



Submitted to:

Nash Property Management
P.O. Box 75535
Seattle, WA 98175

COMMERCIAL & INDUSTRIAL

910 6th ST S, #1
Kirkland, WA 98033

Phone: (425) 646-8998
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Date: January 20, 2025
Attention: Kerri DeArmas

19728 50th Ave W, Lynnwood

We have inspected the roof at the above stated address and we have found the following: roof is a standard composition roof that is showing signs of deterioration and in need of removal and replacement. The following proposal is for removal of roofing system and installation of a new 30 year Malarkey Highwind Algae Resistant Asphalt Composition.

Work to be done as follows:

1. Prepare ground for tear off of roof system.
2. Place cones and caution tape around doorways; and hang caution signs around perimeter of building, as needed.
3. Tear roofing system off to deck and dispose in a proper manner. This is based on one layer of membrane.
4. Re-nail any loose sheeting, as necessary.
5. *Remove and replace all deteriorated plywood. Price per board is based on market price for labor and materials + tax. Note: any crossbeams, support brackets, or fascia board in need of replacement will be at a price of \$15.00 per linear foot.*
6. We will install a new base sheet over surface.
7. We will install ridge vents.
8. We will install new metal flapper vents.
9. We will install new composition 30 year shingles over base.
10. We will re-flash roofing around skylights and chimneys and install new metal.
11. We will install new ridge cap shingles over ridge and all hips.
12. We will install new metal drip edge.
13. We will clean gutters and remove all debris.
14. On a daily basis, all debris and material will be cleaned up and organized in a professional manner.
15. Peak roof above doorway will be treated in the same manner and seal according to code and manufacturer specification, this represents roofing and flashing.

Roof warranty is fifteen (15) years.

Price for the above stated work is \$33,925.00 + tax. Price includes \$9,000.00 for removal of old insulation and \$5,125.00 for installation of 6" aluminum gutters. A separate proposal for skylights will be sent separately. Price is good for 2 weeks.

Payment terms: 1/2 down and balance in full upon completion of project. Please make check payable to KSR Roofing.

We will conduct bi-annual inspections for the length of the contract. Included in these inspections, we will clean the roof and realign the drains for proper water drainage and repair any problems we deem necessary before they arise. At the end of every year, we will submit, in writing, the condition of the roof to your company.

Note: the above prices do not include deck replacement. Additional work for gutter and fascia board replacement is not included.

ACCEPTANCE: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be outlined as above.

Date of Acceptance: _____

Signature: _____ **Signature:** _____