



## SOUTHERN COATINGS, INC.

2241 N.W. 22 ST, #201  
 Pompano Beach, FL 33069  
 (954) 984-0100 - 1-800-343-4452  
 Fax (954) 984-0119

**URETHANE FOAM ROOFING -  
 RECOATING ROOF INSPECTIONS**  
 South Florida Building Code approved  
 State Licensed CC-C043994 (Retired)  
 State Licensed - CCC1330390

PROPOSAL SUBMITTED TO Lauderdale West Homeowners' Association		PHONE	DATE Jun 24, 2020
STREET 1141 NW 85th Ave		JOB NAME Clubhouse	
CITY, STATE AND ZIP CODE Plantation, Florida 33322		JOB LOCATION Same	
TYPE OF EXISTING ROOF Foam	SQUARE FOOTAGE 27,860	REPRESENTATIVE Scott Biederman	

We hereby submit specifications and estimate for:

**Southern Coatings, Inc. proposes to furnish all labor and material to complete the following project:**

**SPF Roof System:**

1. Pressure clean entire roof to remove dirt and mildew, as required by job conditions.
2. Scarify roof down to solid, workable substrate as required by job conditions.
3. Furnish and install new 4" aluminum gravel stop, around perimeter of roof substrate.
4. Furnish and install Black Butyl Rubber Primer to entire roof substrate, as per manufacturer's specifications.
5. Furnish and install Urethane Foam, sloping roof to drain, to entire roof substrate, as per manufacturer's specifications.
6. Furnish and install White Silicone Top-Coating, casting granules onto wet top coating, as per manufacturer's specifications.
7. Remove all work-related debris from job site.
8. Issue a 10-year warranty upon completion.

\*SCI to replace all scuppers, drains, eave metal with new aluminum scupper, drains, and walking pads around A/C units.

\*\*Exclusions: A/C, Electric, Plumbing, Permit & Engineering Fees

**We Propose** hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Two Hundred Forty-Five Thousand, Eight Hundred Thirty-Eight 15/100 dollars (\$ 245,838.15 )

Payment to be made as follows:

34% Deposit

permd fee 5160.00

33% Upon 50% Completion, 33% Upon Completion

\$ 250,998.15

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. All Agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurances. Our workers are fully covered by Worker's Compensation Insurance.

No warranty will be issued unless contract is paid as agreed to on contract. Contract not binding unless signed by an officer of the corporation.

Roofs sprayed pitch to drain are to promote water drainage. No guarantee of complete water removable expressed or implied.

\*NOTE: Any asbestos related expenses, including, but not limited to, the testing by a Licensed Asbestos Consultant as to the asbestos content, which may be required by the Building Department in order to obtain a building permit, will be additional to the contract. Any engineers related expenses, including, but not limited to those required by the building department in order to obtain a building permit will be additional to the contract.

\*SOUTHERN COATINGS, INC., shall not be responsible for any delays due to any acts of God, or any condition beyond our control. I accept the above proposal to the proposed price and agree to pay for said work, according to the "TERMS" herein.

Contractor shall be responsible for only work as written in contract. No verbal promises will be accepted or implied.

Note: This proposal may be withdrawn by us if not accepted with in \_\_\_\_\_ days.

By: Janie Repoir Corporate Officer  
 Title: President Date: 9-14-20  
Jun-24, 2020

**Acceptance of Proposal**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

\*SOUTHERN COATINGS, INC., shall not be responsible for any delays due to any acts of God, or any condition beyond our control. I accept the above proposal to the proposed price and agree to pay for said work according to the "TERMS" herein.

[Signature]  
 Southern Coatings, Inc. Representative

X \_\_\_\_\_  
 Building Owner's Signature

## PLEASE READ CAREFULLY

### TERMS

**NOTE:** all work to be performed by Southern Coatings, Inc., to meet or surpass the South Florida & Southern Standard Building Code.

### CONDITIONS

The following conditions are hereby made a part of the proposal on the reverse side of this sheet and are to be considered part of the contract entered into between us by the signing of the acceptance and approval on the reverse side and the performance of each which shall be a condition precedent to any right of claim or recovery hereunder. This contract constitutes the entire agreement between the parties and no oral modification thereof shall be made.

**UNFORESEEN CONDITIONS:** This contract is based on visual conditions. Should unforeseen conditions arise that could not be determined by visual inspection such additional work shall be performed on a time and material or firm bid basis after buyer or his agent as been notified of such. Roofing that has been solidly mopped to a deck, will be additional \$150.00 per square to contract price. Where more than one roof is applied over other roofs a charge of \$100.00 per square for each additional roof shall be charged.

**PAYMENT:** Payment of all or part of this contract, according to the terms of the contract shall be due as presented. Southern Coatings shall in no way be contingent upon the acceptance of work done by others and over which Southern Coatings has no control, and no responsibility is hereby assumed for work done by anyone other than a Southern Coatings employee. If it becomes necessary to incur any expense in the collection of any money due hereunder, including reasonable attorney's fees, it is understood that the same shall be paid by the Buyer. The maximum legal rate of interest shall be charged on accounts not paid within 30 days from billing, such interest to commence to run on the 31<sup>st</sup> day. All costs involved in collection shall be borne by Homeowner or his acting agent. In the event of any litigation arising under this Agreement, the parties agree that the sole proper venue shall be Broward County, Florida.

No replacement or repair shall be made by Southern Coatings caused by homeowner or any other worker - other than a Southern Coatings employee, without homeowner being subject to a service charge, firm bid price or time and material.

**CLAIMS:** All claims for non-fulfillment of this contract shall be made not later than thirty (30) days after completion of the work. Southern Coatings' liability is limited only to labor and material and does not assume or accept any responsibility for interior or exterior damage or contents.

**SIGNS & LIGHTING:** Due care shall be exercised in working around signs and lighting of buildings. However, due to their delicate construction, Contractor will not be responsible for damages to same. All signs and lighting to be removed and installed are to be done at the expense of the homeowner or agent.

**FLASHING:** Prices for flashing, eaves drip, gravel stop are based on galvanized metal, unless otherwise specified in contract. Copper will be replaced only at an additional cost to buyer.

**TIME LIMIT:** This proposal is made of immediate acceptance and is subject to withdrawal without notice, this contract made with the understanding when accepted by the Buyer and approved by Southern Coatings, all conditions on the reverse side become an integral part of this contract.

**ORAL PROMISES:** Southern Coatings assumes no responsibility whatsoever for any oral promises. All terms and conditions must appear in writing on contract. There are no promises, representations or understandings outside of this instrument, and except as herein otherwise expressly provided, this instrument shall not be altered or modified except by an agreement in writing signed by the parties hereto, and no officer, agent or employee of the Seller shall have the power to waive or be deemed or held to have waived any provision hereof, unless such waiver shall be in writing and signed by Southern Coatings, or its duly authorized representative.

**CEILING:** Southern Coatings will not assume or accept any responsibility for damaged stained ceilings, cracked or falling plaster, insulation, acoustical tile caused before, during or after work is completed, nor for repainting or refinishing of damaged areas.

**REQUIRED ROOF SLOPE:** Southern Coatings assumes no responsibility for or liabilities arising from roofs not meeting 1/8" in 12" minimum slope as required by the South Florida Building Code and/or any other prevailing municipal, county or state requirements. SOUTHERN COATINGS ACCEPTS NO RESPONSIBILITY FOR PONDING OR STANDING WATER.

**AIR CONDITIONING:** to be brought to code by others at owners expense.

**TIE IN:** Southern Coatings cannot be held responsible for leaks beyond tie in.

**WOOD WORK:** Time and material extra to contract price unless otherwise specified.

**GUARANTEE:** All re-roofing carries a 1-year guarantee, unless otherwise specified. We assume no responsibility for damage caused by Act of God, such as hurricanes, tornadoes, lightning, etc. or any other act beyond our control. We further assume no responsibility for damage caused by plant life, termites, animal life or negligence on part of owner or owner's agent.

**WARRANTY:** No warranty will be issued unless contract is paid as agreed to on contract. Contract is not binding unless signed by an officer of Southern Coatings.

Southern Coatings reserves the right to correct any and all problems, conditions, improper workmanship, where it is found responsible. Southern Coatings can further authorize that homeowner or agent may call in others, but will not accept any responsibility or liability for services by others, nor shall payment for labor or materials exceed written agreement between Southern Coatings and owner or owner's agents.

**DELAYS:** For any reason should Southern Coatings be unable to fulfill contract due to strikes, labor disputes, failure to pay invoices as presented, Court Injunctions, or legal action of any type, homeowner disputes. Southern Coatings is entitled to all labor and materials, loss of revenue, rental and set-up fees for starting and stopping, plus all legal fees. Southern Coatings is not responsible in any way after job has been halted, delayed or cancelled, for damages, claims or injuries.

**CANCELLATIONS:** If contract is cancelled by Buyer after 7 days from date of signing. Buyer shall forfeit 50% of any deposit made or due toward this contract. Southern Coatings may cancel contract and return full deposit at any time prior to job start.

Soffit repair or replacement is not part of this contract.

**SCREEN ENCLOSURES:** Removed and replaced by owner.

**MILDEW AND ALGAE:** Southern Coatings shall not be held responsible for growth of mildew or algae.

Southern Coatings shall not be held responsible for cracks in Driveways, Curbs and Sidewalks, or for floral damage, nor for debris filtering through exposed beam ceilings, nor for any roofing materials such as cement tile, shingles, metals, etc., changing color or being uneven in color nor the matching color or shape of materials, including lumber size.

Customer releases Southern Coatings and its suppliers from liability concerning cracks in sidewalks, driveways and septic tanks, damage to awnings, screens, patio covers, gutters and downspouts (removed and replaced by customer), landscaping, sprinklers and tree cutting, swimming pools and spas. SOUTHERN COATINGS WILL EXHIBIT ALL DUE CAUTION, AS TO INSURE THE UTMOST CARE FOR OUR CUSTOMERS PROPERTY.

**CONSTRUCTION INDUSTRY RECOVERY FUND (RESIDENTIAL ONLY)** Payment may be available from the Construction Industries Recovery Fund if you lose money on a project performed under contract. Where the loss results from specified violations of Florida law by a state licensed contractor. For information and filing a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address: 904-727-6530 CILB 7960 Arlington Expressway, Suite 300, Jacksonville, FL 32211-7467.