

3/24/2015

Real Estate Roofing Service

JDV/JDV

SAMPLE Roof Certification

AIR Program Partner

123 NE Main St

Portland, OR. 97218



>SEE ADDITIONAL PICS ONLINE<

GENERAL INFORMATION

www.RealEstateRoofing.com

INSURANCE: All work involved within the following proposal is covered by Workmen's Compensation, Public Liability, Property Damage and Product Liability. Owner to carry fire and Homeowner's Insurance.

BONDING: We are FULLY Bonded for your protection in accordance with all state and local laws.

LICENSE: All applicable state and local licenses are purchased yearly, or as required, and kept current. Oregon CCB# 149575.

WEB SITE NOTICE: If pictures were taken of your roof, you can view them by going to our website at: www.RealEstateRoofing.com. Then from the Navigation Menu select Roof Pictures, then select Instructions.



VIEW PICTURES ONLINE TO CLARIFY PROPOSAL www.RealEstateRoofing.com/pictures

SPECIFICATIONS

Every roof will wear differently relative to its age, the number of its layers, the quality of its materials, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, etc. It is important to identify and address any problems within a roofing system early - rather than allowing, larger issues to develop, ultimately requiring costly repairs and/or complete replacement. It is with this in mind that we evaluate each roof system conscientiously in an attempt to approximate not only its current condition but potential longevity.

OPTIONS:

I inspected the roof at (**ADDRESS**) (**Pics: #**) With the following recommended repairs and normal maintenance, this roof could last at least another (**HOW LONG**) years:

***IMPORTANT HOMEOWNER NOTICE:**

Our contract states: "With the following repairs and normal maintenance".

Moss, leaves, and debris on the roof field will compromise the integrity of roofing systems, reduce functionality, and significantly decrease life expectancy. Severe weather (high winds, etc.) could impact the roof as well. If normal roof maintenance is not performed (by Real Estate Roofing Service, the Homeowner, and/or others) on roofs with Roof Certifications (issued by Real Estate Roofing Service), it will alter our

5402 NE Columbia Blvd., • Portland, Oregon 97218 • Office: (503) 284-5522 Fax: (503) 210-9695

opinion of the roof life expectancy.

Recommended Repairs:

Chimney:

Inspect the chimney. Remove moss and debris from base perimeter of chimney (as necessary) to promote proper water flow around chimney and prepare for sealant. Hand seal base perimeter of chimney (as necessary) with premium exterior caulk. Inspect upper pan flashing to side wall flashing transition and seal where open gaps are visible. Hand seal open keyways too close to sides of chimney and visible exposed nail heads or staples. Cut back shingles immediately above the chimney as necessary to expose the upper pan flashing detail and promote proper water flow around the chimney. Inspect shingle courses immediately above chimney back pan and hand seal open keyways where upper pan flashing is visible. Hand seal over-exposed sides of pan flashing. **Pics: #**

Furnace Exhaust Flue:

Inspect the furnace exhaust flue. Hand seal the collar where gaps are visible. Hand seal base perimeter of flue and visible exposed fasteners (as necessary). Hand seal open keyways that are too close to the edge of the flashing detail. **Pics: #**

Skylight:

Inspect the skylight. Clean moss and debris from around the base of the skylight as necessary to promote proper water flow and prepare for sealant. Hand seal open keyways too close to the sides of the skylight flashing detail. Hand seal upper pan flashing to counter flashing transition where gaps are visible. Hand seal visible exposed fasteners (as necessary). Inspect base perimeter of skylights and hand seal (as necessary).

Pics: #

Roof Vents:

Inspect the roof vents. Remove debris from the base perimeter of the roof vents (as necessary) to promote proper water flow. Hand seal open keyways too close to edge flashing detail along side and at shingle courses immediately above roof vents. Secure loose vents (as necessary) and hand seal visible exposed fasteners used to hold down flashing with premium exterior caulk. **Pics: #**

Plumbing Pipe Jacks:

Inspect the plumbing pipe jacks. Remove debris from the base perimeter of the pipe jacks (as necessary) to promote proper water flow. Hand seal open keyways that are too close to the flashing detail and visible exposed fasteners around the base perimeter. Inspect the rubber neoprene collars that seal around plumbing pipes for minor cracks and hand seal as necessary with premium exterior caulk. Install a new collar over those collars that are beyond sealing repair. **Pics: #**

Side Walls:

Inspect side walls and “roof to wall” areas. Clean most of the dirt and debris from side walls to allow step flashing and “roof to wall” flashing to function properly. Reinforce existing seals (as necessary) where gaps or separations are visible. Secure loose “roof to wall” flashing and hand seal (as necessary) visible exposed fasteners used to hold down flashing with premium exterior caulk. **Pics: #**

Valleys:

Inspect the valleys. Clean valleys of moss, leaves and other debris (as necessary) to promote proper water flow and help to prevent debris dams that may eventually lead to leaks. **Pics: #**

Hip and Ridge Shingles:

Inspect the hip and ridge shingles. Hand seal cracked hip and ridge shingles and visible exposed fasteners (as necessary) with premium exterior caulk. **Pics: #**

Electrical Service Pole:

Inspect electrical service pole flashing detail and hand seal collar (as necessary) where cracks and open gaps are visible. Hand seal open keyways too close to the sides of the flashing detail (as necessary) using premium exterior caulk. **Pics #**

Performing the above repairs and normal maintenance qualifies this roof for a 3-5 year Roofing Certification from Real Estate Roofing, Inc. (This Certification is transferable.)

Price includes a 3-5 year Roofing Certification.

Cost: \$

Roof and Gutter Cleaning:

70% Moss Removal:

Remove moss as practical (aggressive enough to remove moss but not so hard that shingles will be damaged) up to 70%. (This percentage refers to the total volume of moss growth on the roof.) Treat roof with zinc sulfate in an attempt to kill remaining green moss and help prevent future growth. 100% of moss will not be eliminated; if green moss is still visible 30-45 days after treatment, we will return and re-treat for an additional charge. **Pics #**

Gutter and Downspout Maintenance:

Inspect gutter and downspout system installed on entire home for leaves and other debris. Remove leaves and debris from gutters and downspouts by hand to improve water flow and promote proper drainage of the system. Clean up, haul away, and properly dispose of all work-related debris. **Pics #**

Cost: \$ (This price only if done at the same time as the Certification repairs)

A.I.R Program Enrollment - *NO CHARGE*

A.I.R. Program – The All Inclusive Roofing Program provides solutions for future roofing issues and concerns. This program includes 3 yearly 100-point roof inspections and an annual written report (with up-to-date photographs of your roof posted on our website). ***The A.I.R. program coverage starts only when it is requested.** You will receive a personalized booklet with a copy of your Roof Certification (if applicable), your contract showing exactly what services we performed, and a complimentary **\$100.00 Gift Certificate** which you may use towards payment of either a Moss Treatment or a Gutter Cleaning at any time after your 1st, 2nd or 3rd annual inspection.

The cost for this option, with a Value of \$850.00, is waived because (Your name here) is a Partner in our A.I.R. Program.

***YES! ___ Please include this property in the AIR Program.**

If you checked “yes” above, the following information must be provided in order for us to facilitate this process:

Buyer(s) Name(s): _____

Phone: _____

E-Mail: _____

IF YOU ARE SELLING YOUR PROPERTY and wish to defer payment until closing, please notify us when you authorize the work to be done and we will be happy to work with your title company to defer payment up to 60 days free of charge.

CONTRACTOR WORKMANSHIP WARRANTY: We guarantee the roofing will be installed in accordance with current written instructions or standard industry practices. Installation shall be free from defects in workmanship for a period corresponding with the life of the material warranty. In the event of a claim under the guarantee, notify us, and in a reasonable time thereafter, we will inspect and if held responsible, correct said deficiencies. However should either party require the services of an Attorney to resolve any dispute regarding this agreement, the party in default shall pay the other's reasonable Attorney Fees.

ACCEPTANCE: The above prices, specifications and conditions are satisfactory and are accepted by your signature on this proposal which indicates you have read and understand the information contained in the Consumer Protection Notice, Notice of Procedure and Information Notice to Owner about Construction Liens provided on the enclosed pages. You authorize Real Estate Roofing Service, Inc., and its representatives to perform the work as specified. You will be invoiced upon completion.

*****PLEASE** total, sign & date this proposal in the spaces provided below and return a copy via mail, fax or e-mail to our office. In conjunction with your authorization we will move forward with the Options of your choice as offered within this proposal.

In order to issue a 3-year leak guarantee, all pre-existing leaks must be disclosed.

\$ _____ (Total Order Cost)

YOU WILL BE INVOICED UPON COMPLETION

_____ X _____ X
Real Estate Roofing Services, Inc. (Customer) (Realtor) (Buyer)(Seller) (Date)

Closing Date:

Contact for Scheduling :

Name: _____

Tel # _____

Billing:

Name: _____

Mailing or Email address _____

Escrow:

Escrow Officer Name: _____

Tel # _____

Email Address _____

**Note: This proposal may be withdrawn if not accepted within 30 days.
PLEASE SIGN AND SEND THE ORIGINAL COPY BACK TO
REAL ESTATE ROOFING SERVICES.**

When PICTURES are taken of YOUR ROOF, you can view them by going to our website at:

www.Realestateroofing.com

On our Home Page, click inside the large green square on the picture of the house or the words "Click to see pictures of YOUR roof"; then type in the numeric property address in the "Address Search" box and click on Search