



954-981-7663 (ROOF)
paulbangeroofing.com
info@paulbangeroofing.com
7000 SW 21st Place Davie, FL 33317

Paul Bange Roofing



Project Manager

John (954) 553-8929

Johnk@PaulBangeRoofing.com

DATE:

May 27, 2026

PREPARED FOR:

Robin Crouch-Perez
(954) 876-1131
robin@jacksonlastra.com

PROJECT LOCATION:

5725 White Hickory Circle
Tamacar, FL 33319

Woodlands Section 5





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Scope of Work

Proposal includes labor, materials, equipment, insurance, and an allowance for engineering and permits

Shingle Mansard Roof System

- Remove Shingles Down to Workable Surface
- Replace Damaged Decking as Needed
Includes (5) Sheets of Plywood Replacement
- Renail Wood Deck to Current Building Code
- Install Polyglass IRXE Underlayment
- Install Customer Selected Shingle
- Install New Drip Edge Metals, Valley Metal, Vents and Pipe Flashing
- Limited Lifetime Shingle Manufacturer Warranty
- 5 Year Paul Bange Workmanship Warranty

Built Up 4 PLY Roof System

- Remove Existing Roof To Workable Surface
- Replace Damaged Decking as Needed
Includes (5) Sheets of Plywood Replacement
- Install GAF 75# Base Sheet
- Install 1.5" Flat Insulation *slope to comply with FBC 8th Ed.(WRS)*
- Install GAFGLAS Stratavent Perforated Base Sheet
- Install Two (2) Layers of GAFGLAS Ply IV Membrane
- Install GAFGLAS Mineral Surface Granulated Cap Sheet
- Install GAF Ruberoid Mop Smooth / Mop Granule
- Replace Standard Vents, Line Jacks, and Lead Pipe Sleeve
- Seal All Penetrations to Manufacturer Specifications
- 20 Year Manufacturer Warranty
- 5 Year Paul Bange Workmanship Warranty
- Includes Solar Panels to be removed and discarded by Paul Bange Roofing
- Mechanical, Electrical, Plumbing, Interior Protection, Gutters, Pool Heating System Removal Excluded

____ Proposed Investment Amount.....\$69,981.00

Sixty-Nine Thousand Nine Hundred Eighty One and 00/100

Add-on:

- Install 1/8 Tapered Insulation
 - 1/8" Tapered Option (Recommended) *WRS* Initial to decline

____ Proposed Investment Amount.....*slope to comply with FBC 8th Ed.* \$7,821.00

Seven Thousand Eight Hundred Twenty One and 00/100

Thank you for the opportunity and we look forward to working with you.

If you have any questions or concerns, please feel free to contact me on my cell phone **954-553-8929**.

John Kenney

Account Manager

Direct 954-553-8929

johnk@paulbangerroofing.com

Initial WRS



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Roof Overview



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Unit Price List

Rev. 02.2026

Plywood Decking	\$5.00 Sq. ft.	Wall Flashing 5X7	\$20.00 per Linear ft.
1x6 T&G	\$6.50 Linear ft.	OverFlow Scuppers	\$TBD
1X8 T&G	\$5.00 Linear ft.	Standard Roof Hatch 30 x 36	\$1,575.00 Each
2X6 T&G	\$8.00 Linear ft.	Lightweight ISO Replacement up to 4"	\$9.00 min 100 sf
Furring Strip 1x2	\$2.50 Linear ft	Metal B Deck	\$25.00 Min 60 sf
Pine 1x6	\$6.00 Linear ft.	Retrofit Drains	\$750.00 Each
Pine 1x8	\$8.00 Linear ft.	Concrete Repair up to 4 inches deep	\$185 Square ft
Pine 1x10	\$8.50 Linear ft.	Poured Lightweight / Gypsum Based on Thickness.	TBD
Pine 1x12	\$9.00 Linear ft.	Stucco Repairs	\$25.00 per Square ft.
Pine 2x4	\$7.50 Linear ft	Skylight Replacement 2X4	\$900
Pine 2x6	\$8.00 Linear ft.	Skylight Replacement 4X4	\$1,150
Pine 2x8	\$10.00 Linear ft.	Solatube Skylight 10"	\$1,000
Pine 2x10	\$12.00 Linear ft.	Solatube Skylight 14"	\$1,250
Pine 2x12	\$14.00 Linear ft.	Solar Star Power Fan	\$1,400
Plywood Replacement on 7/12 Slope and above	\$10.00 Linear ft.	Install New Mansard Overflow Scuppers	\$TBD

Drainage:

In 2014, the building code was updated to establish stricter drainage standards for roofs. If your building was constructed prior to this change, it is likely that additional or larger drains and scuppers will be required. This update was made to prevent roof deck failures due to the weight of water during heavy rainstorms. As part of the permit process, Paul Bange Roofing has included the necessary fees for the engineering firm to conduct the calculations required to obtain the permit. A third-party engineer will assess your roof and determine how much additional drainage is needed based on these calculations. If the building has parapet walls, we expect your project may require additional drainage. Unit prices for any upgrades are provided in our cost breakdown.

Unit prices for upgrades have been provided in our list of unit costs:

- Retrofit Drains (per FBC) \$750.00 each
- Cut New Scuppers/Overflows or Enlarge Existing Scuppers up to 6" (per FBC) on Parapet \$750.00 each
- Cut New Scuppers/Overflows or Enlarge Existing Scuppers up to 20" (per FBC) on Parapet \$1,250.00 each
- Cut New Scuppers/Overflows or Enlarge Existing Scuppers Through Mansard \$TBD
- Lightning Protection Sacrificial Pads (per FBC) \$15.00 each
- Install Solar Vent/Attic Fan \$1,200 each

EXCLUSIONS INCLUDE

All Mechanical, HVAC and Electrical Work
Plumbing Services
Lighting Protection
Waterproofing Walls
Weekends, Nights and Overtime Work
Interior Clean Up or Damage Protection
FPL Shutdown
Any Wood Replacement
Soffit & Fascia Replacement
Stucco Work

Gutters, Downspouts or Leaderhead
Walk Pads
Removal and Replacement of Any Equipment
Removal and Replacement Skylights or Solar Tubes
Enlargement or Additional Overflow Scuppers
Additional Roof Drains
Roof Hatch Replacement
Slope Roof
L-Flashings
Painting of New Wood

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Clarifications

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Price Fluctuations:

The cost of roofing materials and related products is subject to unpredictable price changes due to factors beyond the control of Paul Bange Roofing. Suppliers may not guarantee fixed pricing. Should there be an increase in costs to Paul Bange Roofing between the date of this proposal and the commencement of the work, the total contract price will be adjusted accordingly to account for the additional expense. Documentation of the cost changes will be provided in writing.

Permit/Engineering Allowance:

Base Permit and Permit Processing Fees are included in the contract price at the time of the quote. 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 we have made an allowance in the proposal for Permit, Engineering & Processing Fees. If a MOT (Motion of Traffic) permit is mandated, and the use of municipality equipment and traffic enforcement officers are required, **Client shall be responsible for such costs plus 15% administration charge.**

Materials:

Paul Bange Roofing expressly disclaims responsibility for any manufacturing defects in roofing materials provided or used in the execution of its services. Clients shall not hold Paul Bange Roofing liable for any such defects. Furthermore, manufacturing defects in materials are not grounds for the withholding of any payments due to Paul Bange Roofing. In the event that roofing materials need to be relocated due to inclement weather conditions, including but not limited to threats of hurricanes or tropical storms, the owner will incur a relocation fee of \$85.00 per man per hour. Should the owner opt against relocating the materials in light of impending inclement weather or other related threats, Paul Bange Roofing will not be responsible or liable for any damages to the materials, consequential losses, or any related costs arising from that decision.

Termination Clause:

The Association, Board, Owner, or Paul Bange Roofing reserves the right to terminate this contract at any time following the completion of any individual building. A ten (10) day written notice is required prior to termination. Any unused portion of the deposit will be refunded, less the cost of completed work. Any completed work not yet paid for will be invoiced accordingly.

Acts of God:

During and prior to the commencement of the roofing process, Paul Bange Roofing shall not be held responsible or liable for any material shortages, delays, or other disruptions caused by Acts of God. This includes, but is not limited to, events such as floods, fires, earthquakes, hurricanes, tornadoes, or any other unforeseen circumstances beyond the control of Paul Bange Roofing. In the event of such occurrences, Paul Bange Roofing reserves the right to adjust project timelines and schedules. The Property Owner acknowledges these potential risks and agrees to hold Paul Bange Roofing harmless for all circumstances and instances arising from the aforementioned events.

Fumes and Emissions:

Paul Bange Roofing may produce smells, fumes, or emissions. Paul Bange Roofing will not be held liable or responsible for any such smells, fumes, or emissions that might permeate the premises. It is the exclusive responsibility of the property owners and residents of each building to take preventative measures to prevent the entry of these fumes, emissions, and smells into their residences or businesses. This includes, but is not limited to, ensuring proper sealing or closure of HVAC units, vents, windows, and doors.

Metal Panel Roof Systems:

This limited warranty does not apply to metal panels exposed to corrosive or aggressive atmospheric conditions, such as areas subject to saltwater marine atmospheres or constant spraying of salt or fresh water. Specifically, it does not cover steel products installed less than half a mile from the seacoast, salt water, or brackish water. Additionally, oil canning, a term used in the roofing industry to describe the visible waviness or distortion on the flat surfaces of metal panels, may occur due to thermal expansion and contraction, causing the metal to expand and contract with temperature changes, or from substrate irregularities like imperfect sheathing beneath the panels. While oil canning may result in wavy, buckled, or wrinkled patterns on the panels, it is primarily an aesthetic concern and does not affect the functionality or performance of the metal roof.

Roof Tile & Mortar:

Paul Bange Roofing Inc. shall not be held responsible for, but not limited to, any discolorations, changes, defects in roofing tiles, or tile mortar. This includes issues arising from efflorescence, a temporary surface condition intrinsic to all concrete products. Efflorescence, which results from the chemical reactions within cement, can present as a white chalky appearance or concentrated patches on the tile. It is influenced by various factors including the type of deposit and local weather conditions. While efflorescence might alter the aesthetic appearance temporarily, it does not impact the tile or mortar's quality or functional attributes. For all tile and mortar-related concerns or issues, including those related to efflorescence, owners should refer to the manufacturer's warranty.

Roof Shingle:

It's important to note that roof deck deflection, which refers to any structural sagging or unevenness in the roof deck, may be caused by various factors such as the uneven installation of rafters during the original construction of the house or other structural issues unrelated to roofing. Paul Bange Roofing cannot be held responsible for addressing or rectifying roof deck deflection issues. Paul Bange Roofing strives to utilize high-quality shingles from industry-leading manufacturers. Note that certain factors such as granule loss, color changes over time, and shingle curling are inherent characteristics of all roofing shingles. These specific issues are not covered under our workmanship warranty.

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Interior Protection / Interior Cracking:

During the roofing process, the generation of dust, debris, heat, and vibrations is inherent. The property owner is solely responsible for protecting, covering, and safeguarding all interior items, including those stored within the attic, from any potential harm or damage caused by these factors. Paul Bange Roofing Inc. will not be held liable for any damage or degradation of items due to the owner's failure to adequately protect their belongings during the project. The owner acknowledges and understands that roof replacement activities may cause vibrations that can result in minor interior cracks to ceilings, crown molding, drywall, or other finishes. Such cracking is a common occurrence during construction, is not considered the result of negligent workmanship, and shall not be deemed a defect. The owner expressly waives all claims against Paul Bange Roofing Inc. for such occurrences.

Structural Integrity:

Paul Bange Roofing Inc. shall not be held liable for any structural failures that occur before, during, or after the roofing project's completion. Should the owner have concerns regarding the structural integrity of the property at any phase of the project, it is their responsibility to consult with a qualified structural engineer. The owner agrees to absolve and hold Paul Bange Roofing Inc. harmless from any consequences or damages arising from structural issues or failures related to the roofing project.

Ponding Water:

Paul Bange Roofing shall not be held liable for the occurrence of ponding water on roofs, defined as water remaining on the roof surface 72 hours after rainfall. While efforts may be made, such as the installation of tapered substrate to promote positive water drainage, achieving complete drainage is not always possible. This may be due to inherent design flaws, building anomalies, or inconsistent building structures. If the roof is not structurally sloped, client was given the option to add a tapered system to promote positive drainage and avoid ponding water. The responsibility for any consequences that may arise by not selecting a tapered package such as ponding water remains outside the scope of obligations of Paul Bange Roofing.

Property Access:

The Property Owner grants Paul Bange Roofing, its employees, and agents full access to the property, including the use and operation of delivery vehicles, dump trucks, and supply trucks. Such vehicles may exceed eight (8) tons. While typical driveways, sidewalks, and paths are generally designed to support such loads, some surfaces may not be adequately constructed for these conditions. The Property Owner hereby releases and holds harmless Paul Bange Roofing Inc. from any and all liability for damage arising from construction-related vehicle traffic, including but not limited to cracking, settlement, displacement, surface damage, and tire marks or staining to driveways, sidewalks, concrete, asphalt, pavers, and similar surfaces.

Liability Clause

Paul Bange Roofing is not responsible for any incidental or consequential damage, including but not limited to dust, debris, asphalt, or falling materials affecting awnings, vehicles, boats, landscaping or personal property while work is being performed onsite. The Owner agrees to take necessary precautions to safeguard or remove such items from the work area.

Access for Pre-Construction Interior Inspection:

Before roof work begins, Paul Bange Roofing must be allowed access to all top-floor units to inspect and document any preexisting interior issues, such as ceiling cracks or water damage. This inspection is for documentation purposes only. Paul Bange Roofing is not responsible for any preexisting conditions. The goal is to protect both parties by preventing future claims that such issues were caused by our work. If access is denied, we cannot be held liable for any interior damage later claimed in those units. Any new interior damage that may occur during the project will be evaluated to determine if it falls under our responsibility, in accordance with Florida law.

Soffit and Fascia:

If vinyl or metal covering is present on the soffit or fascia, it may conceal deteriorated wood underneath. In the event the owner opts to remove and replace the covering, Paul Bange Roofing cannot perform partial replacements. To ensure proper installation and connection, the entire fascia and soffit around the property must be replaced in its entirety with wood as vinyl or metal coverings will not be used. Additionally, it's important to note that often when we remove the fascia, the stucco and or paint is adhered to the fascia board. This can cause pieces of paint, stucco or wood to chip off when removing the fascia board, which is a necessary part of the process. In some cases, the soffit may collapse, having been previously supported primarily by the fascia board. Paul Bange is not liable for any damage to the soffit incurred during the removal. While we will take every precaution to minimize harm, our ability to prevent damage is sometimes limited by the existing conditions of the paint or the construction of the building,

Asbestos and Toxic Materials.

This proposal and contract are based on the understanding that the work performed by Paul Bange Roofing will not involve asbestos-containing or toxic materials, and such materials will not be encountered or disturbed during the roofing work. Paul Bange Roofing shall not be held responsible for any expenses, claims, or damages arising from the presence, disturbance, or removal of asbestos-containing or toxic materials. If such materials are encountered, Paul Bange Roofing shall be entitled to reasonable compensation for any additional expenses incurred as a result of their presence at the work site.

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Mold, Mildew, and Pathogens:

Paul Bange Roofing Inc. categorically delineates its non-liability concerning the onset or discovery of mold, mildew, pathogens, and other related issues, which may arise during any phase of a project or in future claims. The property owner expressly acknowledges that concerns linked to mold, mildew, pathogens, and the like, whether they surface before, during, after the project's completion, or in subsequent periods, are beyond the responsibility or accountability of Paul Bange Roofing Inc. With this understanding, the owner commits to absolve and hold Paul Bange Roofing entirely exempt from any present or future claims, damages, or liabilities stemming from these or related issues.

Attic Ventilation:

While Paul Bange Roofing emphasizes the importance of proper attic ventilation, the company shall not be held responsible for issues resulting from inadequate attic ventilation or the presence of mold, mildew, or other pathogens within or outside the premises. The property owner acknowledges these potential risks and agrees to hold Paul Bange Roofing Inc. harmless from any consequences, damages, or health concerns arising from mold, mildew, or other pathogens related to attic ventilation or any other factors.

Insurance:

Paul Bange Roofing Inc. carries all the necessary workers' compensation, liability, and property insurance as mandated by law to protect the Owner and/or Owner's Representative from potential injuries or damages stemming from Paul Bange Roofing Inc.'s operations. This covers actions by Paul Bange Roofing Inc. or anyone they employ or are responsible for. Limits are in excess of state requirements. The Owner and/or Owner's Representative must also have insurance covering losses to materials from incidents like fire, storms, or floods. Their insurance should cover all risks, including theft, vandalism, and damages from legal requirements enforcement. If there are deductible costs, they will be borne by the Owner and/or Owner's Representative. The insurance should waive any compensation claims against Paul Bange Roofing Inc. Furthermore, the Owner and/or Owner's Representative should have insurance covering property usage losses from hazards and won't hold Paul Bange Roofing Inc. responsible for any such losses or consequential damages.

Stucco, Paint, Concrete, and Cracks:

Paul Bange Roofing does not offer any stucco repairs, painting services, concrete restoration, or crack repairs, including those on roof decks and walls. This encompasses, but is not limited to, issues related to stucco, paint, cracks in walls, cracks in concrete, and defects or damages in roof decks. The Owner is solely responsible for all tasks and repairs related to stucco, paint, concrete restoration, and crack repairs. Paul Bange Roofing Inc. shall not bear liability for any defects, damages, or subsequent maintenance connected to stucco, paint, concrete, or cracks on the Owner's property.

HVAC, Electrical, Solar, Rooftop Equipment, and Building Components:

Paul Bange Roofing Inc. shall not be held liable for any failures, deterioration, leaks, or issues not directly related to our roofing services concerning HVAC systems, electrical setups, solar panels, or other rooftop equipment. This also extends to issues arising from building components such as cracked stucco, EFIS surfacing, A/C ductwork, or any other surface vulnerabilities that allow water to infiltrate the roof system. The owner acknowledges that complications related to these systems and components are outside the scope of Paul Bange Roofing Inc.'s responsibilities. The owner agrees to absolve and hold Paul Bange Roofing harmless from any damages or corrective actions arising from these conditions, which are expressly excluded from this contract.

Lines (A/C Electrical, Plumbing, and Gas):

In accordance with Florida Building Codes, air conditioning, electrical conduit, plumbing, and gas lines should maintain adequate clearance either above or below roof sheathing to prevent potential damage from tools, including but not limited to nails, saws, and shovels. On occasions, this clearance requirement might not have been adhered to during equipment installation. Paul Bange Roofing cannot ascertain the clearance beneath the sheathing during roofing installation, nor ensure that A/C, electrical, plumbing, or gas lines were installed compliantly. The property owner hereby agrees to absolve and hold Paul Bange Roofing Inc. harmless concerning any issues related to these components.

Mobilizations:

Paul Bange Roofing has allowed one (1) Mobilization for this project. If any 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. 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.

Work Delay Provision:

In the event that roofing operations are delayed, hindered, or suspended due to interference or incomplete work by other trades (including but not limited to electrical or mechanical contractors), Paul Bange Roofing reserves the right to assess additional charges on a time and materials basis. Such charges shall be billed at a rate of **\$220 per man-hour**, plus the cost of any materials required as a result of the delay.

Third Parties:

Paul Bange Roofing Inc. shall not be held responsible for any delays or interruptions caused by third-party contractors or entities. The owner acknowledges that no payments to Paul Bange Roofing will be withheld or delayed due to circumstances or disruptions stemming from third-party contractors. The responsibility for any consequences or challenges arising from third-party involvement remains outside the obligations of Paul Bange Roofing Inc.

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Workmanship Warranty

Paul Bange Roofing Inc. hereby guarantees the workmanship on roofing services provided to be free of defects for a period of Seven (7) years from the completion date. Should any issues arise due to our workmanship within this timeframe, Paul Bange Roofing commits to rectifying the situation. This warranty is transferable to subsequent property owners. To initiate a transfer, the new owner must seek approval from our office. Upon receiving approval, a reasonable administrative fee will be charged for the warranty transfer process. Once completed, the new owner will benefit from the remaining period of the original Seven (7) year workmanship warranty. Warranty does not cover natural disasters, acts of God, hurricanes, floods, fire, or earthquakes etc. The warranty is voided if changes impacting roof performance are not reported within five (5) business days. Repairs by third parties, damage from traffic, vandalism, rooftop equipment installations, mold, mildew, and issues caused by negligence, moisture issues, wet insulation, rotting wood, skylights, exterior wall scuppers and flashings are not covered.

Proposal Acceptance

By signing below, the undersigned hereby affirms they have read, understood, and unconditionally agree to all terms and conditions contained within this document, both preceding and following this statement.

Authorized Signature

W. Randy Scott

Print Name

May 31, 2026

Date

John Kenney

John Kenney, Account Manager
Paul Bange Roofing

Office Approval

Date

Payment Terms:

5% is due at signing, 50% due at the project's start, 35% at *substantial completion* plus outstanding invoices, 10% is due at close out per building. A 3.5% fee will be added to all credit card transactions.
(Payment will be collected on a per building basis).

*Substantial completion occurs when a continuous watertight roofing assembly is installed, prior to final cap sheet, finished installation, or punch out items

* The price quoted by Paul Bange Roofing Inc. is valid for 30 days and may change thereafter.

* All Contracts are subject to office approval.

Initial ***WRS***