



John Payne <john@unitedcountryaz.com>

Fwd: State 48 Roofing Estimate - 1646 East Hermosa Drive

UnitedCountryAZ Support <support@unitedcountryaz.com>

Tue, Sep 7, 2021 at 10:45 AM

To: John Payne <john@unitedcountryaz.com>

----- Forwarded message -----

From: **Tanner Broadbent** <reply@mail.accumynx.com>

Date: Tue, Sep 7, 2021 at 9:39 AM

Subject: State 48 Roofing Estimate - 1646 East Hermosa Drive

To: <Support@unitedcountryaz.com>

State 48 Roofing
Gilbert, AZ

Hello,

I don't know if you've received my last two attempted emails (something is acting up with my system today). But here is a rundown of what should have come through.

Shingle Roof:

- nearing the end of its serviceable life.
- shingles are drying out and cracking.
- some shingles have been damaged.
- needs maintenance.

Patio Roof:

- Bad granule loss.
- needs to be replaced.

Please let me know if you have any questions.

Thank you,

Tanner Broadbent
480-267-3842

Reply directly to this email to respond.

[You can view the whole email thread here](#)

State 48 Roofing | [3317 S Higley Rd Ste 114](#) PMB 722 | Gilbert, AZ 85297



**Arizona Property
& Auction**

Very Respectfully,
Hailey M Rivero
Administrative Assistant
C:480.225.8177 | O: 480.422.6800
E:support@UnitedCountryAZ.com
Search MLS: HouseOfPayneTeam.com
Auctions: UnitedCountryAZ.com



1646 East Hermosa Drive.pdf
6063K



Proposal

Rep: Tanner Broadbent Cell: 480-267-3842 Date: 09/07/2021

Submitted to: Hailey Rivero	Phone: (480) 225-8177
Street Address: 1646 East Hermosa Drive	Email: Support@unitedcountryaz.com
City, State, Zip: 1646 East Hermosa Drive, Tempe, AZ 85282	Job Address: 1646 East Hermosa Drive

Scope of Work:

Patio Roof Replacement:

1. Remove the existing roofing material.
- Any additional layers found will be charged extra based on the square footage of the roof.
2. Install new 9" polyband around the perimeter of the roof.
3. Install new drip edge along the perimeter of the roof (if needed).
4. Install new roof to patio transition.
5. Install new SA-P self-adhering granulated cap sheet
- No wood work is included, see wood price box below

— 10 year warranty

Total = \$1,950.00

Shingle Roof Maintenance:

1. Seal all pipe jacks and roofing penetrations on shingle roof
2. Three coarse all pipe jacks and roofing penetrations on flat roof
3. Replace broken/ damaged shingles as needed (1 bundle)
4. Clear debris from roof

— no warranty

Total = \$495.00



Warranty:

Provide _____-year labor warranty against leaks and _____-year manufacturer's warranty.

Contract Amount:

We shall furnish material & labor (complete in accordance with above specifications) for the sum of:

Payment to be made as follows:
50% deposit
balance due upon completion

Proposed:	<u>\$2,445.00</u>
Sales Tax:	<u>Included</u>
TOTAL:	<u>\$2,445.00</u>

***** If paid by CC or Debit there will be a 3% additional charge on total bill**

***** No Fee for Cash/ Check or ACH**

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

Date of Acceptance

Customer Signature

Authorized Signature

***Signature manifests customer's understanding and assent to State 48 Roofing LLC terms and conditions (included)**

Estimated date of completion _____

State 48 Roofing LLC – ROC #325352

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state48roofing.com



PROPOSAL TERMS AND CONDITIONS

1. The Buyer can cancel this contract within three (3) business days of signature date without penalty, by signing this form and sending it via e-mail (jason@state48roofing.com), or mail (address on the front). **I hereby cancel this contract.** _____ **Date:** _____. If Buyer cancels after three (3) days, a penalty will be assessed of 10% of contract amount. However, if work has begun or materials have been ordered, contract cannot be canceled. State 48 Roofing LLC can cancel at anytime without cause before work begins.
2. State 48 Roofing LLC will not be required to start or to proceed with the work if there are delays in delivery or impeding weather conditions or any other causes beyond their control constricting the work. If workers are not able to access the work site at the pre-arranged scheduled time, there will be an additional rescheduling fee of \$75.00.
3. Owner shall furnish water, electricity, and adequate access to building, if available. Owner should be aware of loud noise/ vibration, possible dust/ debris in skylights/fans/ducts, and trash in the yard during construction (thorough clean-up will be performed by State 48 Roofing LLC. at completion of job). Precautions should be taken by the owner to keep children, pets, valuables, and cars away from "hazard zone" of 10 to 20 foot perimeter around the house, and to remove or protect hanging or loose items inside the building. Dumpster may be placed on driveway for duration of job.
4. Weights, thicknesses, color, blend, or other amounts quoted are approximate & shall be subject to normal industry variation.
5. Due to changing material & labor prices, this proposal may be withdrawn by State 48 Roofing LLC. if not accepted within forty five (45) days from issue date.
6. This proposal when signed by the Buyer and the authorized representative shall become a contract under the laws of the state and will thereby be a binding contract. This proposal & contract shall be the entire agreement between the parties. Any changes in this proposal and contract must be approved in writing. Any alteration or deviation from the specifications on reverse involving extra cost of material or labor except visibly rotten wood (see wood schedule below) or requests for additional tile replacement (see below) will be executed only upon written orders for the same, & will become an extra charge over the sum mentioned in this contract. No work other than that specified herein is contemplated in this proposal.
7. If amounts invoiced are unpaid 30 days after billing, a late penalty of 10% of the amount unpaid and finance charges of 1.5% per month will be assessed after 30 days and each subsequent 30 days thereafter. In such case, proceedings may be commenced, such as filing of lien to secure or enforce the payment of any portion of the agreed price. Buyer agrees to pay State 48 Roofing LLC without special demand, reasonable attorney's fees & legal costs in such proceedings.
8. State 48 Roofing LLC will not be responsible for determining the existing condition of air conditioning units, swamp coolers, duct work and stands that support same, structural framing, poor drainage, decking, chimney caps, stucco, parapet walls, condensation lines, water lines, electric lines, antenna wires or cables. However, should any defect in any of the above mentioned be discovered, State 48 Roofing LLC will, of course, notify the signer of this proposal. State 48 Roofing LLC Inc. will not be responsible for water, electric, sewer, thermostat, or other existing items that are currently out of code. State 48 Roofing LLC will not be responsible for condition of satellite dishes, pest control devices, or tree trimming which may be necessary for work to be done. State 48 Roofing LLC will not be responsible for any cracking of drywall, stucco, concrete, or other surfaces that occur to a property during normal construction operations.
9. Please note that even a microscopic crack in stucco may cause a significant leak because of the osmotic pressure and surface tension of the water. We are not responsible for stucco leaks unless specifically addressed in the proposal.
10. Upon completion of work the Buyer shall have the opportunity to inspect such work. If the Buyer believes such work is incomplete or unsatisfactory in some manner, the Buyer may inform State 48 Roofing LLC at that time. Otherwise, such work shall be deemed accepted. No formal written acceptance need be issued by the Buyer to constitute acceptance. Final payment or failure by Buyer to inspect work within five (5) days of completion shall automatically constitute acceptance.
11. The warranty is solely for the benefit of the named building owner upon payment in full, but may be transferred under certain conditions. Other terms & conditions are noted on reverse of warranty. Contact a State 48 Roofing LLC representative for details.
12. **We accept VISA, MasterCard, American Express and Discover for payment of services. However, there will be a 3% additional charge.**
13. State 48 Roofing LLC is complying with the new EPA regulation regarding RRP and lead paint containment. Therefore, if your house was built prior to 1978, a State 48 Roofing LLC representative may be scheduled, before contracted work begins, to check for lead paint in any materials on your property that will be disturbed during the contracted work. If the disturbed materials test positive for lead paint **and** your property meets certain other parameters, then additional charges may apply to properly remove and dispose of the lead-contaminated debris.
14. All work will be performed in a professional manner, making a sincere effort, and will be a best efforts attempt to repair problems. All labor required to complete scope of work is included in agreement price, including on- and off-the-job-site time, travel time and loading time. This proposal is based on a complete job, and any surplus material remains the property of State 48 Roofing LLC and will be removed by State 48 Roofing LLC

State 48 Roofing LLC – ROC #325352

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Additional Roof Tile Replacement, if needed/ requested. (Does not apply to Re-Tile Proposals.)

Minimum charge of \$50, plus charges for each tile: Slurry: Flat: \$6 Villa: \$8 "S" Tile: \$8 Color
Thru: Flat: \$8 Villa: \$10 "S" Tile: \$10 Trim: \$12 Clay: \$8 Specialty Tile: \$15

Roofing Proposals Only: **Wood Schedule** (remove and replace – assumes roofing is already removed – paint not included): Prices subject to change without written notice. **Minimum charge of \$50, plus** standard length wood pieces of:

1X4 plank	\$4.00 /linear foot	1/2" CDX plywood	\$80.00 a sheet	2X6 fascia	\$10.00 /linear ft
1X6 plank	\$4.00 /linear foot	1/2" OSB Plywood	\$70.00 a sheet	2X8 fascia	\$10.00 /linear ft
1X8 plank	\$ 4.50 /linear foot	1/2" ACX Plywood	\$100.00 a sheet	2X10 fascia	\$12.00 /linear ft
		5/8" CDX Plywood	\$125.00 a sheet	Trim board 1x2, 1x3, 1x4	\$3.00 / linear ft
		5/8" OSB Plywood	\$125.00 a sheet		
		3/4" CDX Plywood	\$150.00 a sheet		
		3/4" OSB Plywood	\$150.00 a sheet		

The property owner has the right to file a written complaint with the registrar for an alleged violation of section 32-1154, subsection A, within the time period set forth in section 32-1155, subsection A. For more information, call the AZ Registrar of Contractors at 602.542.1525, or go to www.azroc.gov.

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