

JOHNSON CONSTRUCTION
1/25/2024

STATEMENT

┌ Plot SIXRIER ┐
1200 GARRET RD
└ JEFFERSON, OHIO 44047 ┘

* 07-16 1981 CONSTRUCTION

PLEASE RETURN THIS STUB WITH YOUR REMITTANCE, YOUR CANCELLED CHECK OR YOUR RECEIPT

DATE	DESCRIPTION	CHARGES	CREDITS	BALANCE
	REMODEL TWO FULL BATHROOMS AND TWO 1/2 BATHS	\$65,000. ⁰⁰		
	REBUILD REAR FULL LENGTH TREATED LUMBER DECK 75X18	\$25,000. ⁰⁰		
		\$90,000. ⁰⁰		

PAY LAST AMOUNT IN BALANCE COLUMN ▲



Scot and Debbe Sinkler
1200 Garrett Road, Jefferson, Ohio 44047

ROOFING ESTIMATE

Kassel and Irons "KasselWood"

(some sections of existing asphalt roof will be removed as noted below)
\$55,200

SNOW BLOCK ESTIMATE (SNOW BELT - ALL EAVES)

91 cast aluminum, Kynar coated snow blocks at \$35 each
\$3,185

SKYLIGHT ESTIMATE

Replace 1, re-flash 3

\$TBD based on measurements for the skylight to be replaced
Guesstimate: \$650

VENTING/FASCIA/SOFFIT GUTTER ESTIMATE

Remove all gutters and fascia wrap at eaves along with soffit covers at eaves. Cut all soffit boards open to create air channel and install Styrofoam baffles in each rafter bay to suppress insulation for air channel where insulation fills the overhang cavity. Reinstall the pre-existing vented soffit cover, install new fascia wrap and install new 6" .032 aluminum gutters with 2"x3" downspouts and elbows.
\$8,365

ROOF REMOVAL (TEAR-OFF) ESTIMATE

Remove the existing single layer of roofing from sections C, D, E, F. Remove a board from section C to determine if headwall vent would be appropriate for this section to create air flow. Replace moldy deck boards in sections D, E, F (see pricing in next item). Install ice guard and synthetic underlayment accordingly on sections C, D, E, F.
\$3,765

BOARD REPLACEMENT ESTIMATE

Moldy deck boards exist in sections C, D, E. We will determine how many boards will need to be replaced once existing roof is removed (see above item).
\$90 per 4 x 8 plywood board of like thickness
Worst Case: All boards are replaced totalling \$5,040

TOTAL (based on skylight and board replacement guesstimates): \$76,205



Angie's list.

Ohio: 36040 Caronia Circle, Avon, Ohio 44011 (440) 785-2436
Pennsylvania: 322 North Shore Drive, Bldg. 1B, Suite 200, Pittsburgh, PA 15212 (412) 748-1795



PROPOSAL DETAILS

INCLUSIONS:

- A complete metal roofing system of your choosing including installation with all accessories and trim in complimentary colors to the panel color selected with warranties as described by the manufacturer.
- Applicable registrations and permits
- Complete cleanup of yard and all areas effected by tear off (if applicable) and installation (see attic space note below)
- Taxes
- Protrusions (pipes/chimneys/existing skylights) will be re-flashed and new boots will be installed on pipes.
- If ridge vent is currently present, it will be replaced. Other ventilation needs/options will be discussed as needed.
- Dumpster delivery and removal
- Portable restroom for the crew
- This proposal assumes 1 layer of asphalt roofing exists if no tear-off has been estimated.

ICE GUARD AND SYNTHETIC UNDERLAYMENT

If your existing roof is removed, this proposal includes 2 widths (6') of premium ice guard (Aquaguard MT or GAF Storm Guard) to be applied to all eaves, a full 3' width on valleys, wall flashing, chimneys and skylights as applicable, ½ width on rakes. Synthetic under-layment (InterWrap - Titanium UDL30, or similar) will be applied to all other areas, or to entire roof surface over the existing single layer roof if no tear-off is performed.

SNOW BLOCKS / SNOW BARS:

Snow protection devices come highly recommended in any area where snow and ice releasing from the roof may cause injury or damage. Example areas to consider include entryways, above valuable landscaping, at garage entrances, above air conditioners, above decking, and any other area that poses a threat to people, pets, or property. Snow protection is also known for its gutter protecting properties as well. Pricing is as follows:

Snow Blocks (stamped metal roofing options):

- \$35 each at the time of roofing installation
- \$40 each plus \$125 service charge post installation (re-visit)

WHAT ITEMS ARE NOT INCLUDED WITHIN YOUR PROPOSAL:

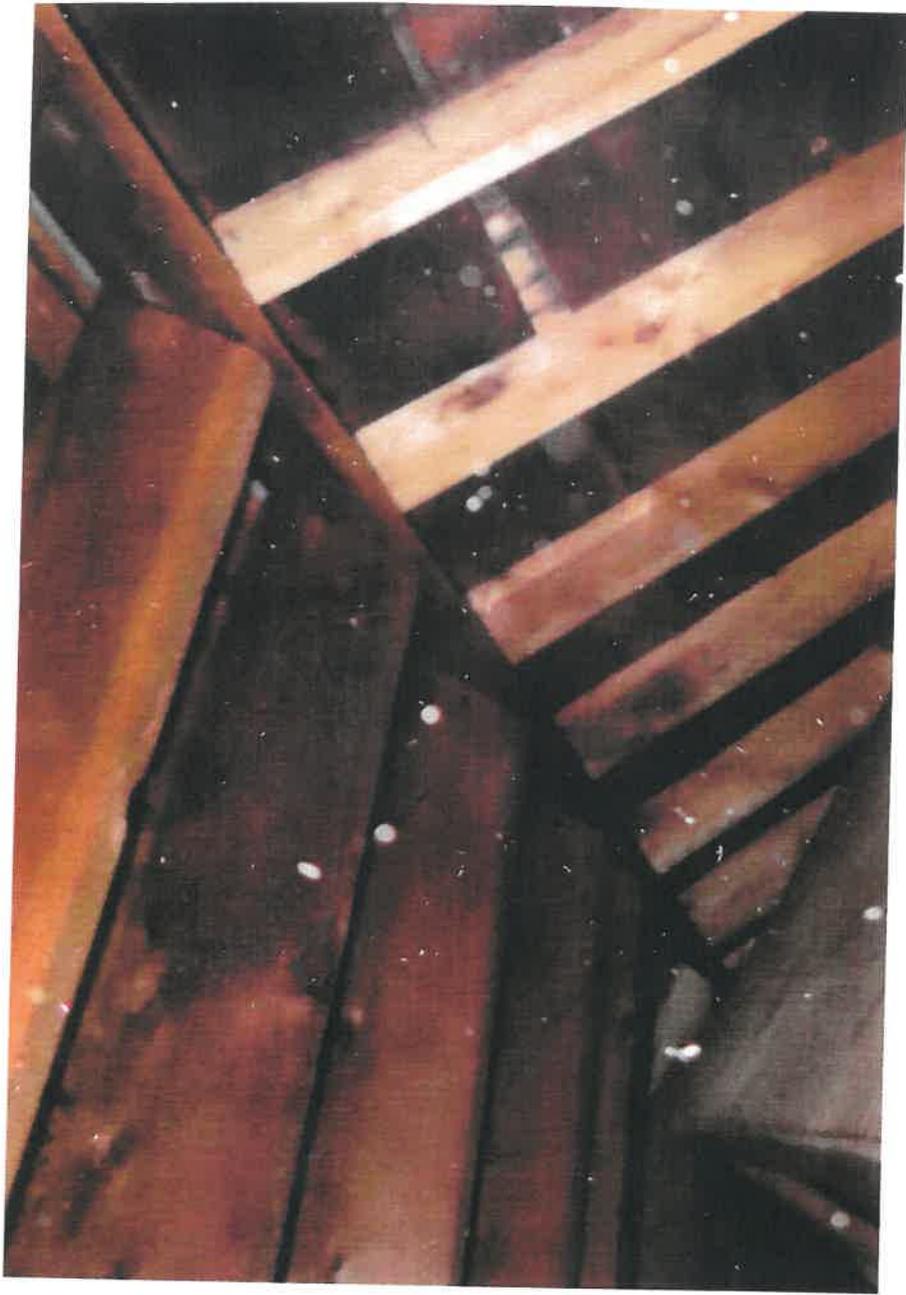
- Interior trim or framing work after skylight replacement is not included or available through Distinctive Metal Roofing. This is considered finish carpentry.
- Replacement of decking material. Only upon completion of the removal of the existing roofing material will we be able to make a determination as to what decking needs exist, if any.
- Distinctive Metal Roofing is not responsible for disconnecting/reconnecting utility and cable lines that may be attached to your roof and obstruct installation of your roof. Please make proper arrangements prior to our arrival so no costly delays present themselves.

WHAT ELSE SHOULD I KNOW ABOUT MY PROPOSAL?

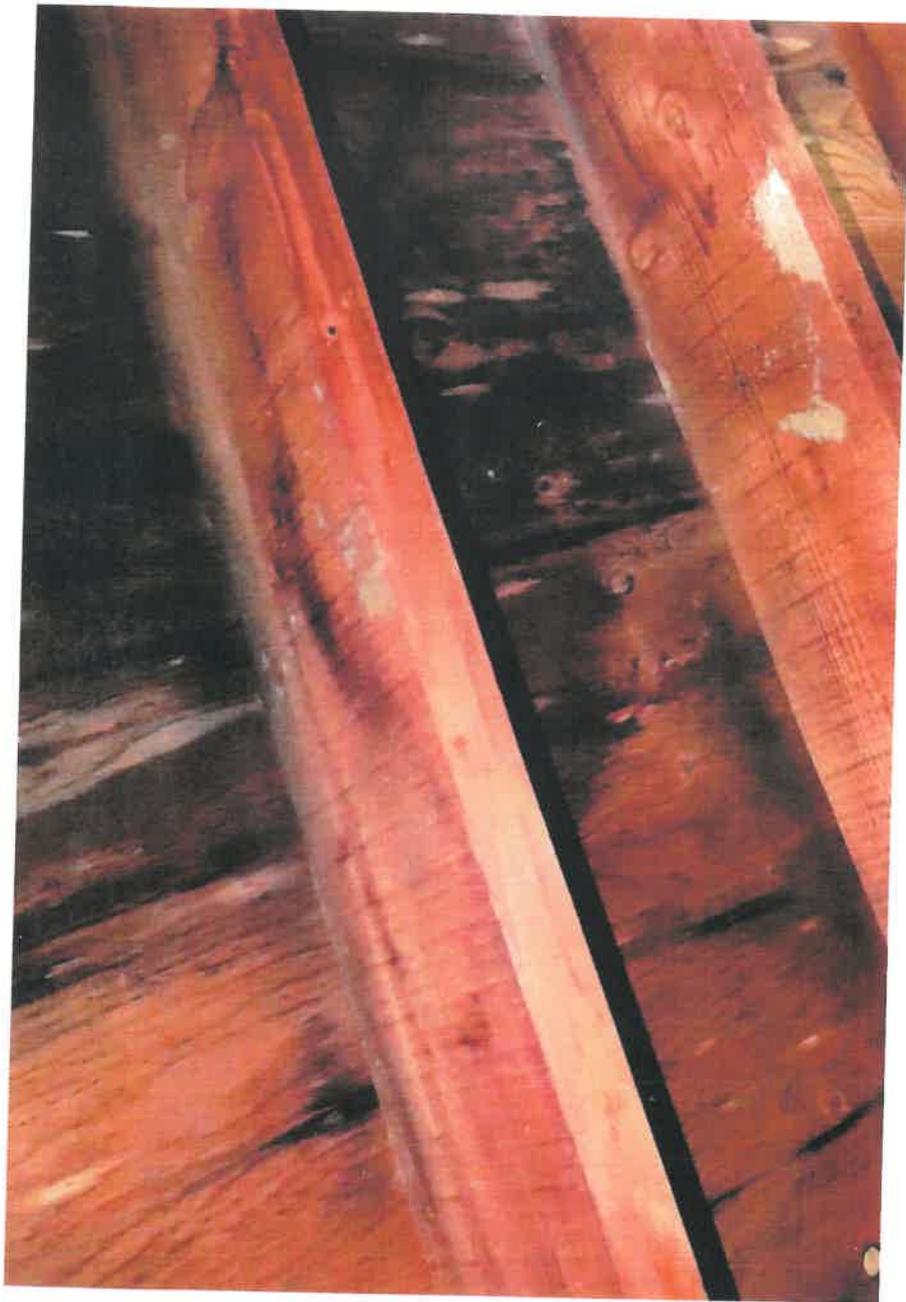
- Once we begin the installation of your permanent metal roof, you are our only focus until completion.
- Distinctive Metal Roofing takes roofing installation orders on a first come, first served basis. To ensure an installation time of your choice, please act accordingly with this in mind.
- All efforts are focused on completing your roof in an efficient and timely manner. However, weather delays are possible in our region's unpredictable climate.
- Distinctive Metal Roofing expends every effort to keep your home safe and dry during all phases of installation. During inclement weather, your roof will be worked on in sections to insure that your home is never exposed to the elements.
- It is understood that re-roofing can naturally cause vibration to ceilings and walls and cutting ridge vents can cause debris to fall into the attic space. Nail pops and cracks can occur due to the vibration caused and are not the responsibility of Distinctive Metal Roofing, nor is cleanup of debris in the attic or any damage it may cause to personal property. Please remove any and all valuables from the attic prior to the first day Distinctive Metal Roofing crews are on the job site.

Payment is due as follows upon agreement to this proposal:
1/3 payment: due at signing final 2/3 payment: due upon completion of job

(Estimate written on January 16, 2024 - subject to change)



ATTIC/ROOF



ATTIC/ROOF



ATTIC/ROOF

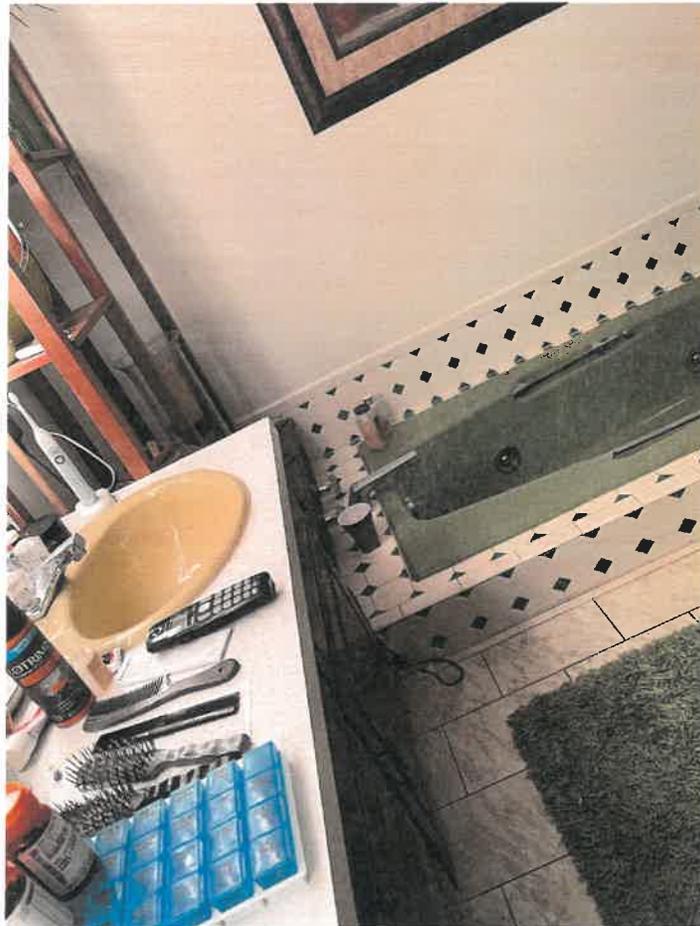


ATTIC/ROOF

MASTER BATH SHOWER



MASTER BATH

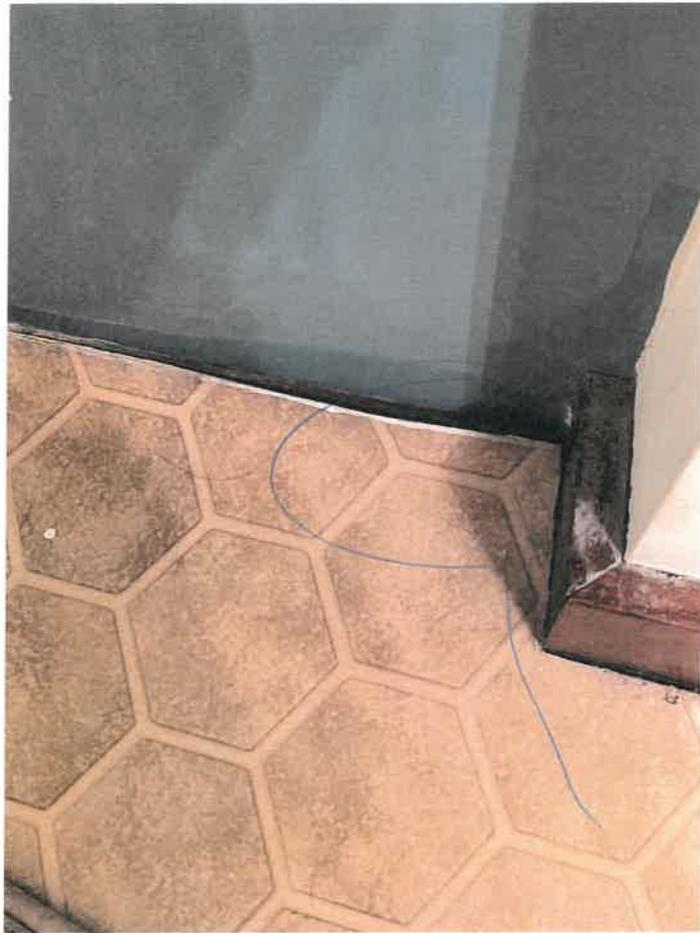


GUEST 1/2 BATH



2ND FLOOR BATH



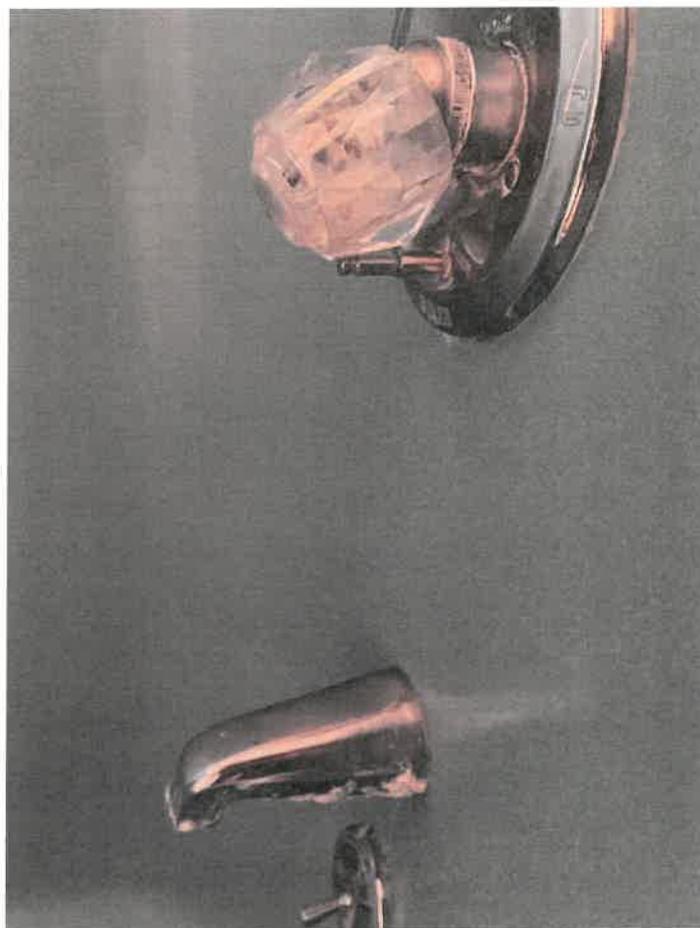


2ND FLOOR BATH FLOOR

2ND FLOOR SHOWER / TUB



FAUCETS - 2ND FL. BATH





OUTDOOR DECK

OUTDOOR DECK WALK





HOUSE DECK - ENTIRE BACK OF
HOUSE