

ESTIMATE



Service Address

1481 Ne Miami
Gardens Dr
Miami , Fl 33179

Prepared For

Valentine Escribano
1840 W 49th St Ste
233
Hialeah, Fl 33012
(305) 303-1570

Father & Son Roofing Contractors Inc

1136 Nw 105 Terr
Miami, Fl 33150
Phone: (786) 346-7445
Email: edgarxavier1991@icloud.com

Estimate # 411
Date 04/16/2026

Description

Total

RE ROOF	\$365,000.00
GAF MODIFIED BITUMEN ROOF SYSTEM OVER GAF ENERGYGUARD TAPERED RIGID INSULATION OVER CONCRETE DECK.	

Subtotal	\$365,000.00
Total	\$365,000.00

Payment Schedule

1st Payment (40%)	\$146,000.00
2nd Payment (50%)	\$182,500.00
Fina Payment (10%)	\$36,500.00

Notes:

SCOPE OF WORK

All work is to be completed in a workmanlike manner according to standard practices.

All materials used and their respective installations are to be as bellow specified; approved for Miami-Dade & F.B.C. & as permitted.

LOW SLOPE ROOF SYSTEM: GAF MODIFIED BITUMEN ROOF SYSTEM OVER GAF ENERGYGUARD TAPERED RIGID INSULATION OVER CONCRETE DECK

- a) Prepare and clean concrete deck to a smooth workable surface.
- b) Apply asphalt primer to concrete deck, as per F.B.C.
- c) Install new wood nailers in all needed areas secured to the deck with tapcon screws.
- d) Hot mop new tapered GAF EnergyGuard Polyiso Insulation with asphalt type 4, as per F.B.C.
- e) Install one layer of GAF Stratavent Perforated Base over the insulation, as per F.B.C.
- f) Install new cant strips at the joint between the roof and all parapet walls.
- g) Hot mop new GAF SBS Ruberoid 20 with type 4 hot asphalt, as per F.B.C.
- h) Install new drip edge flashings secured to the wood nailers with 1 ¼" ring shank nails at 4" o.c.
- i) Install new gooseneck vents.
- j) Install new lead stacks.
- k) Install new pitch pans around all AC stands, electrical lines, and AC conduits.
- l) Install new lead sheets on drains.
- m) Install new scuppers and emergency overflow scuppers.
- n) Apply asphalt primer to all metal flashings and vents.
- o) Hot mop new GAF Mineral Surface Cap Sheet White as a top layer with type 4 hot asphalt, as per F.B.C.
- p) Hot mop new GAF Ruberoid Mop Granule White on parapet walls as per F.B.C.
- q) Apply loose granules to asphalt spits.
- r) Secure GAF Ruberoid Mop Granule White with aluminum termination bars and 1 ¼" anchors, in all needed areas, at 6" on center.
- s) Seal new termination bars with modified roofing cement and membrane, as per F.B.C.
- t) Install new stucco stops secured to walls with 1¼" anchors in all needed areas at 8"o.c.
- u) Seal new stucco stops with GAF Brush-Grade Acrylic Flashing and fabric, as per F.B.C.
- v) Seal all roof penetrations with modified roofing cement and membrane.
- w) Apply loose granules to all seals to prevent future cracking.

Our price is inclusive of the above noted, as well as (directly required to complete our scope of work):

- All roof processing and permitting fees.
- All debris and trash removal.
- Taxes
- Gas vent permit (If any) by others.

Warranty: GAF offers a 10-year limited warranty on its products. Our 7-year labor warranty

guaranties that roofs will be free from leaks. Note: Our warranty is nulled and voided if anyone else works on the roof system. *This warranty excludes any damages caused by a Tropical Storm, Hurricane, or Tornado. It also excludes any damage caused by others, fallen debris of any type, trees or obstructions causing drainage or overflows to malfunction. *In case of roof leaks, only a representative of our company is allowed to work on the roof. We will be there to address the issue within 72 hours (WEATHER PERMITTING) of your communicating the problem to us.

Payable:

1. 0% at signing of contract.
2. 40% when the job starts or materials are on the roof.
3. 50% when in progress inspections pass.
4. 10% when the final Roofing inspection passes, and the Roof permit is closed.

3% CONVENIENCE FEE IF YOU PAY WITH CREDIT CARD.

*** IF PAYMENT SCHEDULES ARE NOT MET IN A TIMELY FASHION, THE JOB WILL BE STOPPED UNTIL PAYMENT IS RECIEVED***

* At passing the final roof inspection, the warranty is provided, and it becomes active and in effect.

We will notify the owner or G.C. with a minimum of 24 hrs. lead time to our commencement of work. This will allow for any preparations and or removal of all people, vehicles, equipment, supplies and/or materials of any kind that may be damaged during our working process before we start to work and to remain free from same throughout our work's completion. As such, it is the client's sole responsibility to keep the affected and surrounding areas free and clear of all aforementioned and of any trespassers. We will do all possible to maintain a safe and clean job site. We will clean up at the end of each and every workday

ADDENDUMS TO CONTRACT

Reference is made to a certain agreement by and between the undersigned parties, said agreement.

BE IT KNOWN that for good consideration FATHER & SON ROOFING CONTRACTORS INC. is not responsible for the following on said mentioned property unless otherwise agreed on prior to signing contract:

1. Replace any type of railings.
2. Painting of any kind.
3. Stucco or masonry work.
4. Replacing any type of decorative woodwork.
5. Replacing gutters.
6. Replacing wood ornaments of any kind.
7. Any type of moving vehicle that has not been removed from the area where work will be performed.
8. Porches (we will not remove any porches or gates that are installed on said porches)
9. Plants, trees etc.
10. It is the homeowner's responsibility to deal with the Associations or tenants not ours.
11. WE DO NOT RE-INSTALL ANY ANTENNAS, TV DISHES, OR HANGING CABLE LINES OR ELECTRIC

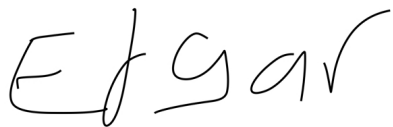
CABLE LINE.

Father & Son Roofing Contractors Inc

Tel# (786) 397-5200

Lic#: CCC1335726

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

A handwritten signature in black ink that reads "Edgar". The letters are cursive and connected.

Signed on: 04/16/2026

Edgar Amaranto

Valentine Escibano