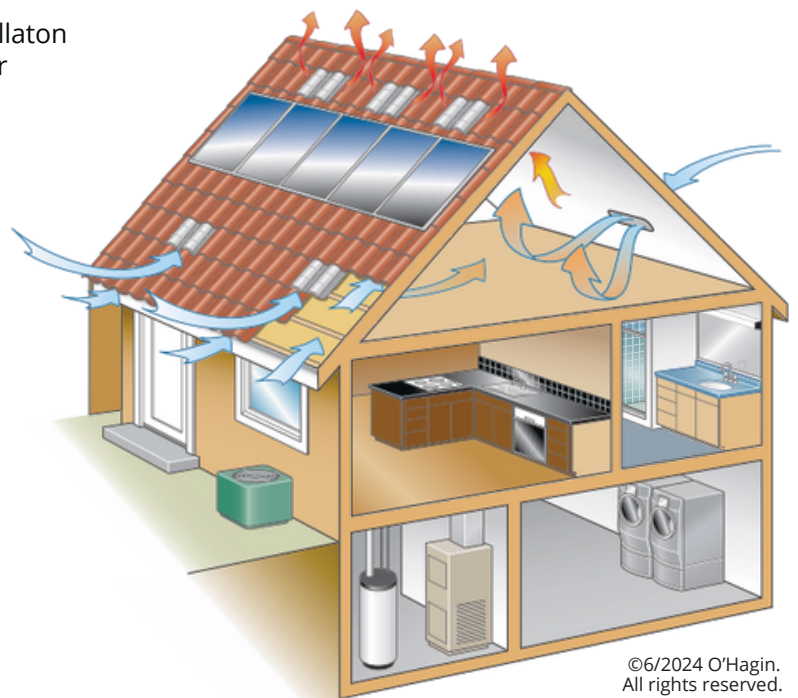
Here's the attic vent layout and calculations you requested! We've created an easy to follow attic ventilation plan. Some guidelines to keep in mind:

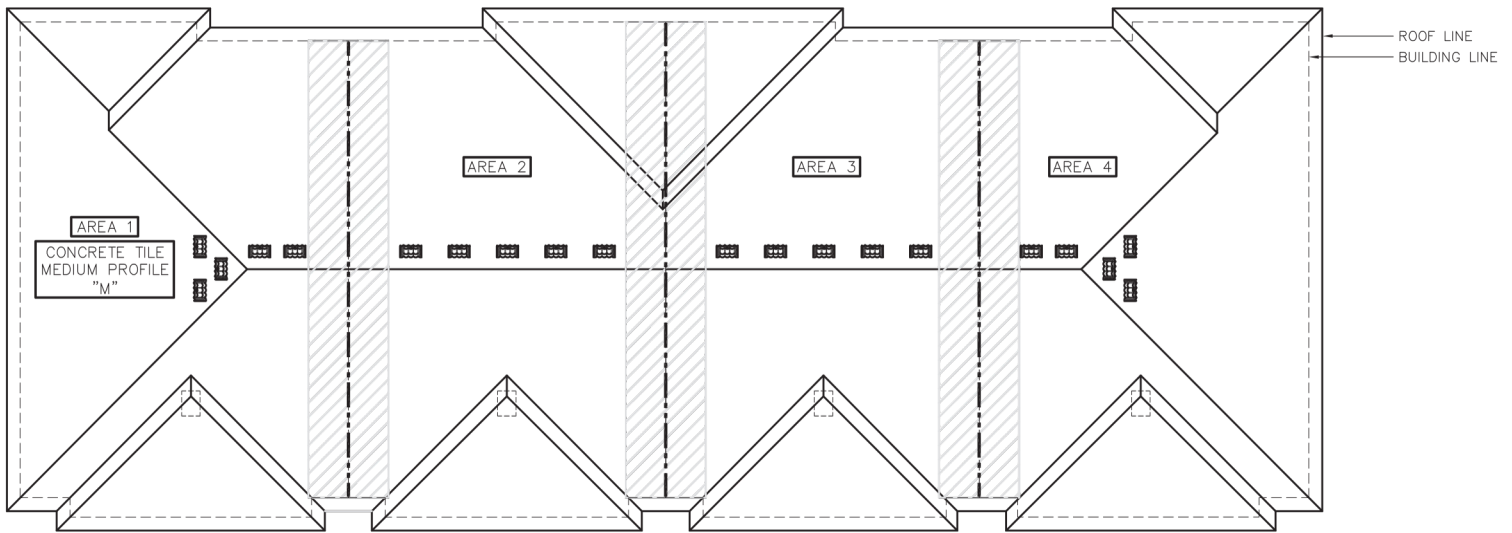
- Our work is only as good as the information provided. Check with your local code official before starting any work — and use an industry professional to install all products.
- Use only O'Hagin Attic Ventilation Products for your project's attic ventilation requirements — O'Hagin Attic Vents are designed for use as both 17A and 17A.5 vents — using other types of attic ventilation products may result in an unbalanced ventilation system and the potential for a reduction in results.
- For specific information regarding high-wind or Wildland Urban Interface (WUI) zone, visit www.wildfire-risk.org
- For specific installation requirements, complete installation instructions, warranty information and more, visit our website at www.ohagin.com

We value our thought-partnership and take pride in being part of your project.
Thank you!

O'Hagin Pre-Construction Services Team

vent@ohagin.com





ATTIC VENTILATION ANALYSIS CALCULATIONS						
LEGEND				NOTES		
CONCRETE TILE ROOF VENTS O'HAGIN TRADITIONAL MEDIUM PROFILE "M" 26 GAUGE G90 GALVANIZED STEEL; 2" FLANGE SUBFLASHING WITH 1/4" NONCOMBUSTIBLE; CORROSION-RESISTANT WIRE MESH 86.25 SQUARE INCHES OF NFVA* 22" x 30" OPENING AT ROOF FRAME/FILL AREAS FOR REQ. ATTIC ACCESS & AIRFLOW (OPENING MUST REMAIN UNOBSTRUCTED) NO ROOF PENETRATIONS IN THIS AREA: 2-HOUR FIREWALL: *NET FREE VENTILATION AREA (FIGURES BASED ON INDEPENDENT EVALUATION REPORTS)				ALL REQUIRED ATTIC VENTILATION SHALL COMPLY WITH THE FLORIDA RESIDENTIAL CODE, (2023); CHAPTER 8 ROOF-CEILING CONSTRUCTION; SECTION R806 ROOF VENTILATION (PAGE 259-260). DO NOT INSTALL O'HAGIN VENTS BELOW AREAS OF CONCENTRATED WATER RUNOFF. PARTICULARLY IF PARTIALLY UNDER, NEAR & ADJACENT TO SOLAR ARRAY INSTALLATIONS. PLACEMENT ASSUMES GUTTERS ARE INSTALLED AND ARE IN GOOD WORKING ORDER, IN ALL APPLICABLE AREAS. FOR INSTALLATION RESOURCES, TECHNICAL BULLETINS, APPROVALS, WARRANTY AND MORE VISIT WWW.OHAGIN.COM. O'HAGIN VENTS ARE DESIGNED TO BE PART OF A COMPLETE ROOFING SYSTEM. FAILURE TO PROPERLY INSTALL ALL COMPONENTS WILL NEGATIVELY IMPACT OVERALL PERFORMANCE AND WILL VOID WARRANTY PROTECTIONS.		
VENTILATION METHOD (O'HAGIN VENTS HIGH WITH NON-O'HAGIN VENTS LOW)						
ATTIC AREAS	ATTIC SQUARE FEET	APPLIED CODES OR EXCEPTIONS	SQUARE INCHES NFVA* REQUIRED	NON-O'HAGIN VENTS REQUIRED (INTAKE)	O'HAGIN VENTS REQUIRED (EXHAUST)	SQUARE INCHES NFVA* PROVIDED
AREA 1	1570.00	1/300	754.00	431.25	5 HIGH @ 86.25 S.I.	862.50
AREA 2	1520.00	1/300	730.00	431.25	5 HIGH @ 86.25 S.I.	862.50
AREA 3	1520.00	1/300	730.00	431.25	5 HIGH @ 86.25 S.I.	862.50
AREA 4	1570.00	1/300	754.00	431.25	5 HIGH @ 86.25 S.I.	862.50
TOTALS	6180.00	N/A	2966.00	1725.00	20 = 1725 S.I.	3450.00

ATTIC VENTILATION ANALYSIS – BLDG 4
SONOMA DR – RIVIERA BEACH, FL

11-11-2024
SCALE: N.T.S.
O'HAGIN-DB:EC
PROJECT: 242942

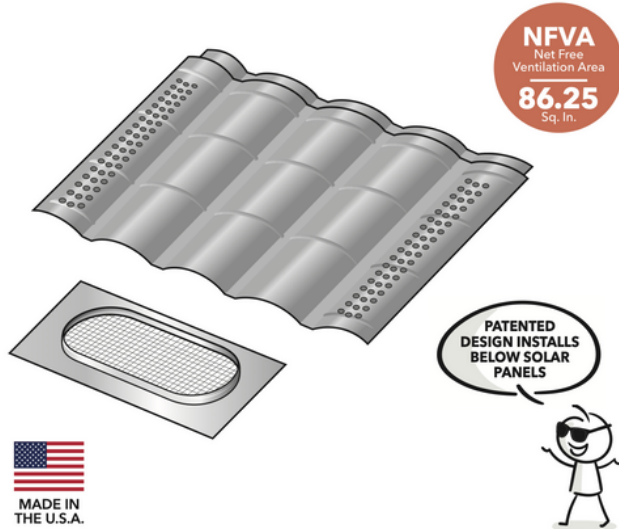


O'HAGIN

THE TECHNOLOGICAL LEADER IN ATTIC VENTILATION

CONCRETE TILE VENTS MEDIUM PROFILE (M)

VENT DATA SHEET



CONTACT:
sales@ohagin.com

METAL UPGRADE OPTIONS

-  .032" Aluminum, 50 Year Warranty
-  16 oz. Copper, 50 Year Warranty

FINISH UPGRADE OPTIONS

Pre-Painted Galvanized/Aluminum/Steel Finishes

-  BLACK
-  BRONZE
-  BROWN
-  CHARCOAL
-  GRAY
-  TERRA COTTA
-  WHITE

Colors may vary between lots.
Subject to out of state freight. Call for quote.

SUBFLASHING UPGRADE OPTIONS

- 4" Flange Subflashing
- 6" Flange Subflashing
- Subflashing Diverter (Standard in Florida)

SELECT ROOFING MATERIAL MANUFACTURER



O'HAGIN IS PROUD TO WORK WITH THESE AND MANY
OTHER QUALITY MANUFACTURERS

NONCOMBUSTIBLE, CORROSION-RESISTANT WIRE MESH UPGRADE OPTIONS

- 1/4" Stainless Steel Wire Mesh
- 1/8" Galvanized Steel Wire Mesh
- 1/8" Stainless Steel Wire Mesh

CLIMATE-RESISTANT UPGRADE OPTIONS

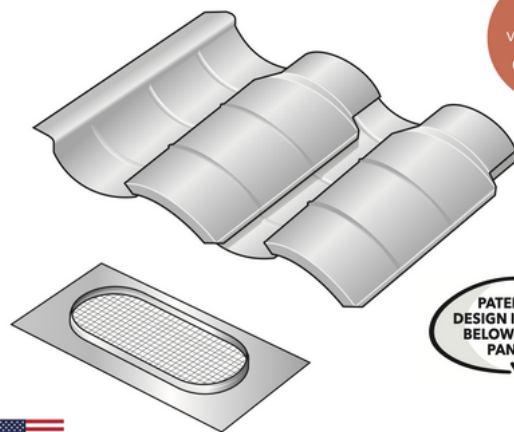
- FIRE & ICE** 1/8" noncombustible, corrosion-resistant wire mesh
AND patented stainless steel fine/flexible wire filament.
- WEATHER & MASTER** 1/4" noncombustible, corrosion-resistant wire mesh
AND patented stainless steel fine/flexible wire filament.
- High Wind Diverter

O'HAGIN

THE TECHNOLOGICAL LEADER IN ATTIC VENTILATION

CONCRETE TILE VENTS HIGH PROFILE (S)

VENT DATA SHEET



NFVA
Net Free
Ventilation Area
97.50
Sq. In.

PATENTED
DESIGN INSTALLS
BELOW SOLAR
PANELS



SELECT ROOFING MATERIAL MANUFACTURER



O'HAGIN IS PROUD TO WORK WITH THESE AND MANY
OTHER QUALITY MANUFACTURERS



CONTACT:
sales@ohagin.com

METAL UPGRADE OPTIONS

 .032" Aluminum, 50 Year Warranty

 16 oz. Copper, 50 Year Warranty

FINISH UPGRADE OPTIONS

Pre-Painted Galvanized/Aluminum/Steel Finishes



Colors may vary between lots.
Subject to out of state freight. Call for quote.

SUBFLASHING UPGRADE OPTIONS

4" Flange Subflashing

6" Flange Subflashing

Subflashing Diverter (Standard in Florida)

NONCOMBUSTIBLE, CORROSION-RESISTANT WIRE MESH UPGRADE OPTIONS

1/4" Stainless Steel Wire Mesh

1/8" Galvanized Steel Wire Mesh

1/8" Stainless Steel Wire Mesh

CLIMATE-RESISTANT UPGRADE OPTIONS



1/8" noncombustible, corrosion-resistant wire mesh
AND patented stainless steel fine/flexible wire filament.



1/4" noncombustible, corrosion-resistant wire mesh
AND patented stainless steel fine/flexible wire filament.

High Wind Diverter



Infinity Roofing & Siding, Inc.

LIMITED WARRANTY COVERAGE

Owner: _____
Property: _____

Substantial Completion Date: XXXX/XX/XXXX

Length of Coverage
This warranty covers a period of four (4) years for steep roofs of a 4/12 or greater pitch, one (1) year for all roofs under a 4/12 pitch, and if applicable, one (1) year for any non-roof work (e.g. gutters, windows, siding, etc.). The warranty term begins on the date of substantial completion of the roof repair/inspection/consultation work by Infinity Roofing & Siding, Inc. ("Company"). Generally the date described in Company's invoice(s) to you, less 30 days from any subsequent follow-up "touch up" work.

Coverage
This warranty is for the installation/inspection labor provided to replace the roof at the above referenced property. Company will repair any leaks due to faulty labor. Material Warranties and/or defects will be processed directly with the manufacturer and are not the responsibility or liability of Company.

Exclusions
Damages caused to the roof or property by the following are not covered and are deemed to be beyond Company's control: (a) threats or attempts of third parties, including thieves, contractors, vandals, and the like; (b) alterations made to the home after completion of Company's work, including but not limited to changes in shingle, shingle patterns, other home repairs, or modification of equipment; (c) negligence or damage caused by the owner, third party, or anyone acting on behalf of the owner or at the owner's request; (d) roof impairments caused by foot traffic or other activities; (e) interior damage caused by leaking including but not limited to roof damage; (f) exterior wall damage; (g) roof damage caused by lightning; (h) any fire-related damage including but not limited to fire-related damage, smoke damage, severe winter storms, debris and hail damage; (i) lightning, wind in excess of 30 mph, but lightning, debris, ice dams (caused by thawing and freezing of ice, water or snow), tornadoes, flood, earthquake or other environmental phenomena or acts of God; (j) structural settlement; (k) failure, movement, cracking or erosion; (l) mold, mildew, deterioration or structural problems which cause the roof to shift and flexing to detach and/or pull away from the building surfaces; (m) defects or failure of materials used as a roof substrate over which Company's roofing materials are applied; (n) faulty condition of parapet walls, copings, chimneys, skylights, windows, vents, supports or other parts of the building; (o) water condensation beneath the roof; (p) penetrations for pitch lines; (q) erosion, settling, and sagging of mortar and brick; (r) dry rot; (s) drainage of roof drains and gutters; (t) penetration of any roof hole; (u) changing features of any type; (v) inadequate drainage, slope or other conditions inherent in the design/structure of the roof which cause ponding or standing water; (w) insects, including but not limited to termites, ants, etc.; (x) rodents, birds, or other animals; (y) fire, etc., acts, or other harmful chemicals; (z) trees, branches, or other debris that come into contact with the roof and cause a leak or otherwise damage the roof.

Other
NOTES: For your benefit and to remain valid and for you to remain in compliance with the installation/service/work Agreement, you as owner have certain obligations. You as a property owner, at your expense, must annually inspect the roof systems annually for damage. You as a property owner, at your expense, must annually inspect the roof and gutters are free of debris build up. Roofing materials tend to expand and contract from UV exposure which require caulking to pull away from flashing, requiring at least annual inspection giving particular close attention to caulking so that water penetration does not become a problem. Owners and their gutters will cause water back up and intrusion if not cleaned annually. These things are beyond Company's control and may require regular maintenance from Company. Any work beyond simple visual inspection conducted by another roofing contractor to the roof will void this warranty. Failure by you to comply with this annual inspection requirement and failure by you to ensure that your roof maintains a water-tight condition will void this warranty. You acknowledge that this warranty, digital or explicit, is in effect until such time as Infinity is paid in full according to the terms of the installation/service/work Agreement that forms the basis of this warranty.

Transferability
This warranty may be transferred to a new property owner while the term of the warranty is still in effect for an administrative fee of \$250.00. Please contact Infinity Roofing at (888) 853-2333 in the event you need to transfer your warranty.

How to file a Claim
A claim must be filed within 72 hours from the day you discover the warranty issue. Please call Infinity Roofing at (888) 853-2333. You will be contacted within 72 hours of claim submitted.

Authorized Infinity Representative: _____

20000 Greenfield Rd. #2
Houston, TX 77058
P: (888) 853-2333 F: (281) 573-9890

****NOT AN ACTIVE WARRANTY****



**HOMEOWNER'S ASSOCIATION (HOA)
EAGLE ROOFING PRODUCTS TRANSFERABLE
LIMITED LIFETIME PRODUCT AND LIMITED
15 YEAR REPLACEMENT COST WARRANTY**



Warranty Number: [WARRANTY NUMBER]

Issued To/On: [OWNER NAME]

All Addresses Associated with this HOA Warranty: [ADDRESS]

FOR INDIVIDUALLY OWNED, ATTACHED OR DETACHED STRUCTURES WHERE RESPONSIBILITY FOR ROOF REPAIR OR REPLACEMENT RESIDES WITH A COMMITTEE OR ASSOCIATION OF OWNERS.

THIS LIMITED WARRANTY COVERS THE STRUCTURAL INTEGRITY AND SPECIFIC MANUFACTURING DEFECTS OF INDIVIDUAL ROOF TILES ONLY, AS DESCRIBED BELOW. EAGLE ROOFING PRODUCTS DOES NOT WARRANT INSTALLATION METHODS, MATERIALS OR LABOR PROVIDED BY OTHERS.

EAGLE Roofing Products ("Manufacturer"), subject to the terms of this entire instrument, warrants to the original owner of the structure for which EAGLE Roofing tiles were purchased and installed, and the subsequent owners of the structure provided that the initial installation of roof tiles on the original structure was properly completed within the parameters of the prevailing building code, and the warranty was properly registered within 18 months of the inception delivery of roof tiles to the original structure) for the duration of their ownership (the "Warranty Holder"), that the EAGLE Roofing Tiles installed on the structure listed above shall not allow the passage of water through the body of the tile due to:

- Structural deterioration of the tile caused by normal exposure to the elements, or
- Latent or concealed manufacturing defects in the tile

Manufacturer's tiles shall be assessed in reference to ASTM C 1492 (standard Specification for Concrete Roof Tile), specifically 7.4 (Transverse Strength) and/or 7.5 (Permeability). Manufacturer will furnish the remedies specified below, for the applicable time periods, for defective tiles that do not pass either of these tests when conducted according to the specification and methods listed in ASTM C 1492, in effect on the date of original installation. This test shall be conducted and evaluated by EAGLE Roofing Products at the Manufacturer's expense, or by an IAPMO ES recognized, certified testing agency at the structure owner's expense.

Manufacturer has the right to inspect the premises and/or receive tiles from the structure to evaluate the applicability of this warranty, and provided a verifiable manufacturing defect for which warranty protection is provided hereunder is established, then within 90 days from the date of inspection and/or testing of the tiles, EAGLE Roofing Products will coordinate with a local roofing material supplier and/or roofing contractor to provide to the Warranty Holder (at Manufacturer's sole election) either (i) replacement tile, matching color, shape and texture as close to the original as is currently available, or (ii) the refund at the current Manufacturer's distributor cost for replacement tile, matching color, shape and texture as close to the original as is currently available, with respect to the tile that exhibits a verifiable manufacturing defect for which warranty protection is provided here under.

Manufacturer further agrees that, during the first fifteen (15) years following original installation (but only for that period), this limited product warranty will also include all reasonable costs associated with the labor to remove any defective tiles, loading and installation and installation of replacement tiles, and freight, underlayment, nails and other components materials required by local building codes in connection with the replacement, but only when and to the extent verified manufacturing defects cause intrusion of water into the structure and the defective condition of the tile was not obvious prior to installation. (This additional warranty does not obligate Manufacturer to provide replacement tiles; per the preceding paragraph, it may still provide a refund for tile at the current Manufacturer's distributor cost.)

Manufacturer's warranty, as provided herein, only applies to the specific tiles for which a verifiable manufacturing defect covered hereby is established; this warranty does not provide for the replacement or the cost to replace adjacent tiles.

This warranty is automatically transferred to the subsequent owners through the sale or transfer of the individual structure provided that the original warranty was properly registered within 18 months of the inception delivery of the roof tiles to the structure.

NO IMPLIED WARRANTIES
EXCEPT FOR THE LIMITED WARRANTY EXPRESSED ABOVE, MANUFACTURER MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, WHATSOEVER, EXPRESS OR IMPLIED, AND ALL WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND OTHER EXPRESS OR IMPLIED WARRANTIES OF WHATEVER KIND, ARE HEREBY EXPRESSLY DISCLAIMED BY MANUFACTURER AND EXCLUDED TO THE MAXIMUM EXTENT PERMITTED BY LAW.

Specific exclusions include any representation or warranty relating to color, surface cracking, chipping, topical slurry coating delamination, efflorescence, carbonation, oxidation or failure of other materials used as components of the roof or structure, installation not in accordance with TRI (Tile Roofing Institute) Installation Manuals or local building codes at the time of installation, damage to the tile caused by roof traffic or other trades, failure to comply with the recommendations set forth under "Owner Information", or foreign objects falling on the roof, ice build-up and damage to the tile or structure caused by corrosives, fire, hurricanes, hail, tornadoes, earthquakes or other acts of nature or God.

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References

ABC Roofing Supply
Adam Hamby - General Manager
Adam.hamby@abcsupply.com
(561) 832-0505

Southern Shingle Roofing Material
Pete Hand - General Manager
Phand@southernshingles.com
832-300-3770

Sun Coast Roofers Supply
Steve Musha - General Manager
Steve.musha@suncoastrooferssupply.com
(727) 212-4714

Homeowners:

Liz Telford Lake Worth FL - (561) 503-7440
Paul Fordham, Lake Worth - (561) 543-9269
Peter Hackley Lake Worth - (561) 214-1997
Mirtha Graydon Lake Worth - (561) 261-2607
David Egnor Lake Worth - (561) 779-5392

More Upon Request

Cohen Commercial Management LLC
Kristen Wilkinson - Director of Operations
Kristenwilkinson@cohencommercial.com
(561) 421-8808

GRS Community Management
Matthew Wolfman - Community Association Manager
Mwolfman@grsmgt.com
(561) 641-8554 x 302

Chris Sacconi
Joggers Run Community HOA President
Sacconi6913@gmail.com
(561) 281-6716

Ciara Passmore
Sea Breeze Community Management Services Inc.
Ciara@seabreezecms.com
(561) 626-0913





Submitted To: Sonoma Bay Community **Customer Phone Number:** 954-822-0331
Property Address: 3600 Sonoma Dr **City:** Riviera Beach **State:** FL **Zip:** 33404

PROPOSED SCOPE OF WORK

Estimated Start Date: 2 weeks after permit acceptance and owner contractor meeting
Estimated Date of Substantial Completion: 7-10 days per building (weather and other scheduling variables permitting)

Infinity Roofing & Siding, LLC. ("Infinity") proposes to perform the work described below, based on the following selections made by Property Owner(s)/Authorized Representative(s) (singularly and/or collectively referred to as "Owner" or "Customer"). Upon acceptance of this proposal, as evidenced by Owner's signature(s) below, Owner directs Infinity to furnish this material and labor in a good and workmanlike manner according to standard practices in the industry. Any alterations, modifications, changes, or additions must be in writing and agreed to between the parties as evidenced by their signatures in a Change Order form promulgated by Infinity. It is the property owners' responsibility to notify Infinity Roofing and Siding of any deed restrictions/property owner association requirements.

Scope of Work:

- Contractor is to keep a record of all roof areas and perform a complete site analysis before mobilization. Contractor is to generate a report with photographic documentation identifying all existing damage to include but is not limited to sidewalks, building areas, driveway areas, etc.
- Remove and dispose of (1) one layer of concrete tile and (1) one layer of tile roofing underlayment (3,019 sqft) under this agreement. Additional removal costs will be incurred if multiple layers of roofing are present. In order to be fair to both Infinity Roofing and Sonoma Bay owners, \$75,000 in funds have been allocated for disposal. If the disposal cost is to exceed this amount, invoices shall be submitted as a change order as incurred. A 15% administrative charge shall be added to the invoice amount.
- Infinity Roofing will Re-nail existing sheathing to current code requirements per FBC 2322.2.8. When existing roofs are reroofed to the point that the existing roofing is removed down to the sheathing, the existing roof sheathing shall be renailed with 8d common nails [0.131-inch (3.3 mm) diameter by 2 1/2 inches (63.5 mm) long with 0.281-inch (7.9 mm) diameter full round head]. Nail spacing shall be 6 inches (152 mm) on center at panel edges, 6 inches (152 mm) on center at intermediate supports, and, where applicable, 4 inches (102 mm) on center over gable ends and subfascia. Existing fasteners may be used to achieve such minimum spacing.
- Infinity to provide a total of three hundred (300) pieces of plywood to repair deteriorated sheathing throughout the thirty (30) roofs in the neighborhood. Ten (10) sheets per building. If a building does not require all ten (10) sheets then the remaining sheets will be moved to the next building to use where needed.
- Included in this agreement, the existing gutter system is to be removed with the existing roof and disposed of accordingly. Once the roofing project is complete, new 6" white gutters and downspouts are to be installed where the original gutters once existed.
- Infinity to furnish and install new 4" wide Elastoflex Self Adhering V Flashing Strip along the entire perimeter of the roof prior to installing a new 26 gauge galvalume 2"x 3" drip edge with a 4" nail spacing.
- Infinity to furnish and install a new Apoc SB-1 Weather Armor liner in all valleys before install a new 26 gauge galvalume valley metal flashing. Valley metal to be primed with an asphalt primer prior to roof underlayment installation.
- Infinity to furnish and install a new 80-mill Modified Bitumen Polyglass TU Plus tile roofing underlayment directly over top of the existing sheathing. Underlayment to be back nailed every 12" using a 1 1/4" 11 gauge ring shank nail with a 1" wide head cap.
- Infinity to furnish and install new 26 gauge tile trim lock hip and ridge channels.
- Infinity to furnish and install new lead plumbing flashings, 4" exhaust vents and 10" exhaust vents. These penetrations will be painted to match the chosen color of the roof tile.
- Infinity to furnish and install a new O'Hagin attic ventilation system. These roofs do not currently have adequate ventilation which has contributed to the roofs underperformance, hindering its ability to reach the maximum life expectancy. This system has a value of \$128,000 which I would like to include in this proposal for no additional cost.
- Infinity to furnish and install new Eagle Roofing tiles (3,450sqft). Sonoma Bay ARC to choose profile and color. Concrete finishings to be mixed with oxide to color the mortar to match the roof tile color.
- Roof tiles will be installed using two (2) 2 1/2" quick-driving screws and a polyset bonding adhesive where applicable.
- It is the Contractor's responsibility to ensure that all current local, state, and federal laws and codes are met concerning all work in this contract.
- Contractor is to provide equipment as needed to perform the work per this agreement. Additional costs for rental equipment ie. cranes, forklifts, man lifts, etc to be submitted additionally as incurred. Pricing is subject to 15% administrative costs.
- Contractor is to maintain the roofs being worked on in watertight condition during construction and at the end of each workday.
- All work is to be coordinated between the roofing Contractor and the Owner/ Property Manager.
- Provide all permits, bonds, engineering, and notices if required for installation of the new roofing system and associated work as per the 2023 Florida Building Code, 7th Edition.
- Infinity to provide a standard 5-year workmanship warranty in addition to the manufacturer's warranty.
- All roofing products are to be asbestos-free.
- Contractor is to provide temporary sanitary facilities at locations approved by Owner.
- The Contractor must be an approved applicator of the roof system and provide documentation from the roofing manufacturer verifying such approval.
- Dumpsters are to be staged in parking areas nearest buildings being worked on and moved to new locations as needed. Caution tape and safety cones are to be used to limit pedestrian access and help direct traffic.
- Base Permit and Permit Processing Fees are included in the contract price at the time of the quote. However, in the South Florida Market, every municipality has its own fee schedule. The fee schedules may change prior to or during the negotiations. To be fair to you as an Owner/Owner's Representative and Infinity Roofing as a vendor, we have provided you with a proposed amount of \$50,000 for Permit, Engineering & Processing Fees. Upon obtaining the final accounting of the exact fees, we will process a change order to reflect the precise permit fee.
- Infinity Roofing is not responsible for A/C units and their working or non-working conditions. If A/C units need to be manipulated for any reason, it is the responsibility of the owner to schedule and compensate the company of their choice for such work. Infinity will not be penalized for delays in our progress for interruptions out of our control.

We propose to furnish material and labor complete in accordance with the above specifications, for the sum of:
Style 1(13) \$142,087.42 Style 2 (5)\$140,288.80 Style 3(5) \$175,061.30 Style 4(2) \$96,523.53 Style 5(4) \$119,905 CH \$68,345.85 TOTAL \$4,164,899.93"Agreed Price")

Liquidated Damages. Customer understands and agrees that Infinity must perform a significant amount of work before restoration services begin in addition to the lost opportunity for pursuing other work due to time spent on this project. This includes, but is not limited to, mitigation services, inspections, measurements, creating drawings, requisitioning aerial views, beginning the permitting processes, researching, and corresponding with material suppliers, developing a scope and estimate of necessary repairs, ordering materials, etc. Company is normally paid for such efforts by receiving full payment at the completion of the Project. Customer agrees that the calculation of the value of Company's services in performing such pre-restoration services is difficult or impossible to measure. Therefore, Customer agrees that if this Agreement is cancelled by Customer after the initial 3-day cancellation period (as described herein), Company shall be entitled to 20% of the Total Project Cost, such 20% fee representing industry custom for reasonable profit and overhead to compensate Company for the time, effort, and expertise deployed on this project. Further, if Company has commenced construction/restoration work, Company will be entitled to payment for any work/materials already performed /provided in addition to 20% of the Total Project Cost. Customer understands and agrees that this is not a penalty and constitutes a fair and reasonable estimate of the value of the Company's services as described above. If Customer cancels after construction work has started, but prior to completion, and Company is not allowed to perform and complete its work, Customer releases and holds Company harmless, and shall indemnify and defend Company against all Claims or actions that may result.

OWNER'S RIGHT TO CANCEL.

You, the commercial property owner, may cancel this contract without penalty or obligation within 10 days after the execution of the contract or by the official start date, whichever comes first because this contract was entered into during a state of emergency by the Governor. The official start date is the date on which the work that includes the installation of materials that will be included in the final work on the roof commences, a final permit has been issued, or a temporary repair to the roof covering or roof system has been made in compliance with the Florida Building Code

The owner's signature below signifies acceptance of all terms and conditions of this agreement, made effective as of the earliest date of signature(s) below.

Owners Name: _____ Date: _____ Owners Name: _____ Date: _____

Infinity Representative: Trey Yorloff Date: 1-21-2025



FLORIDA MANDATORY DISCLOSURES 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 ATTORNEY.

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

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND PAYMENT, UP TO A LIMITED AMOUNT, 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 A 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: Construction Industry Licensing Board 2601 Blair Stone Road Tallahassee, Florida 32399-2215 Phone 850.487.1395

If an insurance claim is applicable, Owner is been advised that pursuant to Florida law:

1. The consumer is responsible for payment of any insurance deductible; 2. It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible applicable to payment to the contractor for repairs to a property covered by a property insurance policy; and 3. It is insurance fraud punishable as a felony of the third degree to intentionally "le an insurance claim containing any false, incomplete, or misleading information.

Owner Name: _____ Date:_____

SIGNATURE: _____

Owner Name: _____ Date:_____

SIGNATURE: _____



Notice Pursuant to Florida Statute § 489.147(6)

You, the residential property owner, may cancel this contract without penalty or obligation within 10 days after the execution of the contract or by the official start date, whichever comes first, because this contract was entered into during a state of emergency by the Governor. The official start date is the date on which work that includes the installation of materials that will be included in the final work on the roof commences, a final permit has been issued, or a temporary repair to the roof covering or roof system has been made in compliance with the Florida Building Code. The residential property owner must send the notice of cancellation by certified mail, return receipt requested, or other form of mailing that provides proof thereof, to the National Payment Processing Center: 18000 Groeschke Rd. #G7, Houston, TX 77084

I, the undersigned, hereby acknowledge I received this notice on ________, 20 ____.

Owner's Signature_____

Owner's Printed Name_____



Notice of Cancellation:

I HEREBY CANCEL THIS TRANSACTION

Owner Name:_____

Signature:_____

Date:_____

Property Address:_____

City:_____ State:_____ Zip:_____

Phone: _____

UNFORESEEN CONDITIONS / UNIT PRICES (IF APPLICABLE):

The following unit prices will apply and be added to the contract as a Change Order in the event these items are a) requested by the Owner/Owner's Representative, or b) unforeseen conditions require the addition to complete the scope of work in excess of the original budgeted quantities. Owner/Owner's Representative's acceptance of this Agreement shall constitute Owner/Owner's Representative's acceptance of all Change Orders in regards to these unit priced items. \$TBD values will be reviewed with the Owner/Owner's Representative prior to any work being performed.

Roof Deck Replacement: It is not unusual that we encounter situations where a roof leak has caused roof deck deterioration and damage. This is an unforeseen condition that could happen. We have included a square foot unit price in the contract document to accommodate this situation.

a. Plywood Decking	\$6.25 per SF (32 SF min)
b. 2" x 6" Pressure Treated Woodnailer	\$7.25 per LF (10 ft min)
c. Fascia Board	\$TBD
d. Furring Strip	\$3.00 per LF
e. Standard 1"x 8" / 1"x 10"	\$6.75 per LF
f. Structural Lumber 2"x 4"	\$6.25 per LF
g. Structural Lumber 2" x 6"	\$7.50 per LF
h. Structural Lumber 2" x 8"	\$8.50 per LF
i. Structural Lumber 2" x12"	\$8.00 per LF
j. Cedar Lumber 2"x12	\$20.00 per LF
k. Tongue & Groove 1"x6"x10'	\$6.50 per LF
l. Tongue & Groove 1"x6"x12'	\$7.25 per LF
m. Tongue & Groove 2"x6"x12'	\$7.50 per LF
n. Metal Fascia 10"	\$6.75per LF
o. Raise Roof Area that Ponds Water (1" Raise per SF)	\$7.00 per SF
p. Stucco	\$15.00 per SF
q. Wall Flashing and Counter Flashing	\$18.00 per LF

EXCLUSIONS TO CONTRACT UNLESS NOTED IN THE SCOPE OF WORK

- All Mechanical, HVAC and Electrical Work
- Plumbing Services, Snaking/Fish Tapping of Drains
- Lighting Protection
- Waterproofing or Restoration of Walls
- Sunday Work, Night Work, and Overtime
- Interior Protection or Clean up
- FPL Shutdown
- Active Leak Repair Coverage
- Any wood replacement
- Remove Abandoned Equipment
- Rental Equipment
- L-Flashings and Stucco Work
- Sloped Roofs
- Roof Hatch Replacement
- Additional Roof Drains
- Additional roof layer removal
- Enlargement of Overflow Scuppers
- Alterations to the Building Structure
- Removal and Replacement of Any Skylight
- Removal and Replacement of Any Satellite
- Walkpads
- Gutters, Downspouts or Leaderheads

Mechanical & Electrical Terms (IF APPLICABLE): v.08.04.2022:

Infinity Roofing is not responsible for and shall be held harmless for damages to rooftop units due to rust, corrosion, or any pre-existing mechanical or electrical problems, including damages resulting to equipment relocation. These units must be able to survive disconnection, relocation, and reinstallation, in accordance with The Florida Building Code.

IN THE EVENT OF A MECHANICAL SYSTEM PROBLEM, INFINITY ROOFING SHALL: (1) BE NOTIFIED DURING NORMAL BUSINESS HOURS OF ANY ISSUES RELATING TO THE ROOF AND ROOFTOP UNITS, AND (2) BE PROVIDED FIRST RIGHT TO DIAGNOSE THE MALFUNCTION AND DETERMINE RESPONSIBILITY FOR THE REPAIR. In the event Infinity Roofing is not properly noticed and given the opportunity to diagnose the repair, Infinity Roofing shall NOT be responsible for payment made to any outside vendor for repairs attributed to Infinity Roofing. Corroded Electrical feeder lines, conduit, wiring and proper height clearance that is not visible or detectable will be addressed and billed on a time & material basis. Any additional code compliance issues required by local municipalities will be addressed and billed on an additional time & material basis.

Payment Terms:

1. 20% of the contract amount is due upon signing of the contract. The permit process will start when the deposit is collected, this is to be paid for by the owner.
2. Mobilization and Material purchase charges are to be determined at the time of executed services.
3. Progress Payments are to be billed in 3 increments: 50% when materials are delivered and roof loaded, 20% once roof tile is delivered and roof loaded, and the final 10% once all work is complete.
4. The Final 10% is due within 1 week of the exchange of signed off permit, delivery of specified warranty, and final release of lien*.
5. 100% of any change order(s) will be paid upon receipt of invoice.

*LIEN LAW: 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.



1. **OWNER'S AND CONTRACTOR'S RIGHT TO RESCIND.** This proposal is subject to change without notice and is automatically withdrawn on the 15th day following the date of issue if not accepted in writing and a copy of this proposal returned to Infinity Roofing Services, LLC ("Infinity Roofing"). If the Owner/Owner's Representative cancels this Agreement prior to the start of work, Owner/Owner's Representative is liable for 20% of the total Agreement price as liquidated damages because Infinity Roofing is unable to accurately measure its damages for the cancellation of the Agreement. By executing this Agreement, Owner/Owner's Representative and Infinity Roofing agree that the liquidated damages amount is not a penalty. Infinity Roofing reserves the right to withdraw this proposal at any time prior to its acceptance.
2. **PRICE VOLATILITY.** Roofing Materials and related products are subject to unusual price volatility due to conditions that are beyond the control or anticipation of Infinity Roofing and firm prices cannot be obtained from suppliers. If there is an increase in the amount charged to Infinity Roofing between the date of this proposal and the time when the work is to be performed, the amount of this proposal/contract will be increased to reflect the additional cost to Infinity Roofing upon submittal of written documentation.
3. **ACCEPTANCE.** Acceptance of this Proposal by Owner Or Owners Authorized Representative shall be acceptance of all Terms and Conditions recited herein. Upon acceptance, this Proposal shall become a binding contract between Infinity Roofing and the Owner. This Proposal and the plans, specifications and other documents, if any referenced in this proposal, shall constitute the entire agreement between the parties.
4. **WARRANTY.** The type of Warranty and extent of coverage shall be as indicated in accordance with written Warranties if any offered by manufacturers of materials incorporated into this project. In addition to manufacturer's Warranties and upon receipt of final payment, Infinity Roofing shall Warranty workmanship furnished as part of this agreement against defects in such workmanship for a period up to five (5) years from the completion of work as referenced.
5. **MATERIALS.** All materials used shall be as stated in the specifications and/or attached Scope of Work. All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture, and performance standards. Specified quantities are intended to represent an average over the entire roof area. Infinity Roofing is not responsible for the actual verification of technical specifications of product manufacturers: i.e., R value or ASTM or UL compliance, but rather the materials used are represented as such by the material manufacturer. Title to roofing products passes to the Owner/Owner's Representative when said products are delivered to the job site. In the event of impending high wind conditions, hurricanes, tornados, or other adverse weather conditions, if Infinity Roofing is requested to remove/reposition product from/on the job site, Infinity Roofing shall use its reasonable efforts (subject to weather conditions, life/safety concerns and manpower/equipment constraints) to comply with the request. Owner/Owner's Representative agrees to promptly pay Infinity Roofing for these extras services. Infinity Roofing is not responsible for defective products if Infinity Roofing did not know such products were defective prior to the installation. As such, Infinity Roofing is not responsible for any costs, damages, claims, etc., associated with any remediation of supposed harm caused by a defective product. A defective product shall not be grounds to withhold payment, or reject the work performed by Infinity Roofing.



6. ACCESS. Infinity Roofing shall be permitted to use driveways and paved areas leading to, or adjacent to, the job site for its equipment without liability to Infinity Roofing occasioned by the negligence of others, or by its equipment. If direct access to the area of work is not granted, Infinity Roofing will be entitled to additional fees associated with the cost incurred based on the hourly rate noted in this contract document.

7. WORKING HOURS. This proposal is based upon the performance of all work during Infinity Roofing's regular working hours, excluding weekends and national holidays.

8. ACTS OF GOD. Infinity Roofing shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Infinity Roofing's time for performance under this proposal shall be extended for a time sufficient to permit completion of the work. Additional costs may apply for any de-mobilization and/or re-mobilization caused by any natural disasters.

9. WIND UP-LIFT TEST. Infinity Roofing itself makes no representation regarding wind up-lift resistance and whether the roof assembly will meet a wind up-lift test. Infinity Roofing's obligation is to install the prescribed materials in a good and workmanlike manner in accordance with the specifications and membrane manufacturer's printed installation instructions. Infinity Roofing's entitlement to payment is not dependent upon meeting criteria promulgated by FM Global, including wind up-lift test as outlined in TAS 124.

10. MOBILIZATIONS. Mobilization is defined at businessdirectory.com as "activation of a Infinity Roofing's physical and manpower resources for transfer to a construction site until the completion of the contract." Infinity Roofing has allowed one (1) Mobilization for this project. Should Infinity Roofing discover concealed or unknown conditions in the existing structure that vary from those conditions ordinarily encountered and generally recognized as inherent in the work of the character identified in this Agreement, then the Agreement amount shall be equitably adjusted upon notice thereof from Infinity Roofing to the Owner/Owner's Representative.

a. If the path of a Hurricane ("Cone") is forecasted to make land fall within three (3) days, a decision must be made to secure, or off load the project. It is specifically understood that the value of the materials and equipment damaged as a result of leaving these assets (not off-loading the project) will be the responsibility of the entity noted in the contract document. Additional charges will be handled by change order based on actual time and verifiable expenses incurred.

b. If more than one (1) mobilization is required by the owner and additional mobilizations are not specifically spelled out in the "Scope of Work" in the contract document, the cost incurred to remove and remobilize material, equipment and manpower will be the responsibility of the entity noted in this contract document. Additional charges will be handled by change order based on actual time and verifiable expenses incurred.



11. FIELD DIRECTION. Infinity Roofing reserves the right to request additional compensation shall the owner decide to issue a stop work order without justifiable cause. In case there is a disagreement with regards to the justifiable cause for the stop work order, Infinity Roofing reserves the right to proceed forward with the work. It is further understood by this Owner that direct direction in the field to the workers is not allowed and proper written notification is to be provided to the Project Manager or Construction Manager of the Project.

12. BOND. A Surety Bond will be furnished where payment and performance bonds are specified at an additional cost. Bond must be requested prior to commencement of any Work.

13. FUMES AND EMISSIONS. Owner acknowledges that odors and emissions from roofing products will be released as part of the roofing operations to be performed by Infinity Roofing. Owner/Owner's Representative shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, window, doors, and other openings to prevent fumes and odors from entering the building. Owner/Owner's Representative is aware roofing products emit fumes, vapors, and odors during the application process. Owner/Owner's Representative shall hold Infinity Roofing harmless and indemnify from claims relating to fumes and odors that are emitted during the normal roofing process.

14. PONDING WATER. Ponding Water is defined as water that has not completely drained. It is understood by the Owner and/or Owner's Representative that a ponding water condition is not indicative of a defective roof system. Positive drainage is a design goal and is not always achievable. Infinity Roofing will not be held responsible for a ponding water condition that results from a roof structure that is not designed to achieve positive drainage. If the substrate roof condition results in ponding pursuant to the Building Code and modifications are required to correct the roof so ponding will not occur, Infinity Roofing will notify Owner and/or Owner's Representative.

• See Unit prices in: UNFORESEEN CONDITIONS / UNIT PRICES

#1. Roof Deck Replacement:

- Raise Roof Area that Ponds Water (1" Raise per SF)

15. CONDUIT. Installation of a new roof to the deck area of the building requires nails and/or screws to be inserted into the deck area. By code, electrical, telephone and security wiring and air conditioning wiring and lines should not be installed directly beneath the roof deck. If Owner/Owner's Representative is aware of these or any other such lines, i.e. water, Owner/Owner's Representative must notify Infinity Roofing immediately. Infinity Roofing will not be responsible and shall be held harmless for the puncture of any improperly installed lines or lines within three inches of the roof deck. Owner/Owner's Representative accepts full responsibility for any repair or replacement that may be necessary.

16. ASBESTOS AND TOXIC MATERIALS. This proposal and contract is based upon the work to be performed by Infinity Roofing and will not involve asbestos-containing or toxic materials and that such materials will not be encountered or disturbed during the course of performing the roofing work. Infinity Roofing is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of asbestos-containing or toxic material. In the event that such materials are encountered, Infinity Roofing shall be entitled to reasonable compensation for all additional expenses incurred as a result of the presence of asbestos-containing, or toxic material at the work site.



17. ATTIC VENTILATION. Infinity Roofing shall not be liable for any roof or structural related issue arising out of, or relating to an inadequately ventilated attic system. Owner/Owner's Representative agrees to indemnify and hold harmless Infinity Roofing for any and all damages arising out of said condition.

18. ROOF INSULATION. How much roof insulation is required is ambiguously represented in the building codes. There are numerous contradictions when taking into consideration existing conditions and the roofing or waterproofing service provided. It is understood by all parties that if a municipality issues a permit and the insulation thickness and "R" value are defined and Infinity Roofing has complied with the insulation requirements as outlined in the permit, then Infinity Roofing will be held harmless for any questions or concerns regarding the insulation installed.

19. MOLD & MILDEW. Infinity Roofing disclaims all liability for all claims, disputes, rights, losses, damages, causes of action or controversies ("Claims") pertaining to mildew, algae, fungus, mold, and/or other indoor air allergens ("Mold") including Claims arising out or relating to the detection, removal, disposal, or remediation of Mold, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims, and whether those Claims are based on the acts or omissions of Infinity Roofing or individuals or entities under Infinity Roofing's control. The Owner/Owner's Representative is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Owner/Owner's Representative, Infinity Roofing or third parties. We take leaks very seriously. If a roof leak is caused by unforeseen circumstances, Infinity Roofing will take immediate action to avoid the potential risks such as mold and structural deterioration. If needed, Infinity Roofing will rectify the problem by self-performing, or deploying water mitigation contractors to remedy the situation within 48 hours. Upon determination of the cause of the leak, the responsible party will take financial ownership of the remediation. If the client chooses to engage an outside contractor to remedy water mitigation damage, it is the sole responsibility of the client to pay for their services.

20. INTERIOR PROTECTION. Owner/Owner's Representative acknowledges that re-roofing of an existing building may cause disturbance, dust, or debris to fall into the interior and if any adhesive used dripping may occur depending upon deck conditions. Owner/Owner's Representative agrees to remove or protect property directly below the roof in order to minimize potential interior damage caused by leaks or debris. Infinity Roofing shall not be responsible for disturbance, damage, clean-up, or loss to interior property that Owner/Owner's Representative did not remove, or protect, prior to commencement of roofing operations. No interior protection or clean up included. Owner/Owner's Representative agrees that under no circumstances shall Infinity Roofing be held liable for water intrusion that occurs from the date Infinity Roofing commences work on the project through the date of completion of such work. Infinity Roofing shall not be responsible for any damage incurred due to nails or screws penetrating the roof deck, or for damage incurred to anything secured or attached to the roof deck, joists or any other roofing structure member which becomes loose, unsecured or falls as a result of the roofing operations of Infinity Roofing.

21. INTERIOR CRACKING. Owner acknowledges and understands that construction is an industry inherently subject to vibrations. During the construction process, vibrations and heat can cause interior cracking to drywall, crown molding and ceilings. Owner further acknowledges that such cracking is not the result of negligent workmanship and shall be deemed expected minor flaws.



22. **RESTRICTIONS AND REQUIREMENTS.** If state, county, or municipal codes or regulations require work not expressly outlined in this Agreement or that differs materially from that generally recognized as inherent in work of the character provided for in this Agreement, all extra costs for Infinity Roofing's labor and materials shall be the sole obligation of the Owner/Owner's Representative.

23. **BACK CHARGES.** No back charges or claims for payment of services rendered or materials and equipment furnished by the Owner/Owner's Representative to Infinity Roofing shall be valid unless previously authorized in writing by Infinity Roofing and unless written notice is given to Infinity Roofing within ten (10) business days of the event, act, or omission, which is the basis of the back charge. In addition, Infinity Roofing shall have the benefit of all rights to redress and remedy any deficient work or damage created by Infinity Roofing unless Infinity Roofing is not responsive. Infinity Roofing shall not be liable for any loss of property use or loss of profits.

24. **ADDITIONAL CHARGES.** When items are required in addition to the outlined "Scope of Work," refer to the Additional Work Authorization Form to be provided by Infinity Roofing. Additional charges may result from any of the following: Addition or deviation from the specifications herein described, damage to our work by others, or temporary protection of the building not originally included. In this work order, premature notice to start work causes unnecessary trips; trips back to the job to repair openings created after work is complete; material and equipment off-loads from the roof due to acts of God (such as tropical storms and hurricanes), debris removal by others required by local laws, and any labor required to be done outside of normal business hours. Infinity Roofing is not required to do additional work unless a proper Additional Work Authorization Form has been executed by the Owner and/or Owner's Representative.

25. **CONSEQUENTIAL DAMAGES.** The Owner expressly waives all claims against Infinity Roofing for consequential damages, which include, but are not limited to, special, incidental, exemplary, delay damages, lost use, lost rental income, lost financing, or costs incurred to live elsewhere.

26. **INSURANCE.** Infinity Roofing agrees to purchase and maintain, as required by law, workers' compensation, liability, and property insurance to protect the Owner and/or Owner's Representative from injuries and/or damages that may arise out of or result from Infinity Roofing's operations under this Contract and for which Infinity Roofing may be legally liable, whether such operation is by Infinity Roofing or by anyone directly or indirectly employed by Infinity Roofing, or by anyone for whose acts Infinity Roofing may be liable. Owner and/or Owner's Representative agree to look solely to Infinity Roofing's appropriate insurance carrier for any damages, including those caused by Infinity Roofing's sole negligence. The Owner and/or Owner's Representative agrees to provide sufficient insurance to protect Infinity Roofing against loss of materials installed or on the premises due to fire, windstorm, hail, or floods. Owner and/or Owner's Representative provided property insurance shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and physical loss or damage, including theft, vandalism, malicious mischief, collapse, falsework, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements. If the property insurance requires minimum deductibles, the Owner and/or Owner's Representative shall be responsible for payment of the additional costs not covered because of such increased or voluntary deductibles. The insurance shall waive rights of subrogation, if any, against Infinity Roofing. The Owner and/or Owner's Representative shall purchase and maintain such insurance as will insure the Owner and/or Owner's Representative against loss of use of the Owners' and/or Owner's Representative property due to fire or other hazards, however caused. The Owner and/or Owner's Representative waives all rights of action against Infinity Roofing for loss of use of the Owner and/or Owner's Representative's property, including consequential damages.



27. **ADDITIONAL INSURED.** If Owner/Owner's Representative requires and Infinity Roofing agrees to name Owner/Owner's Representative or others as an additional insured on Infinity Roofing's liability insurance policy, Owner/Owner's Representative and Infinity Roofing agree that the naming of Owner/Owner's Representative or other parties as an additional insured is intended to apply to claims made against the additional insured to the extent the claim is due to the negligence of Infinity Roofing and is not intended to make Infinity Roofing's insurer liable for claims due to the fault of the additional insured.

28. **STRUCTURAL SUITABILITY.** Infinity Roofing assumes full responsibility for furnishing roofing materials and for providing specifications and recommendations for their proper installation. Infinity Roofing does not, either itself or through its representative, practice architecture or engineering and offers no opinion on, and expressly disclaims any responsibility for, the structural soundness of any roof deck on which roofing products may be applied. Opinions of competent structural engineers should be obtained by the Owner and/or Owner's Representative as to the structural soundness of the roof deck and its ability to properly support the contemplated roof installation. Infinity Roofing accepts no liability for any failure of the roof deck, its ability to support the contemplated roof installation, or resultant damages.

29. **ADJACENT WALLS & EQUIPMENT.** Infinity Roofing is not responsible for leaks or possible damages caused by water infiltration into the roof system, as a result of moisture migration. Building with cracked stucco, EFIS surfacing, A/C ductwork, or any other surface that allows water to enter into the roof system is not the responsibility of Infinity Roofing, and corrective action is specifically excluded from this contract document.

30. **WORK PERFORMED BY TRADE CONTRACTORS EMPLOYED BY OTHERS.** Infinity Roofing will not be held responsible for completing the Project when trade contractors employed by the Owner, owner representative, or anyone else that it impact Infinity Roofing's ability to complete their work. This could include, but is not limited to, closed-out permits, completion of related work such as A/C units, electrical work, or any other work that delays or directly impacts Infinity Roofing's ability to complete or close out Infinity Roofings work. The owner will make payments to Infinity Roofing for the entire value of the work in place and not withhold retainage for such reasons.

31. **CONCRETE WORK.** The owner shall provide water service (or hydrant meter), parking space for equipment, and all applicable permits at no charge to Infinity Roofing. If roofing or waterproofing is to be installed over a concrete or like concrete substrate, the determination as to when the concrete or wet substrate is sufficiently cured and dried so that roofing materials can be installed without potential future adverse effects shall be made by the General Contractor in consultation with the concrete subcontractor, concrete manufacturer, and design professional. Infinity Roofing is not responsible to test or assess the moisture content of the deck or substrate or for the effects of moisture emitted from the deck.

ie. If a Plaza Deck or topping slab removal is required, Infinity Roofing assumes no responsibility for leaks during this process associated with water trapped between the structural and topping slabs.



32. MISCELLANEOUS. These Terms and Conditions together with providing the Scope of Work, etc. and any attachments constitute the entire agreement of the parties. Modifications to this Agreement can be made only in writing and signed by All Parties. Owner and or Owner's Representative permitting the performance of work indicates acceptance without exception of this Agreement, even if this Agreement is not executed. This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be Palm Beach County, Florida. In the event there is litigation over the enforcement of this contract or the work contemplated herein, the parties knowingly, voluntarily, irrevocably, and intentionally waive the right to a trial by jury. Any claims for construction defects are subject to the notice and cure provisions of Chapter 558, Florida Statutes.

33. FINAL PAYMENT. The making of final payment shall constitute a waiver of all claims against Infinity Roofing by Owner and/or Owner's Representative except for those arising from (a) unsettled liens stemming from work performed by Infinity Roofing, (b) terms of any Warranty or warranty issued according to this Contract. No Warranty or Warranty provided by Infinity Roofing shall be valid until full and final payment is received.

34. SEVERABILITY. The parties hereby agree that the sections, paragraphs, provisions, and clauses of this Agreement are severable and enforceable as such, specifically, if any section, paragraph, provision, or clause within this Agreement is hereafter deemed to be unenforceable for any reason, the rest and remainder of this entire Agreement is otherwise enforceable and shall remain in full force and effect.

35. REPRESENTATION ON AUTHORITY OF PARTIES/SIGNATORIES. Each person signing this Agreement represents and warrants that he or she is duly authorized and has the legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized, and the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

Acceptance of Infinity Roofing Proposal

The above specifications, prices, contract terms, and standard conditions are satisfactory and hereby accepted as indicated by the Scope of Work above. You are authorized to do the work as specified.

** Price is subject to change after thirty (30) days, see Clarifications #2 - PRICE VOLATILITY.*

Owner/Agent & Title
(Print)

Infinity Roofing & Title
(Print)

Owner/Agent & Title
(Signature)

Infinity Roofing
(Signature)

(Date)

(Date)