Roofing, Windows, Siding, Gutters, & Insulation

PROPOSAL

567 E. STAUNTON RD.
Troy, OH. 45373
Ph. 937.335.ROOF (7663)
Fax 937.335.3285
www.richroofing.com

To:
Virginia Sollmann

Job Name/No: 10830 Ohio 185
Location: Bradford, OH
Cell: 937-367-3637
Work Phone:
Email: msoll11@hotmail.com

Date: 05/19/2026

We hereby submit specifications and proposal for: **Garage and Barrel Barn Roof Replacements**

Removal of old roofing using property safe protection methods and haul/dispose of all work-related debris.
Install synthetic underlayment to remainder of roof area.
Install new aluminum eave and gable edge trim metal.
Install new Lifetime Dimensional laminate shingles. (storm nailed 6 nails per shingle for additional 10 mph wind rating)
Lifetime Mfg. Material Warranty/5yr Workmanship Warranty
Labor and Material:

Garage: Supply shingles and metal. $1855.26

Front Barrel Roof $29,213.76

Back Barrel Roof (including fascia, gutter, and siding repair) $31,532.13

GREEN / WHITE TRIM MRS

Rich Roofing has been voted 2025's #1 Roofing Company by Miami County for 16th consecutive year and Dayton's #1 Roofing Company for 2024-2025. Thank you!!

WE PROPOSE hereby to furnish material and labor-complete in accordance with these specifications for the sum of: **$62,601.15**
Payable as follows: ½ Down and Balance on Completion A 2% finance charge will be added to your bill if payment is not received within 5 days after the due date on your invoice. We accept Visa and MasterCard. Due to the amount of minimal vibration during the roofing procedure, Rich & Son's will not be responsible for any interior damage. We advise that all things be properly secured to walls, ceilings, and etc. All materials are guaranteed to be as specified. In the event that this contract is canceled after contractor purchases material, any and all materials must be paid for in full. All warranties void if not paid in full. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. Any additional disposal cost due to type of material, will be homeowners responsibility to pay for. All agreements contingent upon strikes, accidents or delays beyond our control. Weather and working conditions to be determined by Rich Roofing & Services LLC. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. **This quote is good for 15 days.**

ACCEPTANCE OF PROPOSAL-The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. You have 3 business days to rescind. If you rescind after the 3rd day, a 3% restocking fee will apply. Payment will be made as outlined above. Please sign and return one copy.

Representative: ER II____ Date: 05/19/2026 Payment terms: ½ down balance on completion

Authorized signature Mark Sollmann Date 5-19-2026

For office use only **Management approval:** _____ **Date:** _____

For the purpose of this agreement, "Owner" is and "You" are defined as all owners of the property, and the person(s) who signed this agreement hereby represent that th have authority from each owner to sign on their behalf and subject them to the terms hereof. "Contractor" is defined as Rich Roofing & Services LLC

If Owner is having remodeling done on their home.

IMPORTANT NOTE: Owner agrees this contract contains a complete written description of the work to be done for the price specified and there are no other items implied or verbally agreed upon with the exception that no charge has been included in your bid for replacing bad wood or trusses, unless specifically noted. If such conditions are found, then contractor is authorized to replace plywood for the additional cost stated on the front of this agreement. Trusses replaced on a time and materi basis. All wood to be replaced without further approval by owner, or Contractor may elect to stop work until an agreed additional change order for replacement is executed. Any other work requested requires a written change order signed by all parties, except that You are responsible to pay for all work and materials, and this section does not negate your obligation to pay for work and materials requested by any owner and performed by Contractor whether such request is in writing or oral, or original or additional work and materials.

The Contractor shall not be liable for failure of performance due to labor controversies, strikes, fires, weather, inability to obtain materials from usual sources, or any oth circumstances beyond the control of the contractor, whether of a similar or dissimilar nature.

If building or structure has cathedral ceilings Contractor is not responsible and Owner assumes risk of damage to the interior. If building or structure has unfinished ceilings Contractor is not responsible for and Owner assumes risk of damage for interior dust and debris.

Contractor is not responsible for and Owner assumes risk of damage to plumbing, buried utility wires, or anything buried or not visible.

If building or structure has open overhangs, Contractor is not responsible for and Owner assumes risk of damage for nails penetrating through underlying deck, including but not limited to tongue and groove, which may cause new splintering of wood.

Contractor is not responsible for and Owner assumes risk of loose items and fixtures, pictures, ceiling fans, vents, or anything in the interior.

Driveway/Parking lot cracking or damage could occur. Contractor is not responsible for and Owner assumes risk of damage to driveway or parking lot.

Owner/Authorized representative gives contractor permission to set dumpster on, and drive dump truck and delivery truck on driveway or lot at Owner's risk. An additional change order and fee is required if access to driveway or lot is denied or impaired.

All jobs are subject to installer's/subcontractors final acceptance of the bid or contract amount prior to commencement of work.

Prior to entering into this agreement, Owner has on his (it's) own or together with an architect and/or engineer informed himself (itself) fully of the structure of the building where the construction is to be performed and has determined that the roofing ventilation, insulation and accessories specified in this agreement are appropriate. On making this determination, the owner and his (it's) architect and/or engineer has also examined the weight bearing capacity of the structure of the building and determined that it is capable of supporting the weight of the roofing and insulating materials specified. Contractor has not yet been engaged to make a determination as t weight bearing capacity of the structure of the building, has made no representation relating thereto, and makes no warranty with respect to the ability of the building structure to support the new construction. Contractor disclaims any liability for loss, damage and costs caused by the failure of the structure of the building to support th installation, and owner assumes full responsibility for all risk in connection with the weight bearing capacity of the structure of the building.

The contractor is not liable and Owner releases Contractor from all consequential and incidental damage to the building structure or its contents. Damages are limited to contractor's replacement of defective materials or workmanship supplied. There are no warranties except those specifically stated or which extend beyond any description. THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE DISCLAIMED.

Contractor will not be responsible for and Owner assumes risk of damage for abnormal or unusual conditions, such as electrical wires, cables, conduit buried in/or near roofing, broken or sagging rafters, etc. Owner will hold contractor harmless from any liability. Any additional work caused thereby will require a change order and fee.

Any A.C. unit, satellite dishes, antennas, weather vanes, or other custom roof accessories will be disconnected and serviced by owner as needed unless contractor specifically assumes responsibility therefore in writing.

Repair work and patching are temporary in nature and WITHOUT ANY WARRANTY OR GUARANTEE AS TO EFFECTIVENESS.

Owner will cover or assume risk to air conditioning units, plants, trees, landscaping, gutters, siding, windows, screens, fences, decks, porches, patios, sidewalks, pool covers, cars, tires, or any other items stored outside.

Owner has been given the opportunity to consult with Owner's experts prior to commencement of work concerning the scope and specifications of this Contract, and Owner waives any post contract claim in connection with the scope or specification of this of this Contract, or the appropriateness thereof.

Contractor and Owner may enter sequential Contracts for different types of work, and in the event of nonpayment of prior Contract or any installment, Contractor may suspend work or cancel without recourse all remaining contracts. In addition, in the event of nonpayment of any Contract or installment when due, Contractor has no du to remove any debris and may return like material to the property.

Any representations, statements, or other communications not written on this agreement are agreed to be immaterial and not relied on by either party, and do not survive the execution of this agreement.

If any provision of this agreement is held invalid or unenforceable by a court of law, the validity and enforceability of the remaining provisions shall not be affected thereby.

Subject to three day rescission right, Owner agrees to a 25% cancellation fee of the full contract price before work is commenced as liquidated damages, along with all costs of custom and non-returnable materials; and Owner is liable for the full contract price once work is commenced.

"NOTICE OF CANCELLATION" _____

f this agreement was solicited at your residence and you do not want the goods or services, you may cancel, without further obligation, this greement by mailing a notice to the seller at the address as shown below, within 3 business days following the above date. You shall return th oods to seller in substantially the same condition as when you obtained them. Seller will then cancel all contracts and negotiable instruments xecuted by you and return any property given by you to seller within 10 days from date of transaction. If seller does not pick up the purchase oods within 20 days from date of your cancellation, you may retain or dispose of the goods without any further obligation. The notice must b ıailed to 567 E Staunton Rd. Troy, Ohio 45373.

NOTICE TO OWNER

'AILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIALS OR SERVICES TO COMPLETE THIS 'ONTRACT CAN RESULT IN THE FILING OF A MECHANICS LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS 'ONTRACT PURSUANT TO O.R.C.-CHAPTER 1311: LIENS. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESRIBED IN THIS 'ONTRACT. FAILURE TO SECURE LIEN WAVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

'HE PARTIES VOLUNTARILY, INTENTIONALLY AND KNOWLINGLY WAIVE ANY RIGHT THEY HAVE TO A JURY TRIAL FOR ıNY DISPUTE, ISSUE, CLAIM OR CONTROVERSY ARISING FROM OR RELATED TO ANY ASPECT TO THE CONTRACT,)OCUMENTATION, PERFORMANCE, MATERIALS, OR THE TRANSACTION.

F OWNER DEFAULTS IN PAYMENT OR PERFORMANCE, THE OWNER SHALL PAY ALL COSTS OF COLLECTION INCLUDING ıLL COURT COSTS AND ATTORNEY FEES. INTEREST AT 18% PER ANNUM WILL BE CHARGED ON ALL INVOICES IF UNPAI ıFTER 10 DAYS AND ALL WARRANTIES ARE VOID. FUTHERMORE, CONTRACTOR MAY RETURN LIKE MATERIALS TO 'ROPERTY AND OWNER CONSENTS TO CONTRACTOR FILING A MECHANIC'S LIEN AGAINST PROPERTY.