

Roof Information

Property information is available online at ScottsdaleHomeAuction.com.

The roof was inspected on January 29, 2018 by Jason Payne with Payne and Sons Construction Corporation:

Jason Payne - cell [\(480-353-7578\)](tel:480-353-7578)

Regional Sales Manager

Payne and Sons Construction Corporation

PO Box 188 Higley, AZ 85236

jason@paynesons.com

Office [480.988.9250](tel:480-988-9250) | Fax [480.988.9775](tel:480-988-9775)

Residential-Commercial Roofing ROC194202 | Residential Gen. Contractor ROCB138549

The below information includes the Payne and Sons roof inspection report. Note that Payne and Sons was hired to clear the roof of debris and replace any missing or cracked roof tiles.

Payne Roofing
P.O. Box 188
Higley, AZ 85236
ROC194202 - ROCB138549
Phone: (480) 988-9250
www.paynesons.com



Prepared By Jason Payne



Payne, John Auction Listing

7800 E Boulders Pkwy #4
Scottsdale, AZ 85266 USA

Building Photo



Main Roof Area Information

PERIMETER WALK

n/a Walk perimeter roof & inspect eaves for wood rot.
Take pictures of wood rot & identify location.

ROOF WALK

✓ Take pictures and identify roof maintenance needed.

PHOTOS

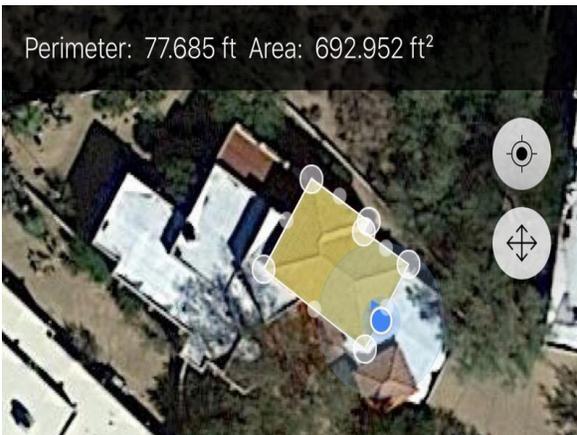


WO #5121





WO #5121



n/a Take pictures and identify roof leak.

PROPOSAL

WO #5121

✓ Scope of Work:

Tile Roof Maintenance:

- 1. Remove and replace broken tiles, color and style to match as best possible.*
- 2. Secure all loose and slipped tiles.*
- 3. Replace broken mortar packs.*
- 4. Remove debris from valleys, haul debris.*

✓ Warranty:

There is a projected 2+ year life expectancy on the tile and flat roof.

✓ Pricing:

Your investment of labor and material necessary to perform the above work will be furnished for the sum of:

Total \$650.00 Tax Included

Skylights and Solar Tubes

We are not responsible for damage to interior of home underneath skylights. If skylights need to be removed as part of the scope of work it is the home owner's responsibility to put down a towel, blanket, plastic, etc. Payne Roofing is not responsible for cleaning up the debris that may fall inside the unit. The skylight(s) may be removed several times throughout the project without any notice or warning. Payne Roofing will clean the outside of the skylight but it is the home owner's responsibility to clean the interior.

Gutters

Payne Roofing does not do gutters. We do not disconnect them or re-install them. We are not responsible for damage to them. A licensed gutter contractor will need to remove the gutters before we begin the project and can return to install them after the project has been completed. Payne Roofing is not responsible for this expense. The original framing, structure of the roof may change for whatever reason and the gutters may be too big or small, Payne Roofing is not responsible for any adjustments needed to the original gutters.

Water Heaters and Solar Panels

Payne Roofing does not do Water Heater panels or Solar Panels. We do not disconnect them or re-install them. We are not responsible for damage to them. A licensed water heater/solar contractor will need to remove them before we begin the project and can return to install them after the project has been completed. Payne Roofing is not responsible for this expense. Payne Roofing is not responsible for any adjustments needed to the original scuppers.

Satellite Dishes

Payne Roofing is not responsible for your satellite dish. If the dish has to be removed and/or disconnected for the project, your provider will have to come out and re-locate the dish. The dish may not be re-installed at its original location due to the voiding of the warranty provided by Payne Roofing. The only locations accepted by Payne Roofing is at the eaves directly into the fascia board. The other approved location is on any flat roof with a stand and cinder blocks. If they satellite provide penetrates any of our roofing systems with a fastener, lag bolt, etc. the warranty will void and the home owner will be responsible for any repairs need to rectify the situation.

Wood Replacement

During the roof repair/replace process, our roofing crews will be able to ascertain the condition of the wood decking and framing underneath the roofing system. If this wood is found to be damaged, rotted, or unusable in any way it will be replaced to ensure proper installation of the new roofing materials. We cannot and will not install or warranty new roofing materials on damaged wood. The additional cost of wood replacement is not something that can be estimated during the initial inspection/estimate due to it being concealed damage. If damaged or rotted wood is found and replaced during the project, the dollar amounts that will be charged for wood replacement are listed in the Payne Roofing Wood Price List below.

Warranty

Warranty transfers are eligible to one customer only

No transfer warranty provided for repairs

\$250 transfer warranty for patio roof replacements

\$500 transfer fee for any roof replacement including re-coats

PAYNE ROOFING WOOD PRICE LIST

The following prices are for replacing any deteriorated wood in connection with our roofing services. Prices are subject to change at any time. These prices do not include any painting of the wood replaced.

SHEET DECKING:

1/2" AC (SANDED PLYWOOD)	\$85.00
3/4" AC (SANDED PLYWOOD)	\$157.00
1/2" CDX	\$78.00
1/2" OSB	\$63.00
5/8" T-111	\$100.00

prices per 4'x8' sheet, one sheet minimum

SHIPLAP/PLANK DECKING:

1"x 6"	\$6.50
1"x 8"	\$7.35
14"x 12"	\$9.45
1"x 8"	\$10.50

prices per lineal foot

FASCIA (MATCH EXISTING)

1"x 6"	\$10.50
1" x 8"	\$11.55
1" x 12"	\$16.80
2" x 6"	\$12.60
2" x 8"	\$13.65
2" x 10"	\$18.90
2" x 12"	\$21.00

prices per lineal foot

SHINGLE MOLDING

PER LINEAR FOOT

1" x 2"	\$2.10
1" x 3"	\$2.63
1" x 4"	\$3.15

OTHERS

HIP/RIDGE NAIL BOARDS PER FOOT	\$2.10
FREEZE BOARDS – PER PIECE	\$40.00
CUT BACK RAFTER TAILS – EACH	\$25.00

All monies due upon completion of job

- Payment is to be made as follows: 50% to start the job and the balance due upon completion. Total amount plus any additional work charges due

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immediately upon completion of the roof. A 3.5% of the total before tax additional fee will be added on all credit card payments as of 01/01/2011. If full amount is not paid upon completion, the property will be liened until the balance is satisfied. Any alteration or deviation from above specifications involving extra costs, will become an extra charge over and above the estimate. Any charge orders are to be in writing and are payable in advance. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work.

- *Owner agrees to pay a finance charge of 2% per month on all sums due and owing more than 7 days from the date of completion. This finance charge is an annual percentage rate of 24%.

- In the event of legal action, I/we agree to pay reasonable attorney fees, court costs, and collection fees.- This proposal shall be open and binding on contractor for a period of thirty (30) days from the date stated above. If after thirty days the owner accepts said contract, the contractor reserves the right to modify the terms of this contract to reflect any price increases in material and labor.

-Payne & Sons Roofing and Construction, Inc. will remove antennas, cables, satellite dishes, cupolas, and any other electronic devices to accommodate continuation of the scope of work contracted. We do not reinstall satellite dishes on the roof. We cannot be held responsible for operating condition. Television or satellite reception, all cabling, wiring and hardware are the responsibility of the homeowner.

ACCEPTANCE OF PROPOSAL

I have read the above proposal in its entirety, and the above prices, specifications and conditions are satisfactory and are hereby accepted. Payne & Sons is authorized to do the work as specified. Payments will be made as outlined above.

Accepted by and Signature _____

Date 01/30/2018

Approximate start _____

Completion date _____