



Duweel

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**A&E DEVELOPMENT PLUS, INC.**

7766 NW 46 St. | Doral, Florida 33166 | P: (305) 783-7710

**PROPOSAL & AGREEMENT**

*"This document serves as a Proposal until fully executed by both parties, at which point it becomes a Binding Agreement"*

**02/09/2026**

**Job: 1481 NE MIAMI GARDENS DR, MIAMI, FLORIDA 33179**

**Applicable areas: FLAT ROOF, TPO, OVER TAPERED ISO INSULATION**

**Submitted to: FOURTH MOORINGS ATT: VALENTIN ESCRIBANO Phone: (305) 303-1570**

**EMAIL: VALENTIN@VTECONSULTINGLLC.COM**

**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 EVERGUARD SINGLE PLY (60 MIL) WHITE TPO OVER GAF ENERGYGUARD TAPERED ISO INSULATION OVER CONCRETE DECK**

- a) Tear off existing roof to concrete deck.
- b) Clean concrete deck prior to the roof system installation.
- c) Install new GAF Energyguard Tapered ISO insulation adhered to the concrete deck with OLYBOND 500, as per F.B.C.
- d) Install new GAF Everguard TPO, 60 Mil System, fully adhered to the insulation, as per F.B.C.
- e) Apply Everguard TPO Water Blockmaster Block between the membrane and the bottom of the parapet walls.
- f) Secure TPO to the bottom of the parapet walls with aluminum termination bars and 1 ¼" anchors at 6" O.C.
- g) Seal termination bars with Bostik 915 caulking.
- h) Heat-weld all seams and laps.
- i) Install new retrofit roof drains.
- j) Install new TPO coated galvanized scuppers and overflow scuppers, as per F.B.C.
- k) Install new vent boots and TPO coated goose necks, as per F.B.C.
- l) Install new split pipe boots on AC stands.
- m) Install new pitch pockets on electrical lines and AC conduits.
- n) Install new tape on all areas needed.
- o) Apply new caulking in all needed areas.

**Page 1 of 5**

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LIC#: CCC1330595 CGC1536305

By initialing the Parties acknowledge and agree to all information on this page



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- p) Heat-weld TPO on all parapets on perimeter walls, as per F.B.C.
- q) Apply Everguard TPO Water Blockmaster Block between the membrane and the top of the parapet walls.
- r) Secure TPO to the top of the parapet walls with aluminum termination bars and 1 1/4" anchors at 6" O.C.
- s) Seal termination bars with Bostik 915 caulking, as per F.B.C.
- t) Install new stucco stops secured with 1 1/4" anchors at 8" o.c., as per F.B.C.
- u) Seal stucco stops with GAF Brush-Grade Acrylic Flashing and fabric, as per F.B.C.
- v) All materials to be used are approved by GAF.

**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 by others.

**Warranty:** GAF offers a 20-year warranty on its product. Our 10-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.

**Our total price is \$625,700 (ONLY GOOD FOR 45 DAYS)**

**Payable:**

1. \$10 with signing of contract.
2. 50% (- \$10) when the job starts or materials are delivered on the roof.
3. 40% when TPO in progress inspection passes.
4. 10% when 100% of the roof is completed and final inspection passes.

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

**PAYMENT IS RECIEVED\*\*\***

**\*THERE IS A 3% PROCESSING FEE IF YOU PAY WITH A CREDIT CARD.**

**Page 2 of 5**

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

We will notify the owner and 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 the 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.

**Acceptance of Proposal and Contract to do work:**

The above price, specifications, conditions, and standard contract provisions are satisfactory and are hereby accepted. You are hired and hereby authorized to do the work as specified.

Client's Signature: \_\_\_\_\_, Title: \_\_\_\_\_

Print Name: \_\_\_\_\_, Date: \_\_\_\_\_

**For A & E Development Plus, Inc:**

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

**Page 3 of 5**

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EE \_\_\_\_\_



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**ADDENDUMS TO CONTRACT**

Reference is made to a certain agreement by and between the undersigned parties, said agreement being dated \_\_\_\_\_, ( \_\_\_\_\_ ) .

BE IT KNOWN, that for good consideration our company is not responsible for the following on said mentioned property unless otherwise agreed on prior to signing contract:

1. Replacing any type of railings.
2. Replacing any type of woodwork.
3. Replacing gutters.
4. Replacing wood ornaments of any kind.
5. Any type of moving vehicle that has not been removed from the area that work will be performed.
6. Porches (we will not remove any porches or gates that are installed on said porches)
7. Plants, trees etc.
8. **WE DO NOT RE-INSTALL ANY ANTENNAS, TV DISHES, OR HANGING CABLE LINES OR ELECTRIC CABLE LINE.**

All other terms and provisions of said contract shall remain in full force and effect.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, ( \_\_\_\_\_ ) \_\_\_\_\_, In the presence of:

\_\_\_\_\_  
Witness:

\_\_\_\_\_  
Owner:

**Page 4 of 5**

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