COMMERCIAL ROOFING ADVISORS

AMERICA 250

COMMERCIAL ROOFING

FULL EPDM ROOF REPLACEMENT

Convenience-store roof replacement

Factoryville, Pennsylvania

PUBLIC EDITION | Pricing and customer contacts redacted

PROPOSAL

October 1, 2026

Proposal Letter

October 1, 2026

[redacted]

Dear [redacted],

Commercial Roofing Advisors is pleased to present this revised proposal for full EPDM roof tear-off and replacement at [redacted], Factoryville, PA [redacted].

The total lump-sum proposal amount is [redacted]. The proposed work replaces the entire roof with an EPDM roofing system and includes a 20-year warranty. The final system specifications and written warranty coverage will be confirmed before material procurement.

This proposal replaces the prior partial roof replacement and restoration proposal for this property. The revised scope is full roof replacement.

We will coordinate site access, waste-container placement, material delivery, and the work schedule with your authorized representative. Final payment terms and mobilization arrangements will be confirmed in writing before work begins.

Sincerely,

Josh Tabor
Operations Manager
Commercial Roofing Advisors
commercialroofingadvisors.com

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Project Scope

EPDM
FULL ROOF REPLACEMENT

20 YEAR
WARRANTY

LUMP-SUM PRICE

Full Roof Tear-Off and Replacement

- Tear off the existing roofing across the full roof at the project site.
- Replace the full roof with an EPDM roofing system.
- Provide a 20-year warranty, with final written coverage and system requirements to be confirmed before material procurement.

System and Field Verification

Final roof measurements, membrane product and thickness, attachment method, insulation assembly, flashing details, and deck condition will be confirmed in writing before material procurement and mobilization. Additional work outside the agreed full replacement scope requires written agreement, except for additional roofing layers expressly authorized under the pricing provision in this proposal.

Site Coordination

Coordinate site access, waste-container placement, material delivery, and the work schedule with the property's authorized representative. Any staging arrangements will be documented before work begins.

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Pricing and Proposal Basis

Proposal Item	Amount
Full EPDM roof tear-off and replacement at , Factoryville, PA	
Total Lump-Sum Proposal	

Proposal Basis

The lump-sum price covers full EPDM roof tear-off and replacement at the project site. This revised proposal supersedes the prior partial replacement and restoration proposal.

Unaccounted Additional Roofing Layers

If additional existing roofing layers that were not accounted for in the proposal are discovered during demolition, removal and disposal will be billed at **per roofing square (100 square feet), per additional layer**, based on the actual area of each additional layer removed. This rate includes removal of the entire additional layer within the documented area and disposal of that material.

The additional layers and affected areas will be documented on site. Due to the nature of the demolition process, demolition cannot stop mid-project to await further approval. By accepting this proposal, the client authorizes removal and disposal of these unaccounted additional layers at the stated rate and acknowledges that the resulting charges are incurred as the work is performed and will be added to the final invoice.

Warranty

A 20-year warranty is included. The warranty issuer, covered components, exclusions, and final written warranty terms will be confirmed before material procurement. No separate labor-warranty duration is specified in this proposal.

Schedule and Payment Terms

The work schedule, waste-container delivery, and payment terms will be confirmed in writing before mobilization. Scheduling is subject to final site coordination and suitable working conditions.

Final Specifications

The final EPDM product, membrane thickness, attachment method, insulation, flashings, roof measurements, and treatment of any deck damage will be documented in writing before material procurement and work begins.

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What You Need to Know

Commercial Roofing Advisors would like to thank you for choosing us. We hold ourselves to the highest standard while assisting with the work described in your proposal.

During the Restoration of Your Property

Noise will be a constant; please expect pounding from hammers and other tools. Remove all loose items from shelves, walls, cabinets, and other areas.

If required, waste containers and materials will be placed in a designated staging area coordinated with the property's authorized representative. Any alternate arrangements must be documented in the agreement.

Site Conditions That Are Hidden

Some plumbing, electrical, heating, and A/C companies, as well as builders and remodelers, will install their wiring and/or tubing in areas that expose them to damage and may cause them to be damaged during the restoration process. Commercial Roofing Advisors is not responsible for any damage to those items if the company that installed those items did not properly install and/or protect them from potential damage.

Commercial Roofing Advisors will only perform those repairs that are written/listed on the contract. There are no verbal agreements; therefore, no work will be done from verbal agreements.

Client's Initials: _____

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Additional Information

1. This proposal is for completing the order as described. This proposal is based on Commercial Roofing Advisors' evaluation and does not include additional labor which may be required should any unforeseen problems arise after work has commenced. No verbal agreement will be honored.

2. Any modifications to the terms and conditions of this contract must be in writing and approved by Commercial Roofing Advisors.

3. Any amendments to this agreement must be in writing, dated, signed, and approved by Commercial Roofing Advisors.

4. Commercial Roofing Advisors is not held liable for any damages during the fulfillment of the order unless directly caused by Commercial Roofing Advisors.

5. All project commencement and completion dates are variable due to weather or any condition preventing production. Commercial Roofing Advisors is not held liable for delays beyond Commercial Roofing Advisors' control. Commercial Roofing Advisors is not held liable for the failure of performance due to labor issues, strikes, weather, inability to obtain materials from usual sources, or any other circumstances beyond the control of Commercial Roofing Advisors.

6. The client is responsible for any hazardous condition or materials and shall notify Commercial Roofing Advisors of the presence of any hazardous condition prior to the commencement of the project.

7. Commercial Roofing Advisors is not responsible for ensuring satellite dishes are functional in signal upon completion of the project.

8. The work stated on the contract is the full extent of the work contracted.

Client's Initials: _____

Commercial Roofing Advisors

Acknowledgement: _____ Date: _____

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Acceptance and Authorization

By signing below, the parties acknowledge and accept the scope, proposal basis, client information, additional information, stated warranty conditions, base proposal amount, and additional-layer charges described in this proposal. Acceptance expressly authorizes the additional-layer removal and disposal provision at [redacted] per roofing square, per additional layer, with charges incurred as the work is performed. Work may be scheduled after written acceptance and final coordination of the authorized contact, site access, work limits, schedule, and payment terms.

Project	Proposal Amount
Full EPDM Roof Replacement	[redacted]

Proposal Date: October 1, 2026

Project: Full EPDM replacement

Project Site: [redacted], Factoryville, PA [redacted]

ACCEPTED BY CLIENT

Signature

Printed Name / Title

Date

ACCEPTED BY CONTRACTOR

Signature

Printed Name / Title

Date

Commercial Roofing Advisors
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