



COOL ROOF™
FOAM AND COATINGS

We're On Top of It!



LIFE-OF-THE-BUILDING ROOF SYSTEMS

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Golden Rule Enterprises, Inc. DBA
COOL ROOF™
FOAM AND COATINGS

We're On Top of It!

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SPRAY POLYURETHANE FOAM ROOF SYSTEM
WITH SILICONE U.V. PROTECTIVE COATING
THE BEST ROOF SYSTEM ON THE MARKET TODAY

LIFE-OF-THE-BUILDING ROOF SYSTEM
WITH A LIFETIME RENEWABLE MANUFACTURER
LABOR & MATERIAL WARRANTY

+ CAT5 HURRICANE HIGH WIND WARRANTY

FINALIZED AGREEMENT CONTRACT PROPOSAL

SIXTH MOORINGS CONDO

18555 NE 14TH AVE, Miami FL 33179

John Koble 305-975-6336 countyline18@hotmail.com

CUSTOMER NO: 33246 SOURCE: TV-OTHER LEADDATE: 5/31/24 STORIES: 3 ROOF ACCESS: HATCH

July 03, 2024

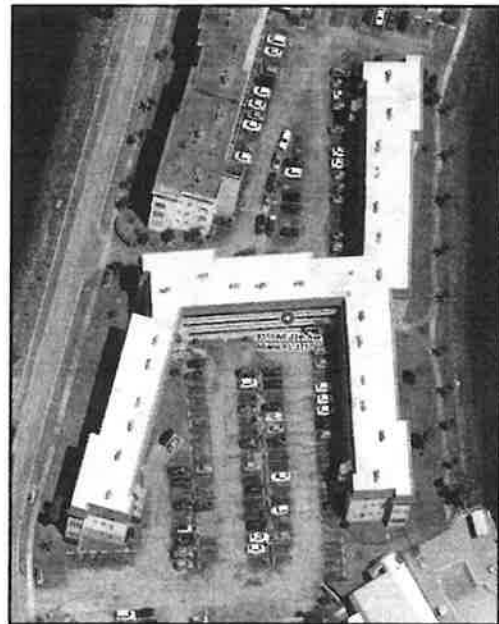
Prepared By:

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Specializing in Seamless Roofing & Waterproofing ■ Industrial ■ Commercial ■ Institutional

POMPANO BEACH, TAMPA, ORLANDO, JACKSONVILLE

CORPORATE HQ 1461 SW 32ND AVE POMPANO BEACH, FL 33069

Toll Free (877) 354-FOAM (3626) Fax (954) 788-1098

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WHAT YOU NEED TO KNOW ABOUT **ROOF WARRANTIES**

COOL ROOF™
FOAM AND COATINGS

We're On Top of It!



INDEFINITELY RENEWABLE LABOR & MATERIAL, NO-LEAK MANUFACTURER WARRANTY

We strongly recommend that you only consider a labor & material manufacturer warranty. A contractor warranty is worthless if the contractor goes out of business.

Read any product warranty thoroughly that you are considering. There are many contractors selling 'other than **SILICONE** roof coatings' but if you read the warranty, you'll see that there is no substantive remedy if the product fails. Other products simply don't last and no manufacturer will risk their company on a material and labor warranty hook. If a product can deliver a manufacturer labor AND material warranty for 10, 15 or 20 years, it may be a viable consideration.

THE MANUFACTURER WILL PERFORM A TWO-STEP WARRANTY INSPECTION PROCESS

- 1.** Pre-application roof inspection. The rep will deliver a report verifying the manufacturer is willing to write the proposed warranty.
- 2.** Post-application roof inspection. As a final measure of assurance that your job was performed to manufacturer specifications, once Cool Roof completes the job, the manufacturer technical representative will perform a second inspection complete with slit samples which are measured to verify the product application thickness.

These manufacturer inspection steps are important in protecting you and validating every step of our process. Don't settle for anything less or you could pay twice. A contractor can easily cheat you without this manufacturer verification.

COOL ROOF™

SPRAY POLYURETHANE ROOF SYSTEM PRICING INFORMATION

LIFE-OF-THE-BUILDING ROOF SYSTEM

SIMPLY RE-COAT THE SILICONE COATING AT THE END OF THE WARRANTY TO RENEW THE WARRANTY **INDEFINITELY** AT A FRACTION THE COST OF RE-ROOFING!

*All roof industry materials are experiencing unprecedented, volatile price increases & shortages; **Proposal Price Valid for 90 Days***

**PRICES ARE ONLY GOING UP
CONTRACT NOW & LOCK IN THIS LOW PRICE**

 10-YEAR <i>Labor & Material</i> NO-LEAK Manufacturer Warranty + CAT5 Wind Warranty
\$ 483,000
24 Mils Silicone (1-Coat) Wet Film Thickness

NO CHANGE ORDERS GUARANTEED

(UNLESS IN THE UNLIKELY EVENT WE ENCOUNTER UNDISCOVERED ITEMS WHICH COULD NOT HAVE BEEN REASONABLY ANTICIPATED. NOTE: THIS SCENARIO RARELY PRESENTS ITSELF)

WE DO THE JOB RIGHT AND DELIVER A
PERMANENT WATERPROOF SOLUTION WITH A LIFETIME -
INDEFINITELY RENEWABLE, NO-LEAK, LABOR & MATERIAL
MANUFACTURER WARRANTY
+ CAT5 HURRICANE WIND WARRANTY



SPRAY POLYURETHANE FOAM ROOF SYSTEM ADD ALTERNATE PRICING

- **\$ OPEN PERMIT** TO BE BILLED AT ACTUAL COST + 20% (TYPICALLY 2% +/- OF CONTRACT PRICE)

- **\$ OPEN ENGINEERING** TO BE BILLED AT ACTUAL COST + 20%
NOTE: CITY CODE REQUIRED ENGINEERING REQUIREMENTS MAY CHANGE THE SCOPE OF WORK AND PRICING. THE ONLY LIKELY CODE REQUIRED ENGINEERING WOULD BE A DRAINAGE STUDY TO DETERMINE IF THERE IS ADEQUATE SCUPPER COUNT AND SIZE

- **INCLUDED MANUFACTURER LABOR & MATERIAL WARRANTY
+ CAT5 HURRICANE WIND WARRANTY**

**NOTE: ALL OTHER ROOF SYSTEM WARRANTIES ARE VOID
IN A NAMED STORM IN EXCESS OF 110MPH**

- **INCLUDED DUMPSTERS & DISPOSAL**

- **INCLUDED ANNUAL MAINTENANCE CONTRACT**

COOL ROOF TO PERFORM AN ANNUAL **“VISUAL MAINTENANCE INSPECTION & REPORT”** ONCE PER YEAR FOR THE FIRST 2-YEARS OF THE WARRANTY. ANY WARRANTED DEFICIENCIES WILL BE CORRECTED AT NO CHARGE, ANY NON WARRANTED DEFICIENCIES WILL BE HANDLED ON A TIME AND MATERIAL BASIS.

ADDITIONAL ANNUAL MAINTENANCE CONTRACT (OPTIONAL – NOT REQUIRED TO PURCHASE)

- **\$ OPEN FOR DISCUSSION**

VARIABLE OPTIONS THAT SUIT YOUR NEEDS ARE AVAILABLE

EXAMPLE: PER YEAR OR SCHEDULE ON DEMAND. (EVERY OTHER YEAR, EVERY THIRD YEAR, ETC.)

SEVERAL OPTIONS ARE AVAILABLE SUCH AS:

INSPECTION & REPORT ONLY

INSPECTION & CORRECT ANY NON-WARRANTIED DEFICIENCIES UP TO CERTAIN LIMITS

INSPECTION & CORRECT ANY NON-WARRANTIED DEFICIENCIES ON A TIME & MATERIAL BASIS

IF WE ARE CHOSEN AS YOUR CONTRACTOR, WE CAN DISCUSS DESIGNING A PROGRAM THAT FITS YOUR BUDGET AND ACCOMPLISHES YOUR GOALS.



PAYMENT TERMS (NEGOTIABLE)

We always want our customers to be comfortable that the contractor isn't paid unbalanced to the actual work performed. Be cautious of contractors that don't think like this or you could end up in a powerless situation fighting a legal battle.

\$ 483,000 CONTRACT TOTAL

MFG. LABOR & MATERIAL WARRANTY

+ CAT5 HURRICANE WARRANTY

10% DUE AT CONTRACT SIGNING	\$ 48,300	PAID CH# _____ DATE _____ INTL _____
20% DUE AT MOBILIZATION (NO LATER THAN 24-HRS)	\$ 96,600	PAID CH# _____ DATE _____ INTL _____
30% DUE AT 1/2 WAY (NO LATER THAN 24-HRS)	\$ 144,900	PAID CH# _____ DATE _____ INTL _____
30% DUE AT FINAL COMPLETION (NO LATER THAN 24-HRS)	\$ 144,900	PAID CH# _____ DATE _____ INTL _____
10% RETAINAGE DUE UPON MFG. FINAL INSPECTION REPORT DELIVERED (NO LATER THAN 24-HRS)	\$ 48,300	PAID CH# _____ DATE _____ INTL _____
PERMIT DUE WHEN PULLED (NO LATER THAN 24-HRS)	\$ _____	PAID CH# _____ DATE _____ INTL _____

Any due payment term which is delayed **can result in a de-mobilization & re-mobilization charge.*

***Any Hurricane related de-mobilization and re-mobilization **can** result in a charge. To be discussed.*

CORPORATE HQ
1461 SW 32ND AVE POMPANO BEACH, FL 33069
Toll Free (877) 354-FOAM (3626) Fax (954) 788-1098



SPRAY POLYURETHANE FOAM ROOF SYSTEM SCOPE OF WORK

In accordance with the roof inspection & evaluation, we are pleased to have the opportunity to present the following scope of work which will meet all local and state building codes. We hereby propose to furnish all materials, all necessary equipment and to perform all labor necessary to complete the following work in an OSHA approved Safety manner.

NOTE: Owner of the property is obligated to provide running water or verify that running water is available on the premises.

Project Duration: Approximately (31) Days (Weather Permitting)

Existing Roof Type: ModBit-Direct to Plywood **Stories: 3** **Roof Access: Hatch**

Warranty: Tropical

Labor & Material

+CAT5 Hurricane Warranty

Permit: Yes

- **File for and obtain permitting (to be billed at actual cost+20%):** Any code required engineering billed at cost + 20% to include drainage calculations, fastener density calculations, pull-out tests, and asbestos survey as required by municipality. Any other requirements imposed to obtain permitting to be at additional cost (*none anticipated on this job*).
- Conduct a pre-job inspection with you and Cool Roof project management to discuss staging, safety and familiarize our crew management with the project specifics.
- Set up safety and conduct toolbox meetings each morning to review safety. Your job will have an OSHA (Level-500) certified project manager present at all times. We take safety seriously and know you expect professional safety management. Additionally, we have 200+ car covers, and we keep a man in the parking lot to prevent overspray issues with cars.
- Remove the existing roof system down to the plywood substrate.
- Inspect the existing plywood substrate for rot or delamination and replace as necessary in order to provide a solid nailing substrate. *Pricing is \$250 per 4x8 Sheet of Plywood.*
- Re-nail the decking per Florida Building Code (FBC) requirements.
- Install a Densdeck® High-Density fire rated recovery board using ASTM approved 3" pressure distribution plates & screws per Florida Building Code (FBC) engineering fastening pattern requirements.
- Apply manufacturer approved primer as required.

- Pre-Apply SPF to any roof penetration (AC legs), perimeter base flashing areas, curbs, roof-to-wall transitions, etc. (typical leak sources)



- Spray apply the Polyurethane Foam (SPF) Roof System at a base thickness of 1". The roof drainage system (scuppers & drains) is mapped and the SPF is then further applied in a sloped/tapered gradient **3" – 2" – 1"** to properly evacuate water off the roof. Finally, we create 'crickets' which are triangle shaped high areas designed to direct water to specific scuppers/drains.

Current Florida Building Code (FBC) requires all re-roofs - TO HAVE A TRUE, FULLY TAPERED - POSITIVE DRAINAGE - ROOF SYSTEM. Our proposal will permanently resolve any current ponding issues and will effectively evacuate water off the roof. Beware competitor claims since this is one of the most frequent deficiencies seen on roofs where contractors did not install a true tapered roof system. If their bid doesn't say tapered, you aren't getting a true, tapered roof system.

- The SPF shall be installed in passes with an optimum pass thickness of between ½" and 1" except to feather or taper the SPF at termination and drainage points according to the manufacturer's specifications.



- Pre-treat apply the Eternasil 9400 **High Solid, Pure 100% Silicone** UV protective coating (*fibered for pre-treatment items*) to any roof-to-wall transitions, base flashing seams, roof penetrations such as pipe jacks, pitchpans, etc. (*typical leak sources*).



- Apply the **ETERNA-SIL 924, High Solid, Pure 100% Silicone** Roof Restoration Coating to be installed at a rate specific to the warranty term requirements Wet Film Thickness (WFT): **24MILS** <https://www.tropicalroofingproducts.com/reflective-roofing-products/silicone-coating>

24MILS WFT 10-Year Warranty

- Blast imbed Sesco® granules (*snow white color*) uniformly across the entire roof to enhance traction and create a non-slip roof surface.
- The SPF Roof System shall be allowed to cure fully (generally overnight) and inspected for any defects. Any defects shall be immediately corrected as specified by the manufacturer. The finish application SPF Roof System shall be installed according to the manufacturer's specifications to meet the warranty term requirements to receive the No Leak, Non-Prorated, Full System, No-Dollar-Limit (NDL Labor & Materials) Indefinitely Renewable **Manufacturer Labor & Material Warranty + CAT5 High Wind Warranty**

IMPORTANT NOTE: Silicone Coating applied to any parapet walls to completely waterproof encapsulate the entire parapet wall (a typical leak source).

- Haul away and dispose of any debris at an approved landfill facility.

END OF SCOPE OF WORK



APPLICATION SPECIFICATION



Warranty Program for ETERNA-SIL DIRECT-BOND Silicone Coatings



Warranty Period	10 Year		15 Year		20 Year	
Substrate	Min dry mils	**Approx Gal/Sq	Min dry mils	**Approx Gal/Sq	Min dry mils	**Approx Gal/Sq
Metal 923 or 924	22	923 1.9 924 1.5	30	923 2.6 924 2.0	38	923 3.3 924 2.5
BUR/ Asphalt 923 or 924 <small>*Requires Bleed Blocker base coat at 1.5 gal/100 sf</small>	22	923 1.9 924 1.5	30	923 2.6 924 2.0	38	923 3.3 924 2.5
Modified Bitumen 923 or 924 <small>*Requires Bleed Blocker base coat at 1.5 gal/100 sf</small>	22	923 1.9 924 1.5	30	923 2.6 924 2.0	38	923 3.3 924 2.5
TPO, PVC, CPE, Hypalon 923 or 924	22	923 1.9 924 1.5	30	923 2.6 924 2.0	38	923 3.3 924 2.5
EPDM 923 or 924 <small>*Requires EPDM Wash at 1 gal/600 sf</small>	22	923 1.9 924 1.5	30	923 2.6 924 2.0	38	923 3.3 924 2.5
Structural Concrete 923 or 924	22	923 1.9 924 1.5	30	923 2.6 924 2.0	38	923 3.3 924 2.5
SPF 923 or 924	22	923 1.9 924 1.5	30	923 2.6 924 2.0	38	923 3.3 924 2.5
Warranty Type	10 Year Material	10 Year Labor & Material	15 Year Material	15 Year Labor & Material	20 Year Material	20 Year Labor & Material
Warranty Fee	No charge	\$0.10/sf \$1,000 min.	No charge	\$0.12/sf \$1,500 min.	No charge	\$0.15/sf \$2,000 min.

** Minimum dry film thickness requirements do not include joints, seams, flashings, cracks, splits, protrusions, drains or other details where additional coating may be required. Coverage rates and gallons per square shown are approximate and do not include material losses during application. Moreover, certain surfaces may require additional coating or back rolling to achieve minimum millage requirements.

Foam warranty does not include the foam. *ETERNA-SIL is a trademark of Tropical Roofing Products. Copyright 2016 Tropical Roofing Products. All rights reserved.

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www.tropicalroofingproducts.com

COOL ROOF™

SPRAY POLYURETHANE FOAM ROOF SYSTEM WARRANTY INFORMATION



SINCE 1908
MANUFACTURER

**10-YEAR
NO LEAK,**

Non-Prorated, Full System, No-Dollar-Limit (NDL), Labor & Materials, Renewable
Warranty Backed ENTIRELY by TROPICAL

+ CAT5 High Wind Warranty

Click
10-Year Sample Warranty
[HTTP://GOFILE.ME/3TKVR/L9QFIQFPH](http://gofile.me/3TKVR/L9QFIQFPH)

OUR PROPOSED SPRAY POLYURETHANE FOAM (SPF) ROOF SYSTEM IS THE BEST ROOF SYSTEM ON THE MARKET WITH THE BEST WARRANTY ON THE MARKET AND THE ONLY **CATEGORY 5 (CAT5) HURRICANE HIGH WIND WARRANTY** ON THE MARKET.

THIS ROOF SYSTEM DELIVERS THE LOWEST COST OWNERSHIP OF ANY ROOF SYSTEM ON THE MARKET WITH THE ONLY INDEFINITELY RENEWABLE WARRANTY IN THE ROOFING INDUSTRY.



TERMS & CONDITIONS

Commencement and completion of work: The contractor represents that as soon as a signed contract and deposit is received and all permit fees are paid by the owner, all necessary materials for the work will be ordered and delivered to the job site as soon as possible. Contractor shall immediately schedule the installation of the work with the Owner and diligently complete the installation as scheduled, weather permitting.

Conditions: All material is guaranteed to be as specified. All work is to be completed in a professional workmanlike manner according to standard roofing practices. Any alteration or deviation from specifications involving extra cost/credit will be executed only upon written change orders and will become an extra charge/credit from the original lump sum contract price.

Unforeseen Conditions: This contract is based on conditions which were determined by visual examination. Should unforeseen conditions arise which could not be determined by the inspection's precedent to the creation of the attached proposal, any additional work over and above the work contemplated by the proposal shall be performed on a time and material or firm bid basis. In addition, should additional work or materials be required by governmental agencies such as the local building department or by the materials manufacturer in order to validate warranty requirements, such work or additional materials will be considered an unforeseen condition and will be subject to additional charges specified above.

Claims: All claims for damages or non-fulfillment of this contract shall be made not later than 30 days after the completion of the work. Cool Roof Foam and Coatings will exercise reasonable care when performing the work but cannot be held responsible in any manner for damage to sidewalks, foliage, shrubbery, screening, pipes or cables, above or below ground. We will not be held responsible for water damage to the exterior or interior of the premises. **CUSTOMER IS URGED TO COVER FURNITURE & OTHERWISE PROTECT THEIR PROPERTY.** We cannot assume responsibility for any damages done to the roof by plumbers, electricians, air conditioner men or any other tradesmen.

Engineering and Environmental Fees: Unless otherwise specified, this contract does not cover costs for engineering calculations, environmental tests or hazardous materials removal as may be required by governmental agencies. Any such costs will be paid by the purchaser.

Oral Representations: Cool Roof Foam & Coatings assumes no responsibility for any oral representations which are not confirmed in writing. All terms and conditions must appear in writing on this contract or on other written instrument(s) signed by both parties. This contract may not be altered or modified except by written instrument(s) signed by the parties.

Payment: Payment of all or part of this contract, according to the terms of the contract shown in the proposal or in a separate written and approved instrument, shall be due and payable strictly on the basis of that schedule unless the parties agree otherwise in writing. Payment to Cool Roof Foam and Coatings shall in no way be contingent upon the acceptance of work done by others over which Cool Roof Foam and Coatings has no control. Furthermore, Cool Roof Foam and Coatings assumes no responsibility for work done by anyone other than a Cool Roof Foam and Coatings employee or subcontractor. If it becomes necessary to incur any expenses in the collection of any monies due under the terms of this contract including, but not necessarily limited to, reasonable attorney's fee, court costs or other collection fees, it is understood that those costs shall be paid by the purchaser. If the customer cancels the job after the contract has been signed, Cool Roof Foam and Coatings will keep the entire deposit.

Guarantee: All guarantees given by Cool Roof Foam and Coatings will be null and void if any contractor or individual other than a Cool Roof Foam and Coatings representative does work on a guaranteed roof or if property owner or tenant does not allow access to the property. Cool Roof Foam and Coatings will assume no liability and will not guarantee any work performed until contract is paid in full.

The signing of this agreement confirms that the signer has read and approves all terms and conditions of this contract.

Cool Roof Foam & Coatings assume no responsibility for damage cause by acts of God, acts of nature, or any act beyond our control. This contract is not valid or binding until approved and accepted by an officer of the corporation.

SEVERABILITY: If any provision of this contract is declared to be unlawful, invalid, or unenforceable for any reason, then notwithstanding such unlawfulness, invalidity, or unenforceability, the remaining terms and provisions shall remain in full force and effect.

APPLICABLE LAW: This Agreement shall be governed, construed and enforced in accordance with the laws of the State of Florida and venue shall lie in Broward County. The prevailing party in any action to enforce this Agreement or breach of this Agreement shall be entitled to reasonable attorneys' fees and costs at all trial and appellate levels.

ACCEPTANCE OF AGREEMENT

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 the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. The undersigned agrees to furnish Workman's Compensation and Liability Insurance. Owner to carry Fire, Tornado, and all other necessary insurances. All agreements contingent upon strikes, accidents or delays beyond our control.

Protection of Property

Owner agrees to remove or protect any property, fixtures or other items which are under or covered by the roof area where work is to be performed, including both interior and exterior spaces. Due to the nature of this work, a certain amount of vibration or movement can be expected which could affect items under the roof or work area. Additionally, significant amounts of dirt or dust could be created which could enter the interior of the building. Areas without overhead ceilings are especially susceptible to dirt infiltration. The owner has been advised of this responsibility and agrees that the contractor shall not be responsible for this protection or clean up.

Interest on past due sums shall accrue from when due at the highest rate allowable under Florida law. In any action brought for enforcement or interpretation of this agreement, the prevailing party shall also recover all costs including reasonable attorney fees. Venue is hereby agreed to be Broward County, Florida

This agreement is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.



AUTHORIZED SIGNATURE _____ DATE 07/03/2024
Mario Finazzo Cool Roof Foam & Coatings Representative

The above prices, specifications and conditions are hereby agreed to and accepted. You are authorized to perform the work as specified. Payment will be made as outlined on the Payment Terms page.

ACCEPTANCE John Koble _____ DATE 07/03/1924
John Koble 1 Jul 3, 2024 14:58 EDT

Printed Name JOHN R KOBLE

Email countyline18@hotmail.com Cell Phone 3059756336




SIXTH MOORINGS CONDO - Proposal

Final Audit Report

2024-07-03

Created:	2024-07-03
By:	Mario Finazzo (mario@coolroof.biz)
Status:	Signed
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