COMMERCIAL ROOFING ADVISORS

AMERICA 250

COMMERCIAL ROOFING

METAL ROOF PIPE BOOT AND VALLEY REPAIR

Storage facility metal-roof repairs

Golden, Colorado

PUBLIC EDITION | Pricing and customer contacts redacted

PROPOSAL

#GS-100726 / October 7, 2026

commercialroofingadvisors.com

Proposal Letter

October 7, 2026

[redacted]
Golden, Colorado [redacted]

[redacted],

Commercial Roofing Advisors is pleased to present this proposal for targeted metal-roof repairs at [redacted]. The work addresses six pipe penetrations and the identified roof valley at [redacted]. The following pages explain the visible conditions documented in the inspection photographs and the proposed repair approach.

The proposed work includes removing and replacing six existing pipe boots, preparing the affected valley and its seams, and applying a 100% silicone roof coating system to the prepared area. The total proposal amount is [redacted].

The attached photo record documents the roof areas and existing penetration details that inform the defined scope. Photographs show visible conditions only; concealed conditions and deterioration outside the identified work areas are excluded unless added by written agreement.

Thank you for the opportunity to provide this proposal. We are available to review the scope and coordinate access and scheduling with your property representative.

Sincerely,

Josh Tabor
Operations Manager
Commercial Roofing Advisors
commercialroofingadvisors.com

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Project Scope

Project Summary

This proposal covers targeted repairs to the metal roof at [redacted], [redacted], Golden, Colorado. The work is limited to six pipe penetrations and the identified valley area shown in the inspection photographs.

Visible Conditions and Repair Rationale

The inspection photographs show existing pipe-boot assemblies with accumulated sealant and flashing material around the penetrations. Several close-ups show weathered or separated sealant and localized surface oxidation or coating wear near roof seams and penetration bases. The valley photos document the area identified for cleaning, seam detailing, and coating. The photographs do not establish concealed damage or a specific leak path. A surface application of additional sealant around the existing boots is not the proposed repair. The scope removes the existing boots, prepares the metal around each penetration, and installs six flexible metal-roof boot assemblies secured with compatible fasteners and sealant. Valley cleaning, surface preparation, seam treatment, and a silicone coating system provide a continuous waterproofing treatment over the identified area.

Included Work

- Remove six (6) existing pipe boots; remove deteriorated sealant, loose caulking, fasteners, and loose flashing material around each penetration.
- Clean and prepare metal surfaces around the penetrations; inspect the immediate panel areas for visible deterioration or corrosion. Minor surface preparation is included.
- Furnish and install six (6) flexible pipe-boot assemblies designed for metal roofing, sized to the existing pipes and panel profiles, with compatible sealant and corrosion-resistant fasteners.
- Form the boot flashing around standing seams where needed; seal fastener heads and perimeter transitions and tool the joints to a continuous watertight transition.
- Clean the affected valley; remove loose debris, failed coating or sealant, and loose corrosion; prepare the surface and apply compatible rust-inhibitive primer where required.
- Detail seams, joints, penetrations, and transitions in the valley with flashing-grade silicone or mastic as required; apply 100% silicone coating at the manufacturer's specified rate and required dry-film thickness.
- Inspect completed work for visible holidays, pinholes, thin areas, and incomplete coverage; remove project debris from the work area.

Excluded Work

Metal panel replacement, structural repairs, deteriorated decking or substrate, plumbing or vent-pipe relocation or replacement, full-roof restoration, hidden conditions, and work beyond the six identified penetrations and valley area are excluded unless authorized in writing.

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Pricing and Proposal Basis

#	Proposal Item	Amount
1	Six metal-roof pipe boot replacements and preparation, detailing, and 100% silicone restoration of the identified valley area, including labor, materials, fasteners, coatings, and cleanup as described in this proposal.	
	Total Lump-Sum Proposal	

Proposal Basis

- Price is based on six pipe-boot replacements and the valley preparation and coating work described on the preceding page.
- The proposal includes a one-year workmanship warranty for the defined work.
- Schedule and payment terms will be confirmed in writing before mobilization.
- Additional quantities, panel replacement, concealed deterioration, structural or substrate repairs, and work beyond the stated limits require written scope and price approval before proceeding.

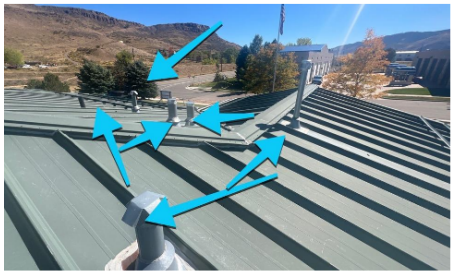
Assumptions and Exclusions

- Existing metal panels remain in place. Replacement of deteriorated roof panels is excluded unless separately identified and approved.
- The visible inspection record does not establish the condition of concealed materials or the source of any water entry.
- Work is subject to suitable weather and safe roof access. Access, staging, and work sequencing will be coordinated with the property's authorized representative.
- Structural repairs; replacement of deteriorated decking or substrate; plumbing or vent-pipe relocation or replacement; full-roof silicone restoration; and unrelated roof repairs are excluded.

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Inspection Photo Record

These ten photographs were included with the inspection packet and are reproduced here to show the visible roof conditions supporting the defined scope. Captions describe visible features and do not represent a determination of concealed damage.



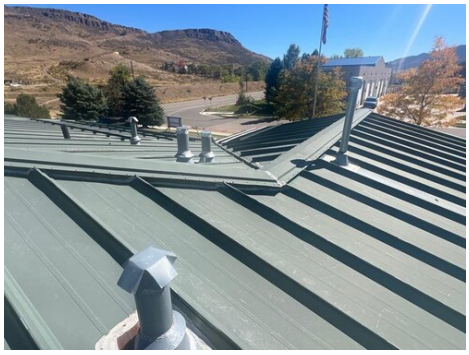
Roof overview with marked roof and valley locations for inspection.



Close view of a marked roof-panel or valley detail for field location.



Pipe penetration with the existing boot and sealant buildup visible.



Wider view of the standing-seam roof and identified valley area.



Tape measure documents a roof-panel detail near the repair area; final boot sizing is field-verified.

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Inspection Photo Record (continued)



Close-up of an existing seam or flashing detail with weathered sealant and adjacent surface wear.



Pipe penetration and roof detail shown with a measuring tape for scale.



Existing pipe boot with accumulated sealant around the base.



Close-up showing the boot base, sealant, and localized surface oxidation.



Close-up of coating or sealant wear and surface condition adjacent to a roof-panel seam.

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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, assumptions, exclusions, client information, additional information, and lump-sum amount described in this proposal. Work may be scheduled after written acceptance and coordination of access, field conditions, schedule, and payment terms.

Project	Proposal Amount
Metal Roof Pipe Boot and Valley Repair -	

Proposal Number: GS-100726

Proposal Date: October 7, 2026

Project Site: , Golden, Colorado

ACCEPTED BY CLIENT

Signature

Printed Name / Title

Date

ACCEPTED BY CONTRACTOR

Signature

Printed Name / Title

Date

Commercial Roofing Advisors
commercialroofingadvisors.com

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