

7/11/2025

Bathrooms



Prepared For

Cesat Perez - Knightsbridge Village HOA
Coral Springs FL 33067
(954) 899-6321

Troy The Tile Guy LLC

7730 NW 42nd PL, Unit C
Coral Springs, FL 33065
Phone: (954) 646-3233
Email: troythetileguy33065@gmail.com
Web: www.tileinstallation.today

Estimate # 96B
Date 05/19/2025
Business / Tax # CC # 10-TM-16430-X

Description	Total
Men's bathroom	\$8,500.00
Demo bathroom completely.	
Dispose at dump.	
Redo plumbing shut off valves.	
Install new durrock and drywall on walls.	
Finish and sand walls.	
Tile walls 4ft high around bathroom.	
Tile floor and pitch to drain.	
Grout walls and floor.	
Install new quartz top with face for sink and faucet.	
Install new mirror.	
Install new hand dryer.	
Assemble and Install 2 new toilets.	
Install new wall mounted urinal.	
Install new partition.	
Install new gfi.	
Replace existing exhaust fan.	
Install new timer switch.	
Install new grab bar.	
Install soap dispenser.	
Install new toilet paper holder.	
Paint walls and ceiling.	
Correct doors and install new front panels.	
Install new door handles.	
Install partition.	
Water proof with redguard epoxy around windows and reseal outside west windows.	

Warranty on craftsmanship 25yrs.

Men's bath materials \$3,350.00

Parts
2 toilets.
New drywall and durrock.
Quartz top with under mount sink
Sink faucet.
Mirror.
Tile for walls
Tile for floor.
New door grill.
Led lights
New hand dryer.
New grab bar.
New soap dispenser.
Quartz counter top.
New urinal.
New sink in stall.
New timer switch.
New gfi.
New exhaust fan.
Paint for floor and walls.
New door handles.

Women's bath \$8,500.00

Demo bathroom completely.
Dispose at dump.
Redo plumbing shut off valves.
Install new durrock and drywall on walls.
Finish and sand walls.
Tile walls 4ft high around bathroom.
Tile floor and pitch to drain.
Grout walls and floor.
Install new quartz top with face for sink and faucet.
Install new mirror.
Install new hand dryer.
Assemble and Install 2 new toilets.
Install new wall mounted urinal.
Install new partition.
Install new gfi.
Replace existing exhaust fan.

Install new timer switch.
 Install new grab bar.
 Install soap dispenser.
 Install new toilet paper holder.
 Correct doors and install new front panels.
 Install new door handles.
 Install partition.

Water proof with redguard epoxy around windows and reseal outside west windows.

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Parts
 2 toilets.
 New drywall and durrock.
 Quartz top with under mount sink
 Sink faucet.
 Mirror.
 Tile for walls
 Tile for floor.
 New door grill.
 Led lights.
 New hand dryer.
 New grab bar.
 New soap dispenser.
 Quartz counter top.
 New sink in stall.
 New timer switch.
 New gfi.
 New exhaust fan.
 Paint for floor and walls.

Up grade to stainless steel partitions material cost. \$5,200.00

\$2,600 in material for men's bathroom for stainless steel.

\$2,600 in material women's bathroom for stainless steel.

Quote Date: 05/07/2025
Good Until: 06/07/2025

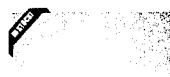
Description	Qty	Unit Price	Amount
Partitions Layout Stainless Steel One Head Mount	1	\$3,724.00	\$3,724.00
Delivery Cost Freight	1	\$142.00	\$142.00
Estimated Federal Sales Tax for materials and labor provided by the State of New York at the Long Island City location	1	\$194.00	\$194.00
Total			

Click to Pay



Stainless Steel

IN STOCK. Ships in 48 Hours!



STAINLESS STEEL

Permit fee if needed.

\$0.00

To be determined.

Subtotal	\$28,900.00
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Total	\$28,900.00
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Payment Schedule

1st Payment (35%)	\$10,115.00
Start tile (15%)	\$4,335.00
finish tile (15%)	\$4,335.00
Finish plumbing (15%)	\$4,335.00
100% completed (20%)	\$5,780.00

Notes:

Payments made by check out to - Troy The Tile Guy LLC

All added on work to be considered xtra will be paid on agreement and upfront to keep payments in order.

By signing this document, the customer agrees to the services and payment conditions outlined in this document.

Any work not specified above customer will be advised and given price of added work then will be on a separate add-on change order and paid on completion of that added work.

Troy McCullough

Cesat Perez - Knightsbridge Village HOA



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

06/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER

BIBERK
P.O. Box 113247
Stamford, CT 06911

CONTACT

NAME:

PHONE (A/C, No, Ext): (844) 472-0967

FAX

(A/C, No): (203) 654-3613

E-MAIL

ADDRESS: salessupport@biberk.com

PRODUCER

CUSTOMER ID:

INSURER(S) AFFORDING COVERAGE

NAIC

INSURER A: Berkshire Hathaway Direct Insurance Compar

238340

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED

troy the tile guy llc
4101 Riverside Drive 3
Coral Springs, FL 33065

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Location: 4101 Riverside Drive, 3 Coral Springs, FL 33065

Bldg #001: Tile, Stone, Marble Mosaic or Terrazzo Work - 7611101

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
X	PROPERTY	N9BP281903	06/25/2025	06/25/2026	BUILDING	\$ 0
	CAUSES OF LOSS				PERSONAL PROPERTY	\$ 0
	BASIC				BUSINESS INCOME	\$ 0
	BROAD				EXTRA EXPENSE	\$ 0
X	SPECIAL				RENTAL VALUE	\$
	EARTHQUAKE				BLANKET BUILDING	\$ n/a
	WIND				BLANKET PERS PROP	\$ n/a
	FLOOD				BLANKET BLDG & PP	\$ n/a
						\$
						\$
	INLAND MARINE	TYPE OF POLICY				\$
	CAUSES OF LOSS					\$
	NAMED PERILS	POLICY NUMBER				\$
						\$
	CRIME					\$
	TYPE OF POLICY					\$
						\$
	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$
						\$
						\$
						\$

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

troy the tile guy llc
4101 Riverside Drive
3
Coral Springs, FL 33065-

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/25/2025

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PRODUCER

Progressive Advantage Agency
300 N Commons Blvd
Box W9G
Mayfield Village, OH 44143

CONTACT**NAME:**

PHONE (A/C No. Ext): 1-888-302-8533

FAX

(A/C No.):

E-MAIL

ADDRESS: businessinsurance@email.progressive.com

INSURER(S) AFFORDING COVERAGE**NAIC #****INSURER A:** Technology Ins

42376

INSURER B:**INSURER C:****INSURER D:****INSURER E:****INSURER F:****INSURED**

Troy The Tile Guy LLC
4101 Riverside Dr
Apt 3
Coral Springs, FL 33065

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input checked="" type="checkbox"/> N	N/A		TWC4644223	06/25/2025	06/25/2026	PER STATUTE X OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

For informational purposes only

CANCELLATION

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AUTHORIZED REPRESENTATIVE

Signed by:

Brandon Truman

Bathrooms

FRG Construction

20283 State Road 7 Suite 409

Boca Raton, FL 33498

Florida Roofing Contractor
Florida General Contractor
Florida Plumbing and Irrigation

CCC-1328752
CGC-1516434
CFC-1429161

Reference # 278

Date: 9/4/2024

Proposal

Customer

KnightsBridge Community Coral Springs - C/O Integrity Property Mgmt.

#	Service Item	Description	Qty	Unit	Unit Price	Labor	Total
1		Mens Bathroom Remodel					\$21,500.00
		Assist to obtain required permits (fees and expenses not included in price)					
		-Demo existing privacy partitions.					
		-Remove existing wall sheetrock and tile (approx. 6' from floor)					
		-Install new Concrete backing board and wall tiles					
		-Install new toilet , urinal and marble counter with undermount sink (approx. 6' x 2')					
		-Prime and Pint entire bathroom					
		-Install new tile flooring over existing					
		-Install mew privacy partition					
2		Ladys Bathroom Remodel					\$21,500.00
		Assist to obtain required permits (fees and expenses not included in price)					
		-Demo existing privacy partitions.					
		-Remove existing wall sheetrock and tile (approx. 6' from floor)					
		-Install new Concrete backing board and wall tiles					
		-Install new toilets and marble counter with undermount sink (approx. 6' x 2')					
		-Prime and Paint entire bathroom					
		-Install new tile flooring over existing					
		-Install mew privacy partition					

Proposal Total: \$43,000.00

This proposal is valid for 30 days

**Terms: 25% Down [\$10,750.00]
Balance on completion**

By Customer signature below, this proposal becomes an agreement

Approved By: _____

Date: _____

Customer: _____

Phone: 954 755 9027 / Email: info@frgdevelopment.com

Butler

Estimate Clarification & Material Allowance Breakdown

Ness Construction Group
11111 Biscayne Boulevard
North Miami Beach, FL 33181
(786) 757-1727
nessconstructiongroupllc@gmail.com

Estimate For: Cesar Cesar
Job Address: 4801 Northwest 115th Avenue, Coral Springs, FL 33076
Estimate #: 0015
Estimate Date: 05/19/2025
Job ID: 2505-6998255-01

Project Clarification and Scope

Good morning Cesar,

Thank you for your response and questions. Below is a detailed explanation of the process, allowances, and what's included in your estimate. We want to ensure everything is clear and transparent before we move forward.

This is a turnkey estimate, meaning all construction-related labor and rough materials are included. There are no additional costs beyond this estimate, unless you choose to upgrade specific items beyond the included allowances.

Material Selection Process

You will be given allowances for selecting tile, toilets, urinals, faucets, sinks, and hardware. We will guide you through the selection process by recommending vendors or providing options. If your selections remain within the allowance amounts, there will be no extra charges. Any upgrades will be approved by you before billing.

Material Allowances Included in Estimate

Item	Allowance Per Unit	Quantity	Total Value
Tile (Floor & Wall)	\$2.00 / sq ft	~782 sq ft	~\$1,564
Toilets	\$275 each	4 units	\$1,100
Urinal	\$350 each	1 unit	\$350
Sinks	\$500-\$600 setup	2 setups	~\$1,100
Faucets	\$150 each	3 units	\$450

Lighting Fixtures	\$125 each	8 units	\$1,000
Metal Stalls/Partitions	\$600 each	5 panels	~\$2,700
Durock, Thinset, Backer	Included in estimate	—	Included

Permits & Additional Costs

Permits and plans are already included in the estimate under Line Item 4. We coordinate all permitting needs and manage all necessary approvals. Any additional city/state requirements will be communicated for approval before any work begins. There are no hidden fees.

Summary

- Turnkey Project: All labor and rough materials included.
- Material Allowances: You choose the finishes, and we cover up to the specified allowance.
- Transparent Process: Any upgrades beyond allowances will be clearly quoted before proceeding.
- Fixed Price: \$28,000 unless you request changes or upgrades.

Prepared by:
Leon Levenson
Ness Construction Group



**SERVICING ALL OF BROWARD &
THE PALM BEACHES
SINCE 1987**

DATE:05/05/2025

REROOF PROPOSAL

Presented to: Knightsbridge Association

ADDRESS: 4801 NW 115th Avenue, Coral Springs FL 33076

#CCC057990

WWW.ABCROOFINGCORP.COM

ABOUT US

ABC Roofing Corp is a family-owned roofing company with over 35 years of experience serving South Florida. Known for our honesty, loyalty, and commitment to excellent service, we cater to both residential and commercial clients from Jupiter to Broward County and statewide. Our services include all phases of roofing work, from repairs to re-roofs and maintenance contracts. We are certified in various roofing applications, including flat built-up, metal, tile, shingle, roof coating, and wood shake. Additionally we collaborate closely with roof consultants, engineers, and architects.



Why Choose ABC Roofing Corp?

ABC Roofing is a full-service, professional roofing company dedicated to high-quality materials, expert workmanship, and customer satisfaction. Key reasons to choose us include:

- A permanent business location with an address, phone, tax ID, and occupational license.
- Over 35 years of financial stability and community service.
- Full insurance coverage, including Liability and Workers Compensation.
- State and County certification with the Department of Professional Regulation.
- Positive references from previous customers, architects, and general contractors.
- A professional and courteous staff ready to address your questions and concerns.
- Use of top-quality roofing materials.

Important Information

Thank you for choosing ABC Roofing Corp! Here's what you need to know for your installation:

- We'll submit a permit application to the local Building Department. Once it's approved, we'll contact you to schedule the start date.
- If your home is valued at \$300,000 or more, an engineer will need to inspect your trusses (additional cost). (Roof to wall connections)
- Homes in coastal areas need an engineering flood zone report (additional cost).
- Switching from a wood shake roof or shingle to a tile roof requires an engineering truss load report (ask your estimator for the cost).
- Keep the permit in its original location for inspectors to access easily.
- Installers may need access to water and electricity.
- Please clear your driveway and remove cars from the garage.
- Take down any breakable items from walls and cabinets.
- Unlock front and back gates and secure pets.
- We are not responsible for removing screen enclosures, satellite dishes, or solar units.
- Avoid walking around the house until our cleanup is done.
- Your home alarm may be triggered.
- Gutters will be removed unless specified otherwise; you are responsible for replacing them.

Lien Rights

About a week to ten days before your tile arrives, you'll receive a "Notice to Owner" letter. This is standard and informs you that the manufacturer has lien rights until they are paid. No liens have been placed on your home at this time.

You'll receive a final "Release of Lien" upon project completion and final payment, which cancels any lien rights.

Thank you for choosing ABC Roofing Corp! If you have any questions, please call us.

Warning! Homeowners Face Penalties for Hiring Unlicensed Contractors

In Florida, hiring unlicensed contractors can result in fines up to \$5,000 (Chapter 455.228). The Florida Department of Professional Regulation (DPR) can impose civil penalties on those who assist unlicensed contractors, and you may also incur court costs.

Consumers risk shoddy workmanship and legal issues when hiring unlicensed contractors. Always request a Certificate of Competency and proof of Workers Compensation Insurance.

Contact Information:

Broward County:

Contractor Licensing: (954) 765-5108 x250

Contractor Enforcement: (954) 765-4890 x245

Palm Beach County: Contractor Licensing: (561) 233-5525

Danger Signs of Unlicensed Contractors:

Request for large down payments (50% or more).

Frequent money requests early in the project.

Asking you to obtain a permit.

Claiming no permit or inspection is needed.


Lack of a written contract.

No proof of insurance.

Availability only on weekends or after hours.


Absence of state or county license number on vehicle or materials.

LICENSE & INSURANCE




Ron DeSantis, Governor

Melanie S. Griffin, Secretary




STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD
THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES




FAMULARO, JOHN
ABC ROOFING CORP.
3771 NW 126TH AVE. STE 1
CORAL SPRINGS FL 33065

LICENSE NUMBER: CCC057990
EXPIRATION DATE: AUGUST 31, 2026
 Always verify licenses online at MyFloridaLicense.com



ISSUED: 06/18/2024
 Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



CERTIFICATE OF LIABILITY INSURANCE

DATE: 06/18/2024
 POLICY: 01020025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER: Boardman Insurance for WBS - TGS
 10000 W. 10th Ave. Suite 100
 Coral Springs, FL 33065-0000


INSURED: ABC Roofing Corp.
 3771 NW 126th Avenue, Suite 1
 Coral Springs, FL 33065

COVERAGES:

TYPE OF COVERAGE	COVERAGE	AMOUNT	EXCLUSIONS
COMMERCIAL GENERAL LIABILITY	1. COMMERCIAL GENERAL LIABILITY	\$1,000,000	1. COMMERCIAL GENERAL LIABILITY
COMMERCIAL AUTOMOBILE LIABILITY	2. COMMERCIAL AUTOMOBILE LIABILITY	\$1,000,000	2. COMMERCIAL AUTOMOBILE LIABILITY
PERSONAL AND AUTO LIABILITY	3. PERSONAL AND AUTO LIABILITY	\$1,000,000	3. PERSONAL AND AUTO LIABILITY
UTILITY SERVICE LIABILITY	4. UTILITY SERVICE LIABILITY	\$1,000,000	4. UTILITY SERVICE LIABILITY
ADDITIONAL COVERAGE	5. ADDITIONAL COVERAGE	\$1,000,000	5. ADDITIONAL COVERAGE

CERTIFICATE HOLDER: ABC Roofing Corp.
 3771 NW 126th Avenue, Suite 1
 Coral Springs, FL 33065

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PRODUCER: Acordia Southeast Partners Insurance Services, LLC
 1317 Citizens Blvd
 Leesburg, FL 34748

INSURED: ABC Roofing Corp.
 3771 NW 126th Avenue, Suite 1
 Coral Springs, FL 33065

COVERAGES:

TYPE OF COVERAGE	COVERAGE	AMOUNT	EXCLUSIONS
COMMERCIAL GENERAL LIABILITY	1. COMMERCIAL GENERAL LIABILITY	\$1,000,000	1. COMMERCIAL GENERAL LIABILITY
COMMERCIAL AUTOMOBILE LIABILITY	2. COMMERCIAL AUTOMOBILE LIABILITY	\$1,000,000	2. COMMERCIAL AUTOMOBILE LIABILITY
PERSONAL AND AUTO LIABILITY	3. PERSONAL AND AUTO LIABILITY	\$1,000,000	3. PERSONAL AND AUTO LIABILITY
UTILITY SERVICE LIABILITY	4. UTILITY SERVICE LIABILITY	\$1,000,000	4. UTILITY SERVICE LIABILITY
ADDITIONAL COVERAGE	5. ADDITIONAL COVERAGE	\$1,000,000	5. ADDITIONAL COVERAGE

CERTIFICATE HOLDER: ABC Roofing Corp.
 3771 NW 126th Avenue, Suite 1
 Coral Springs, FL 33065

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SCOPE OF WORK TILE & FLAT REROOF

1. Preparation

- o Remove and haul away the existing roof down to a workable surface.
- o Remove and dispose of existing gutters (replacement not included; owner's responsibility).

2. Decking & Structural Work

- Renail plywood deck to comply with SFBC standards using 2.5-inch ring shank nails.
- Replace rotted sheathing (up to the first 200 SF) at no additional charge; extra sheathing as needed will be billed as per the pricing below.
- Replace rotten fascia (up to the first 16 ft) at no additional charge; additional fascia replacements will follow the pricing below.

3. Installation

- o Install Tin-Tags with 1.25-inch ring shank nails and 1 5/8-inch tin tags.
- o Install 26GA eave drip in white, brown, or galvanized finish.
- o Replace attic vents and lead stacks, including rodent screens, and paint them to match the roof.
- o Install 16-inch, 26GA galvanized valley metal in all valleys (if applicable).
- o Install new roof tiles (Westlake, Eagle, or Crown Color-through Standard Colors) using ICP Polyset Foam.
- o Set ridge caps with foam on ridge beams and finish with matching mortar.

4. Underlayment

- Choose one of the following options:
 - **Modified Tag & Stick (two-layer, single application).** Includes SWB taping of seams and the first Roof-A-Cide application.
 - **Direct-to-Deck Peel & Stick (self-adhered).**

Flat Roof Job Procedure:

1. Preparation

- Remove existing roof down to a workable surface.
- Renail plywood deck to SFBC standards using 2.5-inch ring shank nails.

2. Installation

- Install 1 ply base sheet adhered with tin tags
- Install 1 peel and stick mid ply
- Install 1 ply peel and stick modified on top
- Install new eave drip nailed to SFBC

3. Vents and Valleys

- Install 16-inch valley metal (if applicable).
- Replace or install vents as needed.

4. Cleanup

- Remove all roofing debris at the end of each workday.

Pricing for Additional Lumber

- Plywood: \$80 PER SHEET
- Pine Fascia: \$5.00/LF
- Cedar Fascia: \$13.00/LF
- Tongue & Groove or Planking: \$5.00/LF
- Rafters (2x4 to 2x8): \$4.00/LF
- Furring Strip (1x2): \$1.50/LF



Permits

- ABC will pull permits and schedule inspections with the city building department.
- All work will meet or exceed current building codes.
- Permit cost: Included in the contract price.

Wall Flashing

- Existing flashing in walls and chimneys behind stucco will be replaced as needed.
- Replacement cost: \$25.00 per linear foot (includes stucco work).
 - Stucco work will be matched as closely as possible.
 - Note: Painting of stucco is the homeowner's responsibility.
 - Initial: _____

Optional Upgrades

- Secondary Water Barrier (taping of plywood seams): Included with Tag & Stick.
- Solar Attic Fans: Price: \$1,400.
 - Initial: _____
- Tapered Insulation (flat roofs only): Price: _____.
 - Initial: _____
- Replace All Wall Flashing at Tear Off: Price: _____.
 - Initial: _____
- Premium Tile color: Price: \$489.
 - Initial: _____

Notes

- Homes valued over \$300,000.00 require additional engineering testing to pull permits.
- ABC will arrange this for the homeowner.
 - Additional cost: \$200 - \$300.



ABC ROOFING NOW OFFERS GUTTERS & BLOWN-IN INSULATION



See below pricing for new
gutters based off the sqft of
your home:

6in: \$800 _____

7in: _____

Downspouts: \$300 _____

Total: _____



Blown-In Insulation Quote

Price: N/A _____

TERMS & CONDITIONS

PLEASE READ CAREFULLY

NOTE: ALL WORK PERFORMED BY ABC ROOFING TO MEET OR SURPASS CURRENT BUILDING CODE.

PLEASE CONSULT AN ENGINEER OR AN ARCHITECT FOR ANY ROOF SYSTEM DESIGN FACTORS SUCH AS SLOPE, DRAINAGE, INSULATION, SPECIFICATION AT FIELD, WALLS & EQUIPMENT DETAILS ETC.

THE FOLLOWING CONDITIONS ARE HEREBY MADE A PART OF THE PROPOSAL ON THE REVERSE SIDE OF THIS SHEET & ARE TO BE CONSIDERED A PART OF THE CONTRACT ENTERED BETWEEN US. BY THE SIGNING THE ACCEPTANCE & APPROVAL ON THE REVERSE SIDE & THE PERFORMANCE OF EACH OF 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.

PAYMENT: PAYMENT OF ALL OR PART OF THIS CONTRACT, ACCORDING TO THE TERMS OF THE CONTRACT, SHALL BE DUE AS PRESENTED. ABC ROOFING'S PAYMENT SHALL IN NO WAY BE CONTINGENT UPON THE ACCEPTANCE OF WORK DONE BY OTHERS AND OVER WHICH ABC ROOFING HAS NO CONTROL. NO RESPONSIBILITY IS HEREBY ASSUMED FOR WORK DONE BY ANYONE OTHER THAN AN ABC ROOFING EMPLOYEE. IF IT BECOMES NECESSARY TO INCUR ANY EXPENSES IN THE COLLECTION OF ANY MONEY DUE HEREUNDER, INCLUDING REASONABLE ATTORNEYS FEES, IT IS UNDERSTOOD THAT THESE EXPENSES SHALL BE PAID BY THE OWNER, CONTRACTOR, PROPERTY OWNER OR THEIR AGENT. 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 31ST DAY. ALL COSTS INVOLVED IN COLLECTION SHALL BE BORN BY THE OWNER OR HIS ACTING AGENT. SHOULD ABC ROOFING'S FULL PAYMENT NOT BE RECEIVED, ALL WARRANTIES BECOME NULL AND VOID. THE CLIENT MAY PAY ALL SUMS DUE UNDER THIS CONTRACT IN CASH, CHECK OR CREDIT CARD. CREDIT CARD PAYMENTS ARE SUBJECT TO AN ADDITIONAL 3% PROCESSING/CONVENIENCE FEE.

NO REPLACEMENT OR REPAIR SHALL BE MADE BY ABC ROOFING CAUSED BY OWNER OR ANY OTHER WORKER OTHER THAN AN ABC ROOFING EMPLOYEE, WITHOUT OWNER BEING SUBJECT TO A SERVICE CHARGE, MINIMUM CHARGE, FIRM BID PRICE OR TIME AND MATERIAL.

CLAIMS: ALL CLAIMS FOR NON-FULFILLMENT OF THIS CONTRACT SHALL BE MADE NOT LATER THAN 30 DAYS AFTER COMPLETION OF THE WORK. ABC ROOFING'S LIABILITY IS LIMITED ONLY TO LABOR & MATERIAL AND DOES NOT ASSUME OR ACCEPT NEITHER ANY RESPONSIBILITY FOR INTERIOR OR EXTERIOR DAMAGE NOR ANY DAMAGE TO CONTENTS WITHIN THE SUBJECT PROPERTY.

TIME LIMIT THIS PROPOSAL IS MADE FOR IMMEDIATE ACCEPTANCE AND IS SUBJECT TO WITHDRAWAL WITHOUT NOTICE. THIS CONTRACT IS MADE WITH THE UNDERSTANDING WHEN ACCEPTED BY THE OWNER OR HIS AGENT AND APPROVED BY ABC ROOFING, ALL CONDITIONS ON THE REVERSE SIDE BECOME AN INTEGRAL PART OF THIS CONTRACT.

ORAL PROMISES: ABC ROOFING ASSUMES NO RESPONSIBILITY WHATSOEVER FOR ORAL PROMISES. ALL TERMS AND CONDITIONS MUST APPEAR IN WRITING AND APPEAR ON THIS CONTRACT. THERE ARE NO PROMISES, REPRESENTATIONS OR UNDERSTANDING 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 TO BE DEEMED OR HELD TO HAVE WAIVED ANY PROVISION HEREOF, UNLESS SUCH WAIVER SHALL BE IN WRITING AND SIGNED BY ABC ROOFING, OR ITS DULY AUTHORIZED REPRESENTATIVE.

CEILINGS: ABC ROOFING WILL NOT ASSUME OR ACCEPT ANY RESPONSIBILITY OR LIABILITY FOR DAMAGED OR STAINED CEILINGS, CRACKED OR FALLING PLASTER, INSULATION OR ACCOUSTICAL TILE; CAUSED BEFORE, DURING OR AFTER WORK IS COMPLETED, NOR FOR REPAINTING OR REFINISHING OF DAMAGED AREAS.

L-FLASHING IN WALLS AND CHIMNEYS WILL NOT BE REMOVED UNLESS IT IS SPECIFICALLY STATED WITHIN THE COURSE OF THE WORK AS PROSENTED IN THIS CONTRACT. (SHOULD THE L-FLASHING HAVE TO BE REPLACED THE ADDITIONAL CHARGE WILL BE DETERMINED AS IS NEEDED).

REQUIRED SLOPE OF ROOF: ABC ROOFING ASSUMES NO RESPONSIBILITY WHATSOEVER FOR LIABILITIES ARISING FROM ROOFS NOT MEETING 1/8" IN 12" MINIMUM SLOPE AS REQUIRED BY FBC &/OR ANY OTHER PREVAILING MUNICIPAL COUNTY OR STATE REQUIREMENTS. ABC ROOFING ACCEPTS NO RESPONSIBILITY FOR PONDING OR STANDING WATER.

GUARANTEE: WE ASSUME NO RESPONSIBILITY FOR DAMAGES CAUSED BY ANY ACTS OF GOD SUCH AS HURRICANES, TORNADOS, LIGHTING, ETC. OR ANY OTHER ACTS BEYOND OUR CONTROL. WE FURTHER ASSUME NO RESPONSIBILITY FOR DAMAGES CAUSED BY PLANT LIFE, TERMITES OR NEGLIGENCE ON PART OF THE OWNER OR OWNERS AGENT. SHOULD ABC ROOFING NOT RECEIVE FULL PAYMENT FOR SERVICES RENDERED ANY GUARANTEE PROVIDED BECOMES NULL AND VOID.

ABC ROOFING RESERVES THE RIGHT TO CORRECT ANY & ALL PROBLEMS, CONDITIONS, IMPROPER WORKMANSHIP WHERE IT IS FOUND RESPONSIBLE. ABC ROOFING CAN FURTHER AUTHORIZE THAT THE OWNER/AGENT MAY CALL IN OTHERS, BUT WILL NOT ACCEPT ANY RESPONSIBILITY OR LIABILITY FOR SERVICES PERFORMED BY OTHERS, NOR SHALL PAYMENT FOR LABOR & MATERIALS EXCEED WRITTEN AGREEMENT BETWEEN ABC ROOFING & OWNER/AGENT.

DELAYS: IF FOR ANY REASON SHOULD ABC ROOFING BE UNABLE TO FULFILL THIS CONTRACT DUE TO STRIKES; MATERIAL SHORTAGES, LABOR DISPUTES; FAILURE TO PAY INVOICES AS PRESENTED; COURT INJUNCTIONS OR LEGAL ACTION; OR ANY TYPE OF PROPERTY OWNER DISPUTE, ABC ROOFING SHALL BE ENTITLED TO ALL LABOR, MATERIAL, LOSS OF REVENUE, RENTAL & SET-UP FEES FOR STARTING AND STOPPING, PLUS ALL LEGAL FEES. ABC ROOFING IS NOT RESPONSIBLE IN ANY WAY AFTER THE JOB HAS BEEN HALTED; DELAYED OR CANCELLED FOR DAMAGES, CLAIMS OR INJURIES.

CANCELLATIONS: IF CONTRACT IS CANCELLED BY OWNER AFTER 3 DAYS FROM DATE OF SIGNING, BUYER SHALL FORFEIT 50% OF ANY DEPOSIT MADE TOWARD THIS CONTRACT SHOULD A DEPOSIT BE REQUIRED. THE OWNER WILL BE RESPONSIBLE FOR ANY EXPENSES ABC ROOFING HAS INCURRED IN CONNECTION WITH THE JOB START PREPARATION, PERMITTING, CANCELLATION FEE'S FOR MATERIALS ORDERED, RESTOCKING FEES OF MATERIALS ORDERED ETC. ABC ROOFING MAY CANCEL CONTRACT AND RETURN FULL DEPOSIT AT ANY TIME PRIOR TO JOB START.

SOFFITT REPAIR OR REPLACEMENT: IS NOT PART OF THIS CONTRACT/SCREEN ENCLOSURES: REMOVED & REPLACED BY OTHERS THROUGH OWNER OR AGENT. ABC ROOFING IS NOT RESPONSIBLE FOR DAMAGE TO SCREEN ENCLOSURE OR SCREENS IF ENCLOSURE IS NOT BACKED FROM EDGE OF ROOF. SOLAR UNITS: REMOVED & REPLACED BY OWNER OR AGENT. GUTTER SYSTEMS REMOVED BY OTHERS. IN THE EVENT WOOD ROT IS DISCOVERED DURING THE TEAR-OFF PHASE, ABC ROOFING WILL REMOVE GUTTER SYSTEM AND OWNER OR OWNERS AGENT TO REPLACE. ABC ROOFING WILL NOT ACCEPT ANY LIABILITY NOR RESPONSIBLY FOR THE CONDITION OR FUNCTIONALITY OF GUTTERS.

ABC ROOFING SHALL NOT BE HELD RESPONSIBLE FOR CRACKS IN DRIVEWAYS, CURBS & SIDEWALKS; OR FOR FLORAL DAMAGE; OR FOR DEBRIS THAT FILTERS THROUGH EXPOSED BEAM CEILINGS; NOR FOR ANY ROOFING MATERIALS SUCH AS CEMENT TILE, SHINGLES, and METALS ETC. CHANGING COLOR OR SHAPE OF MATERIALS, INCLUDING LUMBER SIZE.

SIGN OFF AND WARRANTY INFO

Warranty Options:

Warranty above comes with a standard 12 year warranty with Tag&Stick (2-plys)

Other Optional warranty for Peel & Stick available for a 10 year warranty for \$12,550 (1-ply)

Additional Notes:

ABC includes permit, inspections, labor and materials.

ABC will include SWR- secondary water barrier is an extra roof barrier to the roof.

ABC will include a 1 time application of Roof A Cide algae roof treatment at no cost.

ABC will include the first 200 square FT of plywood and first 16 FT of fascia.

Call Cesar at 786-397-3380 or email me at Cesar@abcroofingcorp.com to move forward.

Your Contract Price:

Roof System being installed: Tag&Stick 2- plies Roof system

Roof System Cost: \$13,489.00

Additional add ons: Gutters- If they will be installed \$\$1,100

Total Roof Cost: Mission Sunset premium tiles included on quote

Payment Schedule

- 10% deposit due at signing.
- 60% payment due at tear-off.
- 30% balance due upon final city inspection.
- Additional wood or wall flashing costs will be added to the final invoice.

Note: 3% Credit card processing fees may apply.

Home Owners Signature: _____

Printed Name: _____

Date Signed: _____

ABC Rep. Signature: _____

Printed Name: _____

Date Signed: _____

Pool Bldg Roof

KAIROS

ROOFING

ABOVE THE REST

Kairos Roofing
2190 W STATE ROAD 84
Fort Lauderdale, FL 33312

CCC1332202

BILL TO

Knightsbridge Village HOA
5665 Coral Ridge Drive
Coral Springs, FL 33076 USA

ESTIMATE
180369158

ESTIMATE DATE
Apr 18, 2025

JOB ADDRESS

Knightsbridge Village HOA
4801 Northwest 115th Avenue
Coral Springs, FL 33076 USA

Job: 180349495

Technician: Justin Loughney

ESTIMATE DETAILS

Kairos Elite (Kairos Elite): Kairos Roofing is pleased to submit our proposal to provide all labor, materials, equipment, insurances, engineering, and permits required to perform the following scope of work:

PHASE ONE: PREPARATORY

- Perform onsite pre-construction meeting with project management team.
- Mobilize to jobsite and setup all required ground protection for the driveway, pools, shrubs, etc.
- Obtain all necessary roofing permits required by local municipality. Permit allowance up to \$500.00 is included.

PHASE TWO: DEMOLITION AND DRY IN

- Remove the existing roofing system down to wood deck and dispose accordingly.
- Remove all existing gutters and dispose accordingly. Downspouts will be left in place for new gutters to tie into existing. New gutters are not included in this scope of work.
- Inspect wood deck for any deteriorated decking. Proposal includes up to six (6) sheets plywood decking. Refer to lumber schedule for additional wood members.
- Re-nail existing wood decking with 2.5" 8D nails as per the Florida Building Code.
- Furnish and install one (1) layer of #30 felt mechanically fastened with 1-1/4" ring shank nails and 1-5/8" tin caps at perimeter edge, valleys & gable ends.
- All existing valleys will receive new valley metal installed with 1-1/4" ring shank nails.
- Fabricate and install new 3x3" drip edge metal with 1-1/4" ring shank nails along perimeter edge of roof.
- Install new lead flashing at plumbing vents and replace all existing vents with new.
- All roof return flashings to receive new 11x5" metal flashings at all locations.
- All sheet metal to consist of 26-gauge galvanized.

PHASE THREE: SELF-ADHERED UNDERLAYMENT INSTALLATION

- Paint all exposed metals with asphalt primer on roof side to ensure proper adhesion of self-adhered underlayment.
- Install one (1) layer of self-adhered modified asphalt roofing underlayment throughout

roof surface area per manufacture's recommendations for direct to deck system.

- All exposed cricket areas to received 3-ply modified roofing system.
- All valley locations to receive one (1) ply of self-adhered granulated as additional reinforcement and protection from UV rays.
- All penetrations and flashings to be reinforced with a polyurethane Polyflash 1C liquid applied flashings compound.

PHASE FOUR: TILE INSTALLATION

- Install Standard Concrete Tile set in Miami-Dade approved foam adhesive.
- Install hip & ridge metals along all ridges to allow foam adhesion of ridge tiles.
- Install metal eave closures at all eave locations.
- Install concrete mortar finish to all tile gables, valleys, and ridges.
- Perform mandated uplift test by engineer. Cost of report included.
- Clean premises and haul garbage away for final inspection.

PHASE FIVE: PROJECT CLOSEOUT

- Perform all final city inspections to close out permit.
- 20 Year Manufacturer's Material Underlayment Warranty.

Packages - Includes

- Better Than Basic
- 10 Year Kairos Roofing Workmanship Guarantee.
- Kairos Elite
- 15 Year Kairos Roofing Workmanship Guarantee.
- Year 10 (Kairos Roof Rejuvenation)
- Above The Rest
- 20 Year Kairos Roofing Workmanship Guarantee.
- MTS Self-Adhered underlayment (30-Year Labor and Material Warranty)
- Year 10 (Kairos Roof Rejuvenation)

SERVICE	DESCRIPTION	QTY
1	Tile Replacement	1.00
2	Kairos 15 Year Workmanship	1.00

#	DESCRIPTION
1	30 Day Savings

SUB-TOTAL	\$17,478.39
TOTAL	\$17,478.39
EST. FINANCING	\$354.81

Thank you for choosing Kairos Roofing
CUSTOMER AUTHORIZATION

It is agreed and understood by and between the parties that this Agreement (Estimate Page and Project Details, Payment, and Acknowledgments Page), constitutes the entire understanding between the parties, and there are no verbal understandings, changing or modifying any of the terms of this Agreement unless a written Change Order is signed.

Sign here

Date 4/18/2025

pool building Roof



12201 NW 35th Street #212 Coral Springs, FL 33065
Phone: (954) 755-9027 Fax: (561) 634-2782
Email: info@frgdevelopment.com
General Contractor License CGC #1516434
Roofing Contractor License CCC #1328752
Plumbing Contractor License CFC #1429161

Proposal/Contract

Date: April 30, 2025

Customer: KnightsBridge Community. Coral Springs
C/O Integrity Property Mgmt.
5665 Coral Ridge Drive
Coral Springs, FL 33076

Site Address: [Community Clubhouse]

Scope of Work:

Sloped Roof Replacement: Tile Roof

- Obtain required permits
 - Pricing includes Permit Fees
- Remove existing roof system to clear all areas,
- Repair any rotted or damaged truss supports.
 - 25ft of 2" x 4" truss is included in the price
 - Additional 2" x 4" truss will have a cost of \$6.50 per ft.
- Re-nail existing sheathing as per code
- Replace damaged/rotten Plywood with ring shank 2 ½ in. nails as per code
 - Up to 3 sheets of Plywood are included in the price
 - Additional Plywood sheets, if necessary will be billed at \$115 each
- Replace damaged/rotten fascia wood
 - Up to 20' of fascia are included in the price
 - Fascia replaced, if necessary will be billed at \$10.5 LF.
- Install 26 gage Galvalume drip edge
 - Color options (Galvanized, White, or Brown)
- Install 26 gage 16" galvanized valley metal if applicable
- Install one ply of PolyStick MTS Plus as a base sheet over decking
- Install Roof penetrations , lead stacks, gooseneck vents etc.
- Install PolyGlass Polystick TU Plus underlayment
- Install Standard Concrete roof tiles with Tile Bond Foam or equivalent
 - The specific tile choice will be Brand: **TBD** Model: **TBD**, and Color: **TBD**. If a different selection is made after the purchase order is placed, it may result in additional cost.
(Customer's Initials Here ____ ____)

General

- Remove all job-related trash and debris from job site and dispose of properly.
- All work will be done accordance to Florida Building Code. We will schedule all permit and manufacturer inspections

Exceptions:

- All gutters and downspouts will be removed and disposed of. At customer's request, gutters and downspouts may remain and we protect them, as best as possible, then, re-install them. Customer is responsible to have new gutters installed, if desired, at customer's expense, unless otherwise specified in scope of work. We will provide estimate for new gutters, when re-roof is completed. (Customer's Initials Here ____ ____)



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- Flashing and/or Stucco Repairs found to be necessary when the areas are exposed are not included in the price unless otherwise stated in the Scope of Work. These repairs will be billed as extra charges or \$26 per LF. .
(Customer's Initials Here ____)

Qualifications:

FRG Development and Construction will maintain workplace conditions in accordance with all manufacturers' recommended and or standard practices for roofing on day-to day basis.

All roofing work and sheet metal applications will be done in strict compliances of the NRCA guide lines, Miami-Dade County Notice of Acceptance, as well as SMACNA Sheet Metal Fabrication guidelines.

Project Pricing = \$22,500.00 Dollars **

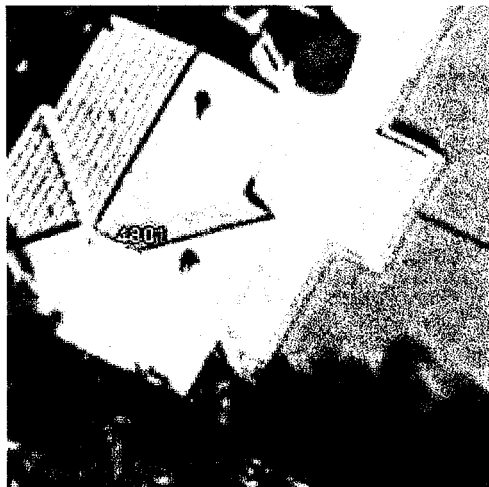
** Pricing and availability of materials are subject to change. Proposal price valid for 30 Days

Payment Draw Schedule:

Deposit to bind this agreement	(20%)
Progress Payment when Permit approved before tear-off	(40%)
Progress Payment upon roof Dry-in Inspections passed	(30%)
Final Payment on project completion	(10%)

Warranties from Contractor:

Roof: Five (5) year Workmanship Warranty is included in this agreement. *Damage from "Acts of Nature" (storms), neglect, vandalism, is NOT covered under the above-mentioned warranty.*





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Terms and Conditions:

1. All work shall be completed in a quality workmanship like manner and in compliance with all building codes and other applicable laws.
2. Payments must be made per the above payment schedule. Invoices will be issued to cover payment requests for all due amounts. Payments are due net 5 business days after receipt of invoice by owner or owner's designated agent. If payment fails to arrive by agreed upon schedule, Contractor shall have right to suspend work until such time payment arrives, then Contractor has a reasonable time to reschedule work, should Contractor have begun work on another project. Failure to make payment within **Ten (10) business days** of payment due date shall constitute a breach of contract.
3. To the extent required by law all work shall be performed by individuals dully licensed and authorized to perform said work.
4. All work will be done accordance to Florida Building Code. We will schedule all permit and manufacturer inspections
5. Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor and, in all instances remain responsible for the proper completion of this agreement.
6. Contractor shall furnish Owner appropriate releases or waivers of lien for all work performed or materials provided at the time the next periodic payment shall be due, if requested by Owner or Representative.
7. All change orders shall be in writing and signed by both Owner and Contractor.
8. Contractor shall obtain all permits necessary for the work to be performed. Cost of permits will be the burden of Owner unless specified otherwise in the Pricing section of this agreement.
9. Contractor shall not be liable for any delay due to circumstances beyond its control including weather, casualty or unavailability of materials.
10. Owner may cancel this agreement up to three (3) days following the date of signing, without any penalty. After this period has passed, cancellation by owner will require written notice to Contractor that must be received by Contractor prior to commencement of work. Commencement of work is defined as workers or subcontractors on job site for at least one hour. Owner will pay to contractor 25% of the contract price in the event that a cancellation notice is received after the three (3) day period.
11. Contractor warrants all workmanship for a period, specified in the Warranty section of this contract, following the date of completion. Materials may be covered by additional manufactures' warranties. Contractor's Warranty is valid only for Owner on this agreement and is not transferrable by sale to new Owner.
12. Asbestos – abatement removal and disposal, if required, are not included in this contract
13. For Roofing Projects - Please inform us if you have an exposed roof deck (The underside of deck is visible and not covered by a ceiling.) Nails may penetrate this deck and dirt, dust, and debris could fall from the seams during the re-roof procedure. Please take the necessary precautions to protect the interior.
14. For Roofing Projects - This agreement does not include electric, plumbing, solar panel, mechanical, satellite dish or screen enclosure, if applicable unless specifically stated in detail in the "Scope of Work"
15. Please be informed that heavy equipment and tools may be used to perform the work.
16. There may be some disturbance to the occupants from the noise and vibration. Contractor will not be responsible for loose interior fixtures including, but not limited to light fixtures, chandeliers, wall hangings, popcorn or water damaged ceilings.
17. For Roofing Projects - As per building codes, any gas vents on the roof, need to be worked on and/or signed off by a licensed plumber, the cost of this service is not included in this agreement unless specifically stated in detail in the "Scope of Work"
18. For Roofing Projects - Interior work is not included, (drywall, popcorn, carpentry, etc.) unless specifically stated in detail in the "Scope of Work"
19. For Roofing Projects – Tile loading onto roof may require special loading equipment to be used. Owner hereby authorizes access for the loading company to use the driveway and/or any adjacent property to accommodate the loading equipment. We will not be responsible for any damage to customer's driveway or adjacent property resulting from this use.
20. Our workers will clean up and dispose of all debris around the jobsite, daily, before leaving. However during the workday, and possible after hours, there may be sharp metal objects such as nails that can injure people or damage vehicles that may step or ride



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over them. Contractor will not be responsible for any personal injuries that may occur to people (children included) walking or playing around at the jobsite. Contractor will not be responsible for more than .5% (1/2 Percent) of the job price to compensate for a situation where a tire was punctured by a nail not picked up.

21. Some projects require lawn access. Landscaping repairs and irrigation repairs are not included
22. If the building department requires an architect and/or an engineer for any documentation, these costs are not included in this agreement unless specifically stated in detail in the "Scope of Work"
23. If the building department requires any testing beyond what is stated in this agreement, there will be additional charge for the testing services.
24. We will not be responsible for damages that may be done by other trades, hired by the owner, The costs to repair such damages will be the responsibility of the owner. In addition, we will not be responsible for any delay of our work due to the negligence of any third party, employed by the owner.
25. A dump truck or large trash container may be on-site during the project, including overnight periods
26. Customer (Owner) is responsible to assure that their vehicles and vehicles belonging to visitors or neighbors are not parked near the work areas. Contractor is not responsible for any damage to vehicles parked near the construction areas.
27. Accidental damage to customer's property: In the event that accidental damage occurs to customer's property, resulting from an accident or incident related to the work being performed by contractor, Customer will allow the contractor to repair such damages at contractor's expense without seeking reimbursement from contractor's insurance. Repairs will restore to pre-accident condition using like materials and to customer's satisfaction.

This proposal will be a contract when signed by Owner or Representative*

***Note: this contract supersedes prior proposal/contract dated June 5 2023, that did not include the Flat Roof**

Accepted by,

Signature () Owner () Representative

Date: _____

Printed Name: _____



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Mandatory Provisions required by Florida Statute

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Construction Industry Licensing Board
2601 Blair Stone Road
Tallahassee, FL 32399-0783
Customer Contact Center: 850.487.1395

Accepted by,

Signature (☐) Owner (☐) Representative

Date: _____



TOTAL IRRIGATION MANAGEMENT, INC.

10790 NW 53rd Street, Sunrise, FL 33351 ~ P. O. Box 450626, Sunrise, FL 33345
Office (954) 578-2352 ~ Fax (954) 746-7836

PROPOSAL **82162E**

DATE: May 2, 2025

TO: Knightsbridge Village Homeowners Association, Inc.
c/o Integrity Property Management
5665 Coral Ridge Drive
Coral Springs, FL 33076
Contact Name: Amy Trimble Cindy Whittle E-Mail: Cindy@ipmFlorida.com

PROPERTY: Knightsbridge Village

New Irrigation Pump Station

We hereby propose to furnish the materials and perform the labor necessary to install new irrigation pump station, for Jockey pump.

- We propose to install a new Irrigation Craft pump station for the Jockey pump.
- Deliver and set new pump station on precast concrete pad
- Connect/plumb into irrigation system
- Install New Suction line and floats.
- Calibrate and start up new pump station.
- Prime and test for proper operation.

Proposal to Fabricate and deliver Irrigation Craft model # ICS-S5PD-2303-CS.

The station is described as follows:

- Station Type: Shadow 324 Starlite HDPE power ventilated enclosure. Welded aluminum frame and control pedestal, lockable doors, pre-cast concrete pad.
- Control Panel: Pressure Demand UL 508A PLC controlled, fuseless, Type 4X control panel with solid state digital sensors. Controls interfaced with existing 25hp station to provide jockey service.
- Main Pump: 5hp centrifugal, 50gpm / 65psi discharge – 12ft max lift, Premium efficiency, TEFC motor.
- Manifolds: Roll groove / mechanical galvanized above grade, prime/hose bib, pressure gauge, discharge check and isolation butterfly, steel to PVC adaptor for intake connection.
- Existing Station: Remove Left door to accommodate new station placement. Modify Right door to accommodate proper closure. Modify discharge manifold to join new station discharge. Controls interfaced with new 5hp station
- Delivery: Station delivered, set in place. Adequate access required.
 - 80' – 3" Sch 40 pipe
 - 1 – 3" Tee
 - 2 – Duck Float
 - 4 – 90ss
 - 4 – 3" x 48" Groove x Groove Galvanized Nipple
 - Miscellaneous PVC & Electrical Fittings
 - Labor



TOTAL IRRIGATION MANAGEMENT, INC.

10790 NW 53rd Street, Sunrise, FL 33351 ~ P. O. Box 450626, Sunrise, FL 33345
Office (954) 578-2352 ~ Fax (954) 746-7836

Proposal 82162E – Continued

Cost: \$45,600.00 (Forty-Five Thousand Six Hundred Dollars)

Payment Requirements: 50% due upon commencement and 50% upon completion.

- ❖ *Permits, Backflow preventions, and fencing are not included in this proposal.*
- ❖ *Customer to provide proper electric to pump station by their electrician.*

*This Proposal is valid for 30 days, pending price increase resulting from tariffs"
There is a one-year manufacturer warranty on Pump Station

If legal procedures become necessary to resolve any portion of this agreement, the prevailing party shall be entitled to any, and all fees incurred.

Submitted by: Bob Halleland

Acceptance of proposal

SIGN

PRINT

BOB HALLELAND

DATE

5/30/25