



Letter from the CEO, Robert Kornahrens



Robert P. Kornahrens
Founder & CEO

Thank you for investing your time learning how Advanced Roofing Inc. can provide you safety and security through our re-roofing, repairs, and preventive maintenance services.

I started Advanced Roofing nearly 41 years ago. Over that time, we have developed a strong reputation through our commitment to every client, providing high-quality roofing installations that are completed on time and on budget.

At Advanced Roofing, you will receive personalized and professional services tailored to satisfy your needs. From the start of the job to project completion, and through our preventative maintenance program, we are with you every step of the way. By choosing Advanced Roofing, you are selecting an innovator in roofing technology, methodology, and training. Our team and installations have been battle-tested since 1983, positioning us as the largest re-roofing company in Florida and rated within the Top 20 roofing contractors in the United States.

The following proposal will provide you with everything you need to know about our company and details regarding our approach to your current roofing project. If there is anything that we can do now or in the future to ensure that we exceed your expectations, please do not hesitate to contact me directly.

Again, thank you for your time, and we look forward to becoming part of your team soon.

Sincerely,

Robert Kornahrens
Founder & CEO

AVAILABLE STATEWIDE

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LIC #CCC024413

1-800-638-6869

www.AdvancedRoofing.com



Why Choose Advanced Roofing?



Your investment in your roof now is your safety and savings 20 years from now. When making a decision on the security of your business, employees, and family, you want a solution that you can count on, that's where Advanced Roofing comes in.

Safety: This is the most important value in our business and is our first priority. We have a full-time safety team in place to ensure every project is completed with the highest safety standards and without injuries.

Community: Through our passion and commitment to the communities in which we work, we strive to have a positive impact in those communities, making them better and safer places to live and work.

Sustainability: We have a long-standing commitment to sustainability through our solar division, Advanced Green Technologies, and have been recognized by Solar PowerWorld as a top solar contractor in North America with more than 450 megawatts installed since 2012.

Quality: Our commitment to quality ensures you the best customer experience possible by providing precise and custom solutions for your building, as well as award-winning craftsmanship and premium roofing materials.

ACHIEVEMENTS IN 2023

- ▶ **#1** Commercial Roofing Contractor in FL (#16 in the Nation) - *Roofing Contractor Magazine*
- ▶ **#1** Commercial Solar EPC in FL (204/500 in the Nation) - *Solar PowerWorld Magazine*
- ▶ **CASF** Craftsmanship Awards Roofing & Solar
- ▶ **TOP 100** (#41) Private Businesses - *South Florida Business Journal*
- ▶ **9/10** Customer Satisfaction Rating
- ▶ **4.5/5** Google Satisfaction Rating
- ▶ **0.69** Safety EMR
- ▶ **155** Re-Roofing Projects Completed
- ▶ **8 MW** Solar Energy Installed

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How Do Other Contractors Stack Up To Advanced Roofing?

Compiled below is a list of important criteria for any business owner, Property Manager, or consultant to consider when selecting the right contractor for roofing projects. Advanced Roofing has a documented history of meeting and exceeding expectations in each category. Before selecting any roofing professional, research whether the prospective company satisfies these key areas of concern, or as we like to say, "Dare to Compare."

We Dare You to Compare!

	ADVANCED ROOFING	Contractor B	Contractor C
Family Owned and Operated Since 1983 with No Bankruptcies in the Company's History	✓		
\$10 Million in General Liability Insurance	✓		
\$150 million Aggregate Bonding Capabilities	✓		
Over 85 Service Vehicles On the Road in Florida	✓		
Management Team with At Least 100 Years of Combined Roofing, HVAC, and Solar Energy Experience	✓		
Available Statewide in Florida: Seven Branches and 700 Employees	✓		
Full-Time Safety Division with a Low Experience Modifier. ARI's EMR is 0.69, 31% More Safe than Other Tier-1 Roofing Contractors.	✓		
Ranks as the Largest Commercial Roofing and Solar Energy Contractors in Florida by the National Roofing Contractor Association and Solar Power World Magazine.	✓		
Award-Winning Commercial Roofing and Solar Energy Contractors: NRCA, FRSA, CASF, Manufacturers, and Associations	✓		
Emergency Roof Repair Division Available 24/7	✓		
Preventative Maintenance Programs with the Ability to Maintain and Extend Manufacturer's Warranty	✓		
Successfully Completes Over 14,000 Leak Repairs and 155 Commercial Re-Roofing Projects Annually	✓		
Hurricane-Disaster Planning: Partnership with RoofConnect, a national network of top-tier roofing contractors from around the U.S.A. to help with emergency repairs following a major hurricane.	✓		
Provide Manufacturer's Labor and Material Warranty (20 Year No Dollar Limit NDL), and Extended Warranties.	✓		

Call Today 1 - 800 - 638 - 6869

Tel 954-522-6868 Fax 954-566-2967
1950 NW 22nd Street, Fort Lauderdale, FL 33311





1983 Founded by Rob Komahrens in Ft. Lauderdale, FL

1989 Sheet Metal Division Opens

1992 Hurricane Andrew strikes South Florida

1996 Advanced Roofing joins Fort Lauderdale Executive Association

2003 Advanced Roofing Co-Founders Roof Connect

2004 Kevin and Michael Komahrens join the company full-time

2005 Roofing Contractors Association Ranks Advanced Roofing 5th in the Nation

2007 Advanced Green Technologies - Solar Division Established

2013 Jupiter Service Branch Opens

2015 Miami Service Branches Open

2016 Acquisition of Roof System Services of Pompano Beach, FL

2018 35th Year Anniversary Celebration

2019 500-Employee Milestone

2019 Tampa Office and Warehouse Purchase

2020 Roofing Contractor Magazine Ranks Advanced Roofing 12th in the Nation

1983 Started with one truck & \$15,000 loan in garage of home in Pompano Beach, FL

1986 Sq. Ft. Re-roofed: 2,702,700

1992 HVAC & Crane Divisions Open

1994 Sq. Ft. Re-roofed: 14,864,861

2000 Professional Roofing Magazine recognizes Advanced Roofing as one of the 50 most intriguing roofing contractors in the U.S.

2005 Central Florida Branch Opens

2007 Sq. Ft. Re-roofed: 32,432,424

2012 9 Million sq. ft. of Rooftops under Preventive Maintenance Program

2015 ABCI Roofing Apprenticeship Program Established

2015 Acquisition of Roth Bros. of Roofing Company in Tampa

2016 Sq. Ft. Re-roofed: 44,594,583

2018 Jupiter Office and Warehouse Purchase

2019 Acquisition of MSC Electric

2019 Jacksonville Office and Warehouse Purchase

2021 Miami Office and Warehouse Purchase

2023 40 Years in Business



SOME CLIENT WORDS ABOUT ADVANCED ROOFING

See more reviews at www.advancedroofing.com/customer-testimonials

COMMERCIAL RE-ROOFING

"Advanced Roofing re-roofed an occupied supermarket in our shopping center. Not only was everyone I dealt with professional and courteous, they also got the job done without any complaints from the tenant. I can highly recommend them."

- F. Weisener; Searstown LTD

AIR CONDITIONING

"We have successfully completed another installation project with AAS. They were a joy to work with and kept us up to date at all times regarding project progress. The project was completed on time and on budget."

- L. Hill; Royal Mgmt. Services

SOLAR ENERGY

"AGT is a top of the line Solar Contractor. They truly have the best knowledge in the business and their finished product is proof of that. I highly recommend this team and look forward to working with them again."

- H. Taylor; Kaufman Lynn

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Once you begin a project with Advanced Roofing, the work will continue along a path to complete satisfaction. First your roof is assessed and a plan is developed to determine the necessary course of action, then the best products and practices are recommended and a timeline is established. If any of ARI's in-house divisions are required, they are brought into the project and you are afforded each manager's recommendations for the precise portion of the job.



At regular stages along the way, you are updated on the project and supplied with appropriate reports and photographs



Safety is always a part of every project and so incorporated into every facet of the job





REROOFING

A Better Financing Option

Reroofing your building can put significant strain on, or even exceed, your HOA reserves. Financing arranged through Advanced Roofing is a smart alternative, letting you spread the cost over a few years and between your residents.

► **Keep your reserve fund intact**

Avoid emptying your reserve account, so you still have the cash you need for emergencies

► **Avoid a special assessment**

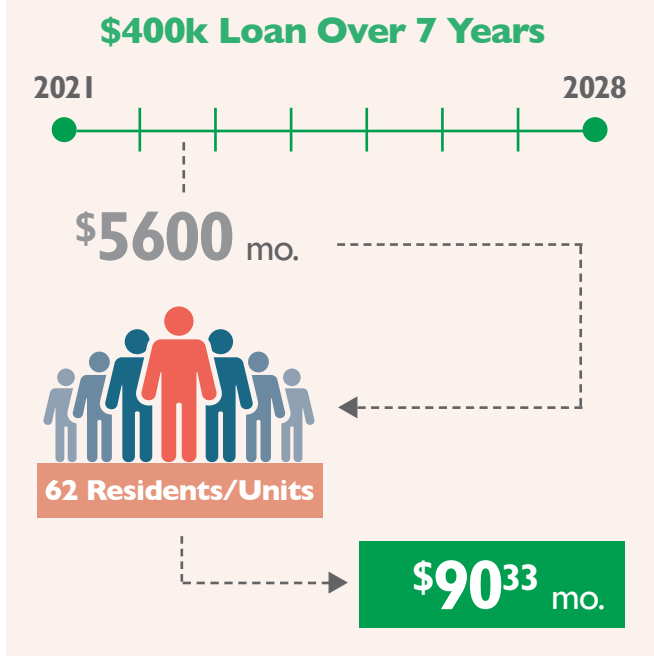
Many of your residents simply won't be able to meet the costs required by a special assessment.

► **Don't delay reroofing**

Reroof your building now rather than delaying the work, which can lead to further damage.

► **Make no repayments until after completion**

Repayments don't start until the project is complete, giving your residents even more time to adjust their budgets and prepare for the increase.



**Price illustration (indicative only)*



Do You Qualify?

To qualify for financing, you must:

Have an executed contract

Advanced can accept a contract contingent on your HOA securing financing.

Be in good financial health

Your HOA must be cash-flow positive, with less than 10% in arrears on dues.

Supply required documents

You'll need to supply a current balance sheet, income statement and the most current aging report, along with the number of units including rentals.

Have no liens filed on the premises

Personal guarantees won't be accepted as an alternative.

GET IN TOUCH TODAY

to discuss how we can help you secure finance for your reroofing project.



ESTABLISHED 1983

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1-800-638-6869

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Florida's Premiere Commercial Roofing Contractor
Committed to Quality

To:
Dan Dilullo
Bahamian Club Owners Association
4150 S. Atlantic Ave. New Smyrna Beach, FL32169
(386) 423-8957

Job Name:
BAHAMIAN CLUB - FLAT ROOF ONLY

Address:
4150 S. Atlantic Ave. New Smyrna Beach, Florida 32169

Date:
July 29, 2024

Reference:
Carlisle TPO Re-Roof

We are pleased to submit the following proposal for your consideration on the above referenced premises as follows. We agree to provide all labor, material, tools, equipment and proper insurance with excess liability of twelve (12) million dollars.

PERMITTING AND TESTING

Permitting and testing that is required to secure a roofing permit is included in our bid proposal. The following test will be completed in order to pull your permit:

1. Engineered signed and sealed design wind pressure calculation.
2. Florida Product Approval (FPA) or Miami Dade County Notice of Acceptance (NOA) for the proposed system as required.
3. Roof plan with elevations of deck and parapet walls.
4. Notice of Commencement filing with the county and fees before the start of the project.
5. Provide roof attachment and engineered fastening pattern in accordance with ASCE 7-22 and Florida Building Code 2023 8th Edition Roof Application Standard RAS 127-20/RAS 128-20.
6. Perform fastener test procedure for field withdrawal resistance at the pool roof in accordance with Florida Building Code 2023 - Testing Application Standard TAS 105-20.

PREPARATORY WORK

1. Cut and remove all existing roofing down to the concrete, or smooth workable surface and plywood deck. Remove only as much roofing in one working day period that can be replaced. Water cut off to be installed at the end of each working day to assure a watertight condition.
2. Power vacuum or power broom all loose gravel, dirt, and debris.
3. Remove roofing debris and cart away to the local dump site or landfill.
4. Entire deck to receive one (1) coat of primer as required by manufacturer.
5. At Pool Roof: Existing decking will be re-nailed to meet South Florida Building Codes.

TAPERED ROOF INSULATION

1. Furnish and install 1/8 inch per foot slope Poly-Iso tapered roof insulation system with 1.5" minimum thickness. New insulation system to be sloped to perimeter. Insulation to be adhered with polyurethane foam adhesive per manufacturer's recommendations at concrete deck condo buildings and mechanically fastened through wood deck at pool building.

TAPERED CRICKETS AND SADDLES

1. Furnish and install tapered Poly-Iso insulation at ducts or curbs through roof with 1/2 inch per foot slope.

SINGLE PLY ROOFING SYSTEM

1. Furnish and install new Carlisle 60 MIL TPO single ply roof system. New roof system to be Adhered at concrete deck buildings and mechanically fastened at wood deck pool building in accordance with manufacturer specifications and local building code requirements.
2. All detail work including vent pipes, roof vents, and other miscellaneous roof projections to be done in accordance with Carlisle standard details.
3. Advanced Roofing, Inc. is an approved applicator of Single Ply Systems for Carlisle.

VERTICAL FLASHING SEPARATOR BOARD

- 1. Furnish and install new 1/4" DensDeck Prime mechanically attached to existing vertical surfaces to avoid asphalt contamination of new single ply membrane wall flashing.

TPO WALL/CURB FLASHINGS

- 1. Furnish and install new fully adhered 60 MIL Carlisle Sure-Weld TPO membrane applied to prepared vertical surfaces utilizing solvent based bonding adhesive per manufacturer approved details.

MISCELLANEOUS INSTALLATIONS

- 1. Top of base flashing to be secured with a 1/8" thick aluminum termination bar at connection of pool roof to adjacent building. Same to be sealed with a caulk bead of sealant.
- 2. Furnish and install new 2" x 6" pressure treated wood nailers on perimeter edges, mechanically attached to the substrate.
- 3. Shop fabricate and install new TPO Aluminum Clad metal drip edge. Set same in sealant and flash per manufacturer's recommendations.
- 4. Shop fabricate and install .040 kynar aluminum slip or surfacing mounted counterflashing at connection of pool roof to adjacent building. All metal to be nailed off for proper securement and sealed with a caulk bead of sealant.
- 5. All existing gutter and downspouts to remain in place.
- 6. Furnish and install new pre-manufactured Pipe Boot flashing at pipe and stand leg penetrations. Flashing to be heat welded to membrane, and caulked and clamped at top side.
- 7. Shop fabricate and install new .040 kynar aluminum all-purpose vents where existing are removed. Set same in sealant and flash per manufacturer's recommendations.
- 8. All mechanical and electric work to be provided by the owner's subcontractor. Cost for this work is not included in our price. See alternate to have ARI include reworking of existing units to meet current code.
- 9. Proposal includes plastic sheeting protection over existing balconies.
- 10. City or county roofing permit, crane and sales tax are included.
- 11. Digitized roof drawing and photographs depicting work areas and details for this work scope are attached.
- 12. Furnish and install new TPO walkway pads at the service side of existing HVAC units.
- 13. Existing condensate line is setting directly on roof. Furnish and install building department code approved pipe supports for existing PVC piping only where required. Does not include new condensate lines. (Value of this line item: \$24,600 included in price).

SUPERVISION

- 1. Our work is done in a workmanlike manner by trained mechanics using the latest technical equipment for the job. Principals supervise all jobs and, upon completion, inspect and evaluate the premises and workmanship. As always, ADVANCED ROOFING, INC. is "Committed to Quality."

CLARIFICATION & EXCLUSIONS

- 1. All costs associated with utility line interface with roofing activities are excluded from this proposal. If utilities exist on the roof it is the owner's responsibility to pay for any required utility protection, shutdown, and standby power to allow for ARI to safely execute the project.
- 2. Proposal does not include required work at existing ducts/doghouses through roof. Please see unit price to re-work existing ducts/curbs to achieve code compliance.
- 3. Existing condensate lines are to remain. Proposal includes new code approved supports below the existing condensate lines (required per code).
- 4. Proposal is contingent upon owner providing sufficient space next to the building for staging of equipment, dumpster, and material handling for the duration of the roofing process.
- 5. Tree trimming, which may be required to access roof, is not included in our price.
- 6. Proposal does not include any work at mansards.
- 7. Existing gutters and downspouts to remain. See alternate add for replacement option.
- 8. A single warranty will be provided for the 27 buildings and a separate warranty will be provided for the pool building. Additional costs will apply if separate warranties are requested per building.

GUARANTEE

Twenty (20) year No Dollar Limit (NDL) guarantee on materials and labor by Carlisle.

CONTRACTOR'S WARRANTY

Two (2) year guarantee on materials and labor by Advanced Roofing, Inc.

Please note, the quoted price of any selected alternate shall be deemed added to the contract price. If an alternate requires a Preventative Maintenance Agreement with Advanced Roofing, the cost of the Preventative Maintenance Agreement shall also be deemed added to the contract price.

QUOTATION (27 Buildings) FOR THE LUMP SUM OF ONE MILLION FOUR HUNDRED THIRTY THOUSAND THREE HUNDRED FORTY-FIVE DOLLARS	\$1,430,345.00
(1 Pool Building Roof) FOR THE SUM OF TWENTY-FIVE THOUSAND SIX HUNDRED THIRTY DOLLARS	\$25,630.00

ALTERNATE ADD #1 - WARRANTY UPGRADE

Furnish roof manufacturer's 5 Year Warranty Extension to the 20 Year Warranty included in base bid through Carlisle's Continuum-Care Preventative Maintenance Program. This alternate requires an actively engaged Preventative Maintenance Agreement with Advanced Roofing.

QUOTATION

FOR THE SUM OF ONE THOUSAND NINE HUNDRED SEVENTY-FIVE DOLLARS \$1,975.00

ALTERNATE ADD #2 - GUTTERS & DOWNSPOUTS

- 1. Remove and dispose of existing gutters and downspouts.
- 2. Fabricate and install new 040 Prefinished Aluminum gutter - Standard Color to be selected by owner
 - At 27 Units: 4 runs equalling a total of approximately 115' per building
 - At 1 Pool Building Roof: At entire perimeter
- 3. Fabricate and install new 040 Prefinished Aluminum Downspouts - Standard Color to be selected by owner
 - At 27 Units: 4 each per building
 - At Pool Building: 6 each

QUOTATION

(27 Buildings) FOR THE SUM OF TWO HUNDRED THIRTY THOUSAND SIX HUNDRED FIFTY DOLLARS	\$230,650.00
(1 Pool Roof) FOR THE SUM OF TEN THOUSAND THREE HUNDRED FORTY DOLLARS	\$10,340.00

ALTERNATE #3 - RE-WORK HVAC ON ROOF

Existing HVAC/Ducts on roof are not code-compliant. These will need to be brought up to code in order to pass the building inspection. Cost for this work is not included in base bid. We can provide this scope of work for this additional price.

- Re-work 108 existing duct shrouds through roof
- Remove existing shroud
- Open concrete deck and add code compliant curb
- Rebuild code-compliant duct
- Relocated conduit into code-compliant penetration
- Provide electrical disconnect

QUOTATION

FOR THE SUM OF EIGHT HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED TEN DOLLARS \$829,910.00

ROOF SAFETY UPGRADES

ROOF SAFETY UPGRADE - TPO YELLOW WARNING STRIP

Furnish and install a 6" wide yellow TPO warning strip on the roof membrane at the perimeter of the building to advise personnel on the roof of the required safe distance from the perimeter allowed to freely operate without additional fall protection. The yellow warning strip will be installed at a distance from the perimeter per code or per owner's desired distance, whichever is greater. OSHA Code: 1910.28(b)(13)

Price per LF: \$11.00

ALTERNATE #4 - 1/4" PER FOOT TAPERED INSULATION: In lieu of an 1/8" tapered insulation in the base bid to substitute for a 1/4" slope.....Add \$235,000.00 to the base bid amount.

UNIT PRICES

REQUIRED: Re-work AC Duct/Doghouse to meet code requirements	\$TBD per Duct Curb
Replace Damaged or Deteriorated Plywood Decking	\$192.00 / 4x8 Sheet
Replace Deteriorated or Missing 2x6	\$4.00 per LF

PREVENTIVE MAINTENANCE AGREEMENT

We have financing partners that can provide financing for any size job. Please let us know if you are interested and we can provide the information upon request.

Extended guarantees are available with a maintenance program.

Our work is done in a workmanlike manner by trained, qualified mechanics using the latest technical equipment for the job. During the course of the job the progress, workmanship and housekeeping is documented and reviewed by management for quality control. As always, ADVANCED ROOFING, INC. is "Committed to Quality".

Customer/Owner acknowledges that during the course of the roof removal process it is possible for debris, including but not limited to, insulation or roofing fabric, to fall inside the structure. ARI will use its best efforts to minimize such an occurrence. However, the parties stipulate and agree ARI shall not be liable for any claim, loss, or damage associated with debris falling inside the structure during the roof removal process regardless of the cause. Customer/Owner shall keep all persons or property free and clear from under the work area in order to minimize any potential claim, loss, or damage.

Safety and protection of the property is our concern and we take precautions to protect people and property from damage or injury during the course of the job. All work areas will be cleaned daily and equipment will be removed immediately upon completion of work.

TERMS OF PAYMENT

- A. 25% deposit due within ten (10) days of execution of contract.
- B. Monthly progress payments per AIA 702 and 703 Schedule of Value, due NET 30 days from the date of the invoice.
- C. 10% retainage to be paid upon delivery of permit final, warranties, and Final Releases of Lien.

Due to long lead time for material deliveries and extreme volatility in material prices, Contractor cannot guarantee the price of materials necessary for the completion of the Work. If, subsequent to the execution of this Agreement, there are any unavoidable casualties, material shortages, manufacturer or supplier mandated upcharges on materials, or any other events beyond Contractor's control that cause an increase in the price of the materials used in the performance of the Work, which include but is not limited to, tar, asphalt, asphalt-related products, steel, metal, plywood, insulation, flashings, membranes, tiles, sealants, or fasteners, the Contract Sum shall be equitably adjusted to account for those unforeseen costs. In an effort to mitigate future price escalations, Contractor shall require, and Owner/Customer agrees to pay, a deposit of twenty-five percent (25%) of the Contract Sum within ten (10) days of execution of this Agreement.

ATTENTION PROPERTY OWNERS - DON'T JEOPARDIZE YOUR INSURANCE

We are fully and properly insured, in addition with our base coverage of 1 million, 2 million aggregate, we also carry an additional \$10,000,000 in excess coverage. Proof of insurance will be sent upon request. It is in the best interest of the owner to make sure a contractor carries the amount of insurance as stated above and ask for proof.

Thank you for the opportunity to bid on this work. Should you have any questions or require any additional information, please do not hesitate to call.



Florida's Premiere Commercial Roofing Contractor
Committed to Quality

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 be executed only upon written order, and 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 insurance.

Authorized Signature: *Wayne Mathews*

Printed Name: Wayne Mathews

NOTE: This proposal may be withdrawn by us if not accepted within 7 days.
Owner is responsible for asbestos testing and related cost to remove.

Acceptance of Proposal

By checking this box, I have read and agree to the Terms and Conditions(see attached).

The undersigned as (check one) Owner Authorized agent of Owner hereby accepts and agrees to the prices, specifications and conditions indicated above and on the reverse side of this contract.

Accepted: _____ Signature: _____ Date: _____

*Terms & Conditions on last page(s) apply.

State License: CCC 024413

Thank you for the opportunity to bid this work. Should you have any questions or require additional information, please do not hesitate to contact Wayne Mathews at (407) 630-3670 or via email at WayneM@advancedroofing.com.

Contract Terms & Conditions

The following provisions form part of the contract between the parties hereto. Advanced Roofing, Inc. will be referred to as "Advanced":

GUARANTEE: Unless otherwise provided in the body of this contract, re-roofing jobs are guaranteed against leaks for a period of two (2) years from Advanced's completion of its work. The guarantee covers any defect in workmanship or in materials supplied by Advanced which causes a leak to the premises. The guarantee does not cover actions beyond the control of Advanced, including but not limited to windstorms, hurricanes, tornados, lightning, plant or animal life, such as termites, damage caused by Owner or other parties, or work done by parties not under the control of Advanced. Mechanical and electrical modifications are not part of Advanced's responsibility unless included in the scope of work otherwise described herein. Advanced's total liability under this guarantee shall not exceed the lesser of (a) the cost to return the roof to a watertight condition or (b) the contract amount paid to Advanced pursuant to the terms of this contract. In no event shall Advanced's liability under this contract extend to consequential damages. Advanced is authorized to photograph the property in order to determine the scope of services, marketing, or other purposes associated with the project.

PERMITS: Unless otherwise expressly stated in the body of this contract, Owner acknowledges and agrees that this proposal is based on the assumption that the work stated herein is exempt from permit requirements and, as such, permit costs are excluded from this proposal. In the event a permit is required or becomes necessary, Owner agrees to reimburse Advanced for the actual cost of the permit, plus any incidental fees including but not limited to the recording of a notice of commencement and re-inspection fees. Owner shall cooperate with Advanced in the execution of any documentation required for the issuance of a permit. Owner hereby waives and releases Advanced from and against all claims arising from or relating to the failure to obtain a permit for the work covered by this Agreement.

CLAIMS: All claims for nonfulfillment of the contract shall be made within 30 days from completion of the work. Advanced reserves the right to correct any condition for which it is responsible including damage to other property. In the event others repair or attempt to repair any problem with the work done by Advanced, unless authorized by Advanced in writing, all guarantees and warranties associated with this project shall be void and of no other further force and effect. Advanced shall not be liable for any cost of work or repairs to its work done by others unless previously authorized by Advanced in writing.

PAYMENT: Owner has represented to Advanced that it has the funds available to make payment and has further agreed to supply financial records satisfactory to Advanced, prior to commencement of construction. Owner agrees that, if requested to do so by Advanced, Owner shall complete a credit application authorizing Advanced to investigate the credit worthiness, credit history and/or financial responsibility of Owner. If Advanced in its sole discretion is not satisfied with Owner's current or future ability to pay, or Owner fails to complete a credit application, Advanced may terminate this contract without penalty. Unless otherwise provided in the body of this contract, all payments are due NET 30 days from the date of the invoice. Final payment is due on the completion of the job and is a condition precedent to any warranty or guarantee obligation of Advanced. Any release, lien waiver or warranty issued pursuant to this project is delivered in escrow subject to payment and may be cancelled for nonpayment. Advanced's right to payment is not contingent upon the acceptance of work done by others and over which Advanced has no control. Interest shall accrue at eighteen percent per annum on all amounts not paid within 30 days of the date payment was due. All payments made via credit card or debit card are subject to a three percent (3%) processing fee.

UNFORESEEN CONDITIONS: This proposal is limited to the scope of work described and does not include structural issues which may be discovered during the course of the work. In the event that unforeseen conditions arise that were not apparent upon visual inspection, such additional work shall be performed on a time and material basis over the price stated in this contract. Examples of conditions which will be considered an unforeseen condition giving rise to an increase in the cost of the job would be the discovery of additional roofs during tear-off; or that the original roof was solidly mopped to the deck; deck replacement; deck securement/fastening; deck minimum gauge or deck conditions requiring repair beyond proposal allowance, or any other condition that Advanced should not reasonably have anticipated from visual inspection and included in the price provided for in the contract. It is recommended that a structural engineer inspect the roof deck.

OWNER RESPONSIBILITIES: Unless otherwise provided for in the body of this contract, Owner is responsible for any of the following conditions: Asbestos testing and removal expenses, if any; wind uplift and moisture testing if required; engineering and attachment or enhancement of the existing/proposed roof deck system and any structural component of the building; the condition of the existing/proposed deck slope, structural integrity of the deck, method of attachment of the deck, buried conduits, and equipment below the deck or any other structural deficiencies which may contribute to preventing positive drainage on the roof surface; Waterproofing of the building envelope, including windows, doors, or other areas outside the scope of work performed by Advanced. Owner may be responsible for moving or otherwise protecting signs, lighting antennas, satellite dishes or other property or equipment which interferes with the reroofing of the property and agrees not to hold Advanced liable for damage to same unless Advanced accepted the responsibility therefore. Customer/Owner acknowledges that during the course of the roof removal process it is possible for small amounts of debris, including but not limited to, insulation or roofing fabric, to fall inside the structure. Advanced will use its best efforts to minimize such an occurrence. However, the parties stipulate and agree Advanced shall not be liable for any claim, loss, or damage associated with debris falling inside the structure during the roof removal process.

PRE-CONSTRUCTION INSPECTION/LEAKS: Roofs ready for replacement are generally leaky and holding water which may, through no fault of Advanced, leak into the building during the course of the re-roofing process. Advanced shall use best roofing practices to minimize the risk of leaks but owner agrees not to hold it liable for leaks not directly caused as a result of negligent practices. Additionally, interior damage generally pre-exists commencement of the re-roofing project. Owner agrees to provide access to all interior areas and top floor units in order for the parties to document pre-existing damage. The risk is upon Owner, who agrees to indemnify and hold Advanced harmless, against any claim by Owner or any other party seeking to hold Advanced liable for damages where Advanced was not provided access during its pre-construction inspections to the areas in question. Owner also shall have the responsibility to notify its residents of the steps that must be taken to protect their property, which will be contained in the Start-Up letter provided by Advanced. Owner shall also provide the staging area and cooperate to inform and assist in preventing residents or others from entering that area or any area under construction.

PRICES QUOTED ARE FOR GALVANIZED flashing, eves drip and gravel stop unless otherwise specified.

UPLIFT STANDARDS: All roofing systems will be installed in accordance with both the manufacturer's specifications and building code. Advanced does offer uplift guarantees but unless otherwise specified in this proposal post installation pressures are not guaranteed.

EXISTING PROPERTY OR EQUIPMENT: Unless otherwise specified in this contract, Advanced shall not be liable for damage to property or equipment, including signs, lighting fixtures, antennas, satellite dishes or other equipment at the property which is reasonably at risk from the work performed by Advanced. Any expenses incurred by Advanced to protect said property shall be paid for by Owner.

RISK OF DAMAGE: Owner's acknowledges the work may cause vibration and/or deflections in slabs or walls which could cause damage to the building or its contents, including, but not limited to, stained, cracked or damaged ceilings or ceiling components, cracked or damaged plaster, insulation, acoustical tile or personal property or fixtures within or about the building(s), cracks in driveways, curbs and sidewalks, or damage to soffits. Additionally, Owner acknowledges the work may cause the emission of odors, gases, or fumes, and Advanced shall not be responsible for damage or injury for respiratory problems which may result from the work. Owner shall advise its tenants, unit owners, agents and employees of the risks described in this paragraph prior to commencement of the work. Similarly, prior to commencement of the work, Owner is responsible for securing any of its property that may be affected by the work and, in situations where third parties occupy interior units, Owner shall advise those third parties of their need to do so as well. Advanced shall not be responsible for damage to parked vehicles or property located in or about the staging area assigned for its use. **ADVANCED EXPRESSLY DISCLAIMS AND EXCLUDES ALL LIABILITY FOR DAMAGES ARISING OUT OF OR RELATING TO THE EVENTS DESCRIBED IN THIS PARAGRAPH (hereinafter "Disclaimed Damages")**, unless caused by the intentional acts or gross negligence of Advanced. Owner shall defend, indemnify, and hold harmless Advanced from and against any and all claims, demands, or actions arising from or relating to: (i) Owner's failure to fulfill its responsibilities under this paragraph; or (ii) any Disclaimed Damages, except those caused by the gross negligence, or the willful, wanton, or intentional misconduct of Advanced. The monetary limit of Owner's indemnification obligation under this paragraph shall be equal to the total price of this contract, which Owner agrees bears a reasonable commercial relationship to the contract.

DELAYS: Advanced shall not be liable in any respect for any delays caused by strikes, labor disputes, material shortages, court injunctions, actions by the Owner or by third parties, Acts of God, or other conditions outside of its control. In the event Advanced must demobilize and/or remobilize as a result of any action for which the Owner is responsible, due to weather, or due to any other events for which Advanced is not responsible, Owner shall pay Advanced \$5,000 or Advanced's actual cost, whichever is greater, for each demobilization and remobilization, in addition to any associated costs, including the cost of crane tear down and setup. If it is necessary to perform additional work in order to protect the property from adverse weather, or to repair work damaged by adverse weather, Advanced will be entitled to a change order for reimbursement for same.

MATERIAL PRICE CHANGES: Due to extreme volatility in material prices, if, subsequent to the execution of this contract, there is an increase in the price of tar, asphalt, asphalt-related products, steel, metal, plywood, insulation, flashings, membranes, tiles, sealants, fasteners, or other materials necessary for the completion of the Work, the Contract Price shall be equitably adjusted to reflect the additional cost. Advanced will provide written documentation reflecting the increased charges. A fuel surcharge may be added if the price of fuel increases by more than 5% between the time the contract is signed and commencement.

BREACH: In the event Owner terminates or breaches this contract, or if a condition attributable to Owner or Owner's property arises that prevents Advanced from fulfilling the contract, Advanced shall be entitled to be paid that percentage of the contract price as the percentage of work performed; plus for work not performed, all expenses incurred in preparing to perform same, mobilization expenses and profit which would have been realized had the work been completed. If the contract is canceled as a result of strike, labor dispute or conditions not the fault of or attributable to either party hereto, Advanced shall be entitled to recover from Owner that percentage of the contract price as the percentage of work performed; plus for work not performed, all expenses incurred in preparing to perform same, mobilization expenses or other expenses incurred related to the project but not profit for work not performed.

DISPUTES: The prevailing party in any litigation, arbitration or mediation arising out of or relating to this contract shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing party, at both the trial level and on appeal. Broward County, Florida, shall be the sole and exclusive venue for any litigation arising from or relating to this contract. Owner hereby expressly consents to the exclusive personal jurisdiction of the state and federal courts located in Broward County, Florida for any lawsuit filed arising from or related to this contract and waives any argument that any such court lacks jurisdiction or that venue in such forum is not convenient. In the event Owner commences any action arising under this contract in another jurisdiction or venue, Advanced shall, at its sole option, be entitled to have the case transferred to one of the jurisdictions and venues above stated, or if such transfer cannot be accomplished under applicable law, Owner consents to have such case dismissed without prejudice. **THE PARTIES TO THIS CONTRACT EXPRESSLY WAIVE THEIR RIGHT TO A TRIAL BY JURY IN AND FOR ALL CLAIMS OR CAUSES OF ACTION ARISING FROM OR RELATING TO THIS CONTRACT.**

NO ORAL PROMISES: There are no promises, representations or understandings outside of this instrument which instrument represents the complete agreement between the parties. No modification of this contract shall be valid unless in writing, signed by the party against whom the change is asserted. Any notification required by this contract shall be made in writing.

LIMITATION OF LIABILITY: Advanced is not liable for any claim for injury or damages, whether based upon a contractual, statutory or tort theory, which result from: (a) natural disasters including but not limited to lightning, windstorm, hail, hurricane, tornado, wind gale force or greater; (b) misuse, neglect, or unauthorized alterations of the roofing system or as a result of or connected with materials supplied or installed by others; (c) exposure to damaging substances such as oil, solvents etc.; (d) failure of the substrate, surface or materials under the roof; (e) improper drainage; (f) lack of recommended maintenance; (g) damage resulting from water entry from any portion of the building structure which is not a part of the roofing system, or (h) any claim related in any way to damage or injuries from mold, spores, fungus, any organic pathogen or exposure to toxic or noxious substances fumes or vapors. Advanced shall have no obligation under this Contract until all bills for installation, service, and materials have been paid for in full. The Owner will, at its expense initiate an ongoing maintenance program to include keeping all pitch pans filled with mastic, maintaining caulk or sealant around all roof penetrations, cap metal, cover plates, gravel stops, counterflashings, termination bars, exterior scuppers, gutters, down spouts and leader heads, and keeping the roof free of vegetation, trash and debris and such other miscellaneous items necessary to maintain the serviceability of the roofing system. If this roofing system is covered under a manufacturer's Warranty, Advanced is not liable for the provisions thereof. The warranty and liability of Advanced shall only accrue to and be for the benefit of the original Owner named herein, and is NOT assignable or transferable without prior written approval and inspection by Advanced.

TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ADVANCED DISCLAIMS ANY IMPLIED WARRANTY, INCLUDING THE WARRANTY OF MERCHANTABILITY AND THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, OR LIMITS SUCH WARRANTY TO THE DURATION AND TO THE EXTENT OF THE EXPRESS WARRANTY REPRESENTED BY THIS WARRANTY.

Advanced's exclusive responsibility and liability under this contract and warranty is, in the case of a new roof, to make repairs that may be necessary to maintain the roofing system in a watertight condition for the length of Advanced's warranty period; and in the case of a repair, to repair any additional leaks which result from faulty repair work done by Advanced. Owner acknowledges that leaks may come from more than one possible source and that Advanced does not guarantee that its repair will stop leaks not associated with the area repaired by it. Advanced shall not be liable for its own negligence, or under theories of statutory or strict liability or any other theory of liability other than the exclusive liability set forth in this warranty which Owner agrees is its sole remedy notwithstanding the type or category of damages claimed. Owner expressly waives all claims for consequential damages, including without limitation, loss of use, lost profits, lost rents, or any other inconvenience or expense incurred by Owner. Any change to the provisions of this section must be in writing and signed by a corporate officer of Advanced.

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES



Phone (954) 522-6868 | Toll-Free (800) 638-6869 | www.advancedroofing.com
1950 NW 22nd St. Fort Lauderdale, FL 33311

Project: Bahamian Club Condos and Pool Building Section
4150 South Atlantic Ave., New Smyrna Beach, Florida



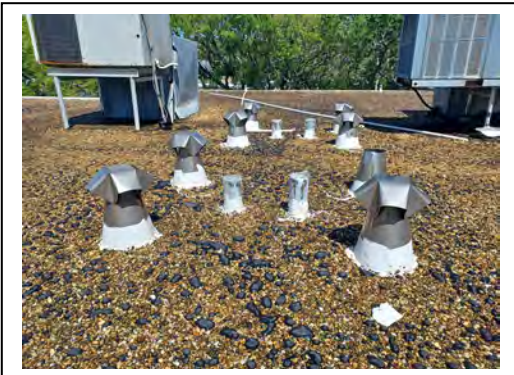
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View at condo model



View over condo model roof



Penetrations on condo roof deck



Typical AC stand and duct box



View at front of building



Pool building tar/gravel and edges with sealant




Legend

----- Control Joint - - - - - Expansion Joint

Roof Top Units

-  HVAC on Curb  Skylight
-  Roof Hatch  Unit on Curb
-  HVAC on Sleepers  Unit on Sleepers


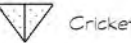




Projections

-  Plumbing Stack  Hot Stack
-  Pitch Pan  Metal Sleeve Stack







Drainage

-  Drain (Existing)  Scupper
-  Drain (New)

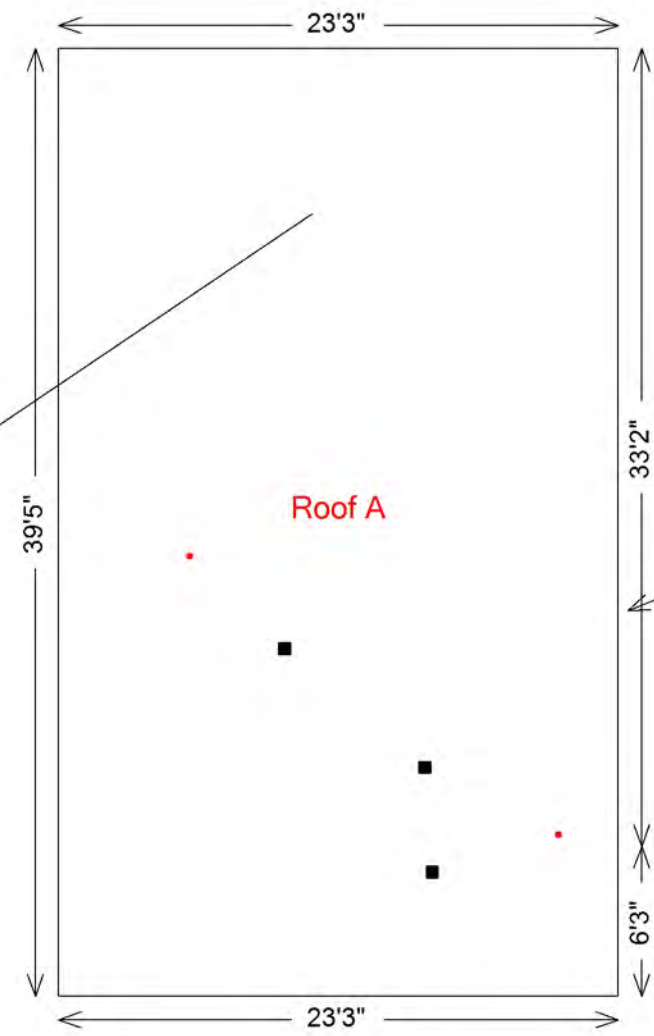
Miscellaneous

-  Gas Line  Crickets
-  Walkway  Roof Level Change
-  Paver Walkway  Core Test

Problem Indicators

-  Blister  Ridging
-  Ponding  Bare Spot
-  Flashing Problem  Photo Indicator

* Note: -U indicates an unused item



Roof Area = 919sqft

Adjacent Section

ADVANCED ROOFING, INC.
200 Northstar Ct. Sanford, FL (407)322-1555

Project **Bahamian Pool Building Section**

Customer

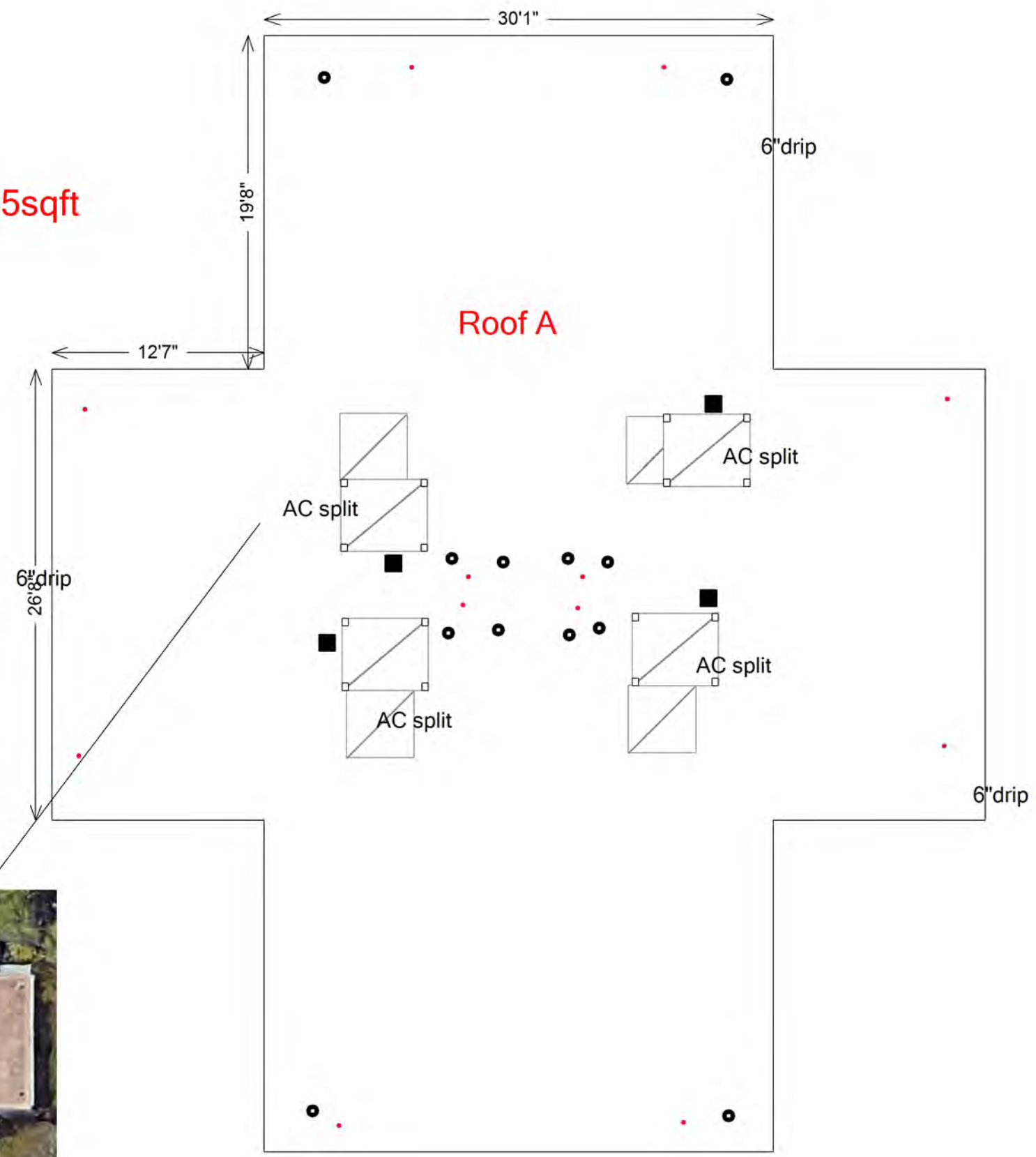
DWG. By **Tim Wilson**
timw@advancedroofing.com

Date **4/10/24**

Scale **N.T.S**

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Roof Area = 2, 655sqft



Legend

- Control Joint - - - - - Expansion Joint
 - Roof Top Units**
 - HVAC on Curb Skylight
 - Roof Hatch Unit on Curb
 - HVAC on Sleepers Unit on Sleepers
 - Projections**
 - Plumbing Stack Hot Stack
 - Pitch Pan Metal Sleeve Stack
 - Drainage**
 - Drain (Existing) Scupper
 - Drain (New)
 - Miscellaneous**
 - Gas Line Crickets
 - Walkway Roof Level Change
 - Paver Walkway Core Test
 - Problem Indicators**
 - Blister Ridging
 - Ponding Bare Spot
 - Flashing Problem Photo Indicator
- * Note: -U indicates an unused item

ADVANCED ROOFING, INC.
200 Northstar Ct. Sanford, FL (407)322-1555

Project: **Bahamian Model**

Customer:

DWG. By: **Tim Wilson**
timw@advancedroofing.com

Date: **4/10/24** Scale: **N.T.S**

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