

**Grant Agreement Documentation Order: Property Improvement Program (PIP)**

1. Reso
2. Signed Agreement
3. W-9
4. Grant Application – Back Up I
5. Letter of Intent – Back Up I
6. Property Insurance – Back Up I
7. Ownership Information – Back Up I
8. Current Photos – Back Up I
9. Letter of Authorization – Exhibit A
10. Bib Summary Form – Exhibit B
11. Selected Contractor(s) Quotes, Licenses and Insurance – Exhibit B
12. Renderings – Exhibit B
13. Non-Selected Contractor(s) Quotes – Back Up II



**Property Improvement Program (PIP) Application**

Name: MANNY GOMEZ

Name of Business/Property to be Renovated: ATLANTIC WHITECAPS CONDOMINIUM ASSOCIATION

Address: 3400 NORTH SURF ROAD HOLLYWOOD, FL. 33019

Telephone Number: 305-244-9109

Are you the Property Owner or Business Owner? PROPERTY OWNER

Type of Improvement(s) Planned:  
NEW ROOF, CLEAN, PATCH AND PAINT BUILDING

Incentive Amount: \$ 35,000.00

Total Cost of Project: \$ 70,000

I hereby submit the attached plans, specification and color samples for the proposed project and understand that these must be approved by the Hollywood, Florida Community Redevelopment Agency ("CRA"). No work shall begin until I have received written approval from the CRA. I further understand that unless otherwise approved by the CRA Board, funding will not be paid until the project is complete.

  
Signature of Applicant

11/13/2024  
Date

Manny Gomez  
Print Name

Atlantic Whitecaps Condominium Association, Inc.  
3400 North Surf Road  
Hollywood, Fl. 33019  
(305)244-9109

**Letter of Intent for Submission of Application for Property Improvement Program ("PIP")**

Hollywood CRA:


We are the Board of Directors of the Atlantic Whitecaps Condominium Association, Inc. (Atlantic Whitecaps) located at 3400 North Surf Road in Hollywood, Florida. Our building is a prominent condominium located directly on the Hollywood Beach Broadwalk and as such, it has a significant reflection on the community. We have observed with great appreciation the accomplishments of the Hollywood CRA to revitalize and enhance the Broadwalk and the entire beach barrier island. As fellow residents, we want to very much be a part of this exciting effort.

Atlantic Whitecaps is almost 60 years old and in 2014 we initiated a renovation project which included updating our windows and doors with Turtle friendly windows. Old hurricane shutters were removed, we repaired the roof overhangs and painted the new building in a color scheme akin to the City of Hollywood theme.

We are now planning to replace our roof and clean, patch and paint the building with approved City of Hollywood color palate. We therefore would like to participate in the Hollywood PIP program since this undertaking would provide additional improvements to the building and would also complement the CRA's efforts. Hence, our Board has authorized the submission of the attached application for the PIP.

Currently, we are ready to proceed with this application since we have already received the necessary bids for roof replacement and painting of the building. Pictures of the existing conditions are attached, and we look forward to working with the CRA staff to make this happen.

Sincerely,



Richard Castillo, President  
Atlantic Whitecaps Condominium Association, Inc.



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

11/14/2024

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Southern Sentry Insurance Services 14875 NW 77TH ST STE 206 Miami Lakes FL 33014		PHONE (A/C, No, Ext): 786-228-8816	COMPANY Westchester Fire Ins Co 436 Walnut Street Philadelphia PA 19106	
FAX (A/C, No): 786-261-0818	E-MAIL ADDRESS: mvasquez@southernsentryins.com			
CODE:	SUB CODE:			
INSURED ATLANTIC WHITECAPS INC 3400 N SURF RD HOLLYWOOD FL 33019		LOAN NUMBER	POLICY NUMBER FSF17530082 001	
		EFFECTIVE DATE 12/15/2023	EXPIRATION DATE 12/15/2024	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

## PROPERTY INFORMATION

LOCATION/DESCRIPTION Location #1: 3400 N Surf Rd, Hollywood, FL 33019-3801
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

## COVERAGE INFORMATION

PERILS INSURED	BASIC	BROAD	SPECIAL	AMOUNT OF INSURANCE	DEDUCTIBLE
COVERAGE / PERILS / FORMS					
GENERAL LIABILITY COVERAGE			<input checked="" type="checkbox"/>		
EACH OCCURENCE LIMIT				\$1,000,000	\$500
DAMAGE TO PREMISES RENTED TO YOU LIMIT				\$100,000	
MEDICAL EXPENSE LIMIT				\$5,000	
PERSONAL AND ADVERTISING INJURY LIMIT				\$1,000,000	
GENERAL AGGREGATE LIMIT				\$2,000,000	
PRODUCTS/COMPLETED OPERATIONS AGGREGATE LIMIT				Included	
BUILDING COVERAGE				\$657,849	\$1,000 AOP
Special Form Excluding Theft and Wind					
90% Co-Insurance					


## REMARKS (Including Special Conditions)

Condominiums -Residential Total Premium \$3,788.20 ( Paid in Full) CERTIFICATE HOLDER IS LISTED AS ADDITIONAL INSURED WITH RESPECT TO GENERAL LIABILITY
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## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

## ADDITIONAL INTEREST

NAME AND ADDRESS  HOLLYWOOD- COMMUNITY REDEVELOPMENT AGENCY(CRA) 1948 HARRISON ST HOLLYWOOD, FL 33020	<input checked="" type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	<input checked="" type="checkbox"/> MORTGAGEE		
	LOAN #		
	AUTHORIZED REPRESENTATIVE 		



## PROPERTY SUMMARY

<b>Tax Year:</b> 2025	<b>Property Use:</b> 04 - Condominium	<b>Deputy Appraiser:</b> Condo Department
<b>Property ID:</b> 514212CK0070	<b>Millage Code:</b> 0513	<b>Appraisers Number:</b> 954-357-6832
<b>Property Owner(s):</b> BENITEZ, EMILIO	<b>Adj. Bldg. S.F.:</b> 1496	<b>Email:</b> <a href="mailto:condoinfo@bcpa.net">condoinfo@bcpa.net</a>
<b>Mailing Address:</b> 3400 N SURF RD UNIT 7 HOLLYWOOD, FL 33019-3827	<b>Bldg Under Air S.F.:</b> 1496	<b>Zoning :</b> BWK-25-HD-R - BROADWALK HISTORIC DISTRICT RESIDENTIAL
<b>Physical Address:</b> 3400 N SURF ROAD # 7 HOLLYWOOD, 33019-3827	<b>Effective Year:</b> 1996	<b>Abbr. Legal Des.:</b> ATLANTIC WHITECAPS CONDO UNIT 7 PER CDO BK/PG: 23152/491
	<b>Year Built:</b> 1965	
	<b>Units/Beds/Baths:</b> 1 / 2 / 2.50	

This property is a designated historic resource or is located within a historic district. Please contact Hollywood for more information at [954-921-3471](tel:954-921-3471) or [planningdivision@hollywoodfl.org](mailto:planningdivision@hollywoodfl.org).

## PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$107,030	\$963,280	0	\$1,070,310	\$287,680	
2024	\$107,030	\$963,280	0	\$1,070,310	\$279,580	\$5,331.84
2023	\$103,350	\$930,130	0	\$1,033,480	\$271,440	\$5,184.68

## EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,070,310	\$1,070,310	\$1,070,310	\$1,070,310
Portability	0	0	0	0
Assessed / SOH 96	\$287,680	\$287,680	\$287,680	\$287,680
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$236,958	\$262,680	\$236,958	\$236,958

**SALES HISTORY FOR THIS PARCEL**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page or Cin</b>
08/07/1995	Warranty Deed	\$167,000	24090 / 732

**LAND CALCULATIONS**

<b>Unit Price</b>	<b>Units</b>	<b>Type</b>

**RECENT SALES IN THIS SUBDIVISION**

<b>Property ID</b>	<b>Date</b>	<b>Type</b>	<b>Qualified/ Disqualified</b>	<b>Price</b>	<b>CIN</b>	<b>Property Address</b>
514212CK0010	05/20/2022	Quit Claim Deed	Disqualified Sale	\$169,000	118181742	3400 N SURF RD #1 HOLLYWOOD, FL 33019
514212CK0020	05/10/2022	Warranty Deed	Qualified Sale	\$640,000	118142907	3400 N SURF RD #2 HOLLYWOOD, FL 33019
514212CK0040	04/29/2022	Warranty Deed	Qualified Sale	\$640,000	118119756	3400 N SURF RD #4 HOLLYWOOD, FL 33019

**SPECIAL ASSESSMENTS**

<b>Fire</b>	<b>Garb</b>	<b>Light</b>	<b>Drain</b>	<b>Impr</b>	<b>Safe</b>	<b>Storm</b>	<b>Clean</b>	<b>Misc</b>
HLwd Fire Rescue (05)								
Residential (R)								
1								

**SCHOOL**

**Dania Elementary School: B**  
**Olsen Middle School: C**  
**South Broward High School: C**

**ELECTED OFFICIALS**

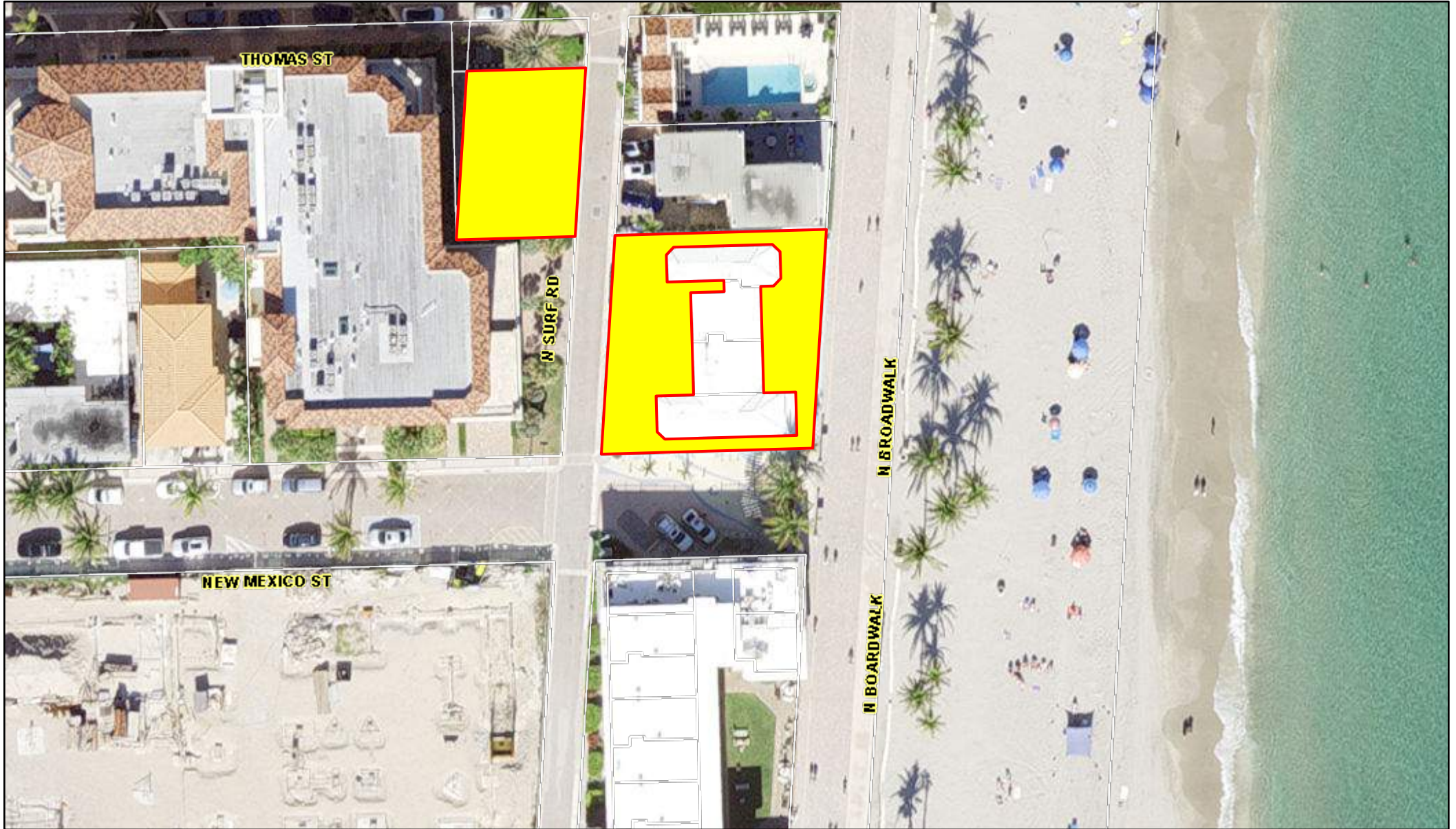
<b>Property Appraiser</b>	<b>County Comm. District</b>	<b>County Comm. Name</b>	<b>US House Rep. District</b>	<b>US House Rep. Name</b>
Marty Kiar	6	Beam Furr	25	Debbie Wasserman Schultz

**Florida House Rep.**

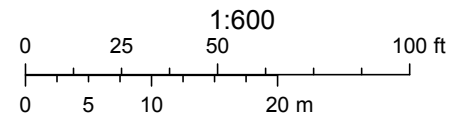
<b>District</b>	<b>Florida House Rep. Name</b>	<b>Florida Senator District</b>	<b>Florida Senator Name</b>	<b>School Board Member</b>
101	Hillary Cassel	37	Jason W. B. Pizzo	Daniel P. Foganholi

Property Id:

\*\*Please see map disclaimer



February 24, 2025





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

ATLANTIC WHITECAPS CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N95000000682
<b>FEI/EIN Number</b>	65-0692421
<b>Date Filed</b>	02/10/1995
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	01/07/2012

### Principal Address

3400 NORTH SURF RD.  
HOLLYWOOD, FL 33019

Changed: 04/05/2018



**Mailing Address**

3400 NORTH SURF RD.  
UNIT: OFFICE  
HOLLYWOOD, FL 33019

Changed: 04/05/2018

**Registered Agent Name & Address**

BENITEZ, EMILIO, Esq.  
3400 N SURF RD  
UNIT: 7  
HOLLYWOOD, FL 33019

Name Changed: 04/05/2018

Address Changed: 04/05/2018

**Officer/Director Detail**

**Name & Address**

Title VP

BENITEZ, EMILIO  
3400 NORTH SURF RD.  
UNIT 7  
HOLLYWOOD, FL 33019

Title DS

Warner, Dwayne  
3906 SW 190 Ave  
Miramar, FL 33029

Title DT

BENITEZ, EMILIO  
3400 NORTH SURF RD.  
UNIT: OFFICE  
HOLLYWOOD, FL 33019

Title PRESIDENT

Castillo, Richard  
3400 NORTH SURF RD.  
UNIT:5  
HOLLYWOOD, FL 33019

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2022	04/20/2022
2023	04/27/2023
2024	05/28/2024

### Document Images

[05/28/2024 -- ANNUAL REPORT](#)

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[04/27/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/20/2022 -- ANNUAL REPORT](#)

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<a href="#">04/15/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/21/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/05/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/04/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2012 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/17/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/05/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/28/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/19/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/01/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/19/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/1995 -- DOCUMENTS PRIOR TO 1997</a>	<a href="#">View image in PDF format</a>

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Florida Department of State, Division of Corporations

Atlantic Whitecaps Condominium Association, Inc.  
3400 North Surf Road  
Hollywood, Fl. 33019  
(305)244-9109

**Letter of Intent for Submission of Application for Property Improvement Program ("PIP")**

Hollywood CRA:


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Currently, we are ready to proceed with this application since we have already received the necessary bids for roof replacement and painting of the building. Pictures of the existing conditions are attached, and we look forward to working with the CRA staff to make this happen.

Sincerely,



Richard Castillo, President  
Atlantic Whitecaps Condominium Association, Inc.



**HOLLYWOOD CRA GRANT PROGRAM BID SUMMARY**

Business or Condo Name: **Atlantic Whitecaps Condo Assoc.**

Property Address: **3400 North Surf Road Hollywood, FL 33019**

**PIP**

**WORK DISCIPLINE: Roofing**

<b>Contractor .001 J&amp;K Roofing</b>	<b>\$52,600.00</b>	<b>SELECTED</b>
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Contractor .002 All Phase Construction \$76,398.00

Contractor .003 Coastal Roofing \$39,194.18

**WORK DISCIPLINE: Painting**

<b>Contractor .001 JRC Painting Corp</b>	<b>\$7,800.00</b>	<b>SELECTED</b>
--	-------------------	-----------------

Contractor .002 JRC Painting Bros Corp \$33,000.00

Contractor .003 MP Quality Painting \$19,650.00

**WORK DISCIPLINE: Stucco**

<b>Contractor .001 Carlos Hernandez Stucco</b>	<b>\$9,000.00</b>	<b>SELECTED</b>
--	-------------------	-----------------

Contractor .002 Andrade Plastering Corp \$16,144.00

Contractor .003 Wilmo Castro Stucco Repair \$9,500.00

**TOTAL PROJECT COST**

**\$69,400.00**

**TOTAL INCENTIVE AMOUNT**

**50%**

**\$34,700.00**

*(Up To 50% Of Total Project Cost With A \$75,000 Max)*

**NOTES:**

**JRC PAINTING CORP.**

- PRESSURE CLEANING
- GENERAL PAINTING INTERIOR & EXTERIOR
- COMMERCIAL & RESIDENTIAL
- FREE ESTIMATES

**JULIAN & RODRIGUEZ**  
**305-807-2271**

INVOICE No 3180Date: 11-22-24Address: 5n Colonias.  
3400 N South Road. Hollywood.

City, State, Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

QUAN	DESCRIPTION	PRICE	AMOUNT
	Ext/interior Pressure Cleaning 1 PRIME		\$7500
	Reparacion de las Rajaduras		
	2 Manos de Pintura		
	Colonias a scopeo		
	30% entrada		
	30% P/c aud prime		
	20% en mano		
	20% FINAL		
		TAX:	
		TOTAL:	\$7500
CUSTOMER NAME		SIGNATURE	



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/14/2024

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Acisure Southeast Partners Insurance Services, LLC 1317 Citizens Blvd Leesburg FL 34748	<b>CONTACT NAME:</b> PHONE (A/C. No. Ext): 800-845-8437 E-MAIL ADDRESS: JBelle-Walker@acisure.com	FAX (A/C. No):
	<b>INSURER(S) AFFORDING COVERAGE</b>	
License#: BR-1796553 JANDKRO-01	<b>INSURER A :</b> Clear Blue Specialty Insurance Company	<b>NAIC #</b> 37745
<b>INSURED</b> J & K Roofing Inc 2010 Sherman Street Hollywood FL 33020	<b>INSURER B :</b> Bridgefield Casualty Insurance Company	10335
	<b>INSURER C :</b>	
	<b>INSURER D :</b>	
	<b>INSURER E :</b>	
	<b>INSURER F :</b>	

**COVERAGES    CERTIFICATE NUMBER: 1117461132    REVISION NUMBER:**

**THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y		AR01-RS-2406446-01	7/1/2024	7/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	196-48974	7/1/2024	7/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
Hollywood CRA is included as additional insured for General Liability as required by written contract.

<b>CERTIFICATE HOLDER</b>  Hollywood CRA 1948 Harrison Street Hollywood FL 33020	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 





## ONLINE SERVICES

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[Continuing Education Course Search](#)

[View Application Status](#)

[Find Exam Information](#)

[Unlicensed Activity Search](#)

[AB&T Delinquent Invoice & Activity List Search](#)

## LICENSEE DETAILS

8:04:05 PM 11/14/2024

### Licensee Information

Name:	<b>HERRON, DONNIE S (Primary Name)</b> <b>J &amp; K ROOFING INC (DBA Name)</b>
Main Address:	<b>2010 SHERMAN ST</b> <b>HOLLYWOOD Florida 33020</b>
County:	<b>BROWARD</b>
License Location:	<b>2010 SHERMAN STREET</b> <b>HOLLYWOOD FL 33020</b>
County:	<b>BROWARD</b>

### License Information

License Type:	<b>Certified Roofing Contractor</b>
Rank:	<b>Cert Roofing</b>
License Number:	<b>CCC058051</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>09/21/2000</b>
Expires:	<b>08/31/2026</b>

Special Qualifications	Qualification Effective
------------------------	-------------------------

<b>Construction Business</b>	<b>02/20/2004</b>
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### Alternate Names

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[View Related License Information](#)

[View License Complaint](#)

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2601 Blair Stone Road, Tallahassee FL 32399 :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395

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THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION



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**LICENSEE DETAILS**

7:59:33 PM 11/14/2024

**Licensee Information**

Name:	<b>RUBIO, JULIO CESAR (Primary Name)</b> <b>J &amp; K ROOFING INC (DBA Name)</b>
Main Address:	<b>2010 SHERMAN STREET</b> <b>HOLLYWOOD Florida 33020</b>
County:	<b>BROWARD</b>

**License Information**

License Type:	<b>Certified Roofing Contractor</b>
Rank:	<b>Cert Roofing</b>
License Number:	<b>CCC1331045</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>09/22/2016</b>
Expires:	<b>08/31/2026</b>

**Special Qualifications**                      **Qualification Effective**

<b>Construction Business</b>	<b>09/22/2016</b>
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**Alternate Names**

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**J & K Roofing Inc**  
 2010 Sherman St  
 Hollywood FL 33020  
 License #- CCC1331045  
 Phone: (954) 961-7663

11/06/2024  
**Claim Information**

**Company Representative**  
 Julio Rubio  
 Phone: (954) 961-7663  
 julio@jcroofinginc.com

**Manny Gomez**  
 3400 North Surf Road  
 Hollywood, FL 33019  
 (954) 920-6469

Job: 2779: Manny Gomez

**Tile to tile**

Tile reroof

- Tear off existing roof covering and underlayment down to the wood surface
- Remove loose sheathing nails and rotted sheathing to a clean workable surface
- Re-nail existing roof deck per Florida building code. (Wind mitigation discount compliant)
- Install a 30# premium base sheet to the wood deck using FBC approved \_\_Stainless\_Steel\_\_ nails and tin tags
- Remove and replace all eave drip metal valley metal with new \_\_16\_OZ\_Copper\_Metal\_\_
- Drip edge Color & Size : \_\_\_\_\_
- Remove and replace all lead stacks with 2.5# lead flashings
- \* Remove and replace all vents with \_\_Stainless\_steel\_vents\_\_
- \* Prime all metal with quick dry asphalt primer per code specifications
- \* Option 1- Install one layer of Polyglass self adhered modified tile underlayment: \_\_\_\_\_
- \* Seal all flashing penetrations with premium modified cement and asphalt saturated membrane
- Install 26ga \_\_Aluminum\_\_ Trim lock metal with integrated foam grip grooves set in modified roofing cement and nailed with FBC approved \_\_stainless\_steel\_nails\_\_
- \* Install \_\_Aluminum\_\_ eave closure/ birdstop set in modified cement and nailed with FBC approved \_\_stainless\_steel\_\_ nails.  
 ( Color as recommended by the manufacture)
- Custom color if applicable:\_\_\_\_\_
- \* Install standard concrete roof tiles in the 13" flat, rolled tile or High S Profiles ( Does not include 9" flat or Spanish S Profiles)
- \* Install tile with a high velocity hurricane zone wind resistant foam adhesive
- \* Mortal ridge, hips, rakes and penetrations with dye mixed tile cement per the manufacturers recommendations
- \* Contract Engineer to do a wind resistant pull test prior to the final inspection

\*\*\* Building is on the ocean needs all non corrosive accessories and fasteners  
 \*\*\*Expose roof

Tile Manufacturer: \_\_\_\_\_  
 Tile Profile: \_\_\_\_\_  
 Tile Color: \_\_\_\_\_

Secondary Water Barrier ( WMD) - \$ \_\_3400\_\_\_\_\_  
 SWB Method- \_\_\_\_\_ Accept \_\_\_\_\_ Deny \_\_\_\_\_

Roof to Wall Clips or additional fastener installation  
 WMD- Wind mitigation Discount & Compliancy  
 15%-25% Wind mitigation Savings on H/O Insurance  
 \$ \_\_8250\_\_\_\_\_  
 Accept \_\_\_\_\_ Deny \_\_\_\_\_

Credit cards payments are subject to 4% service fees.

Notes

- \* Trusses \_\_\$5\_\_/ft Yellow Pine ( Bracing Trusses )
- Fascia \_\_\$13\_\_/ft Cedar Fascia
- Fascia \_\_\$6\_\_/ft Yellow pine
- \* T1-11 Siding \_\_\$8\_\_/Ft
- Decking \_\_\$5\_\_/ft
- Soffit \_\_\$10\_\_/ft (wood only does not include vents)
- \* All new replaced and exposed wood will be primed
- Flashing \_\_\$25\_\_/ft includes re-stucco.

- \* Solar panel removal and reinstallation to be done by others
- Paint for stucco to be provided by customer.
- Price includes permit fees and trash removal.
- \* Super gutters and screen enclosures to be remove and reattached by others.
- Gutters may need to be removed to access drip edge and fascia. New Gutters are not included in this proposal.
- Protect the grounds, garage doors, and perimeter of the house with tarps and plywood.
- \* Wind mitigation discounts vary depending on insurance provider. Confirm with your provider for exact amount.
- \* Bird Stop color is selected by the manufacturers recommendation. Customer colors to be determined upon signing the contract. Subject to price modifications
- \* Tile prices are based on standard colors in flat, rolled tile or high S tile. Special or premium colors are subject to price modifications.
- \* The dwelling may be subject to Florida retrofit laws for the roof-to-wall connections. If current roof-to-wall connections do no meet current code , to do so would be additional cost to the contract.
- \* An agreement must be made to install a secondary water barrier prior to roof demolition.

#### Tile-Reroof

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### Flat Re-roof

#### Flat re-roof

- \* Set up Property Protection around the home. This includes but is not limited to tarping the driveway, covering pools, protecting landscaping and covering AC Units and pool pumps with plywood.
- Tear off existing roof covering and underlayment down to the wood deck
- Remove loose sheathing nails and replace rotted sheathing to a clean workable surface
- Re-nail existing roof deck per Florida building code. (Wind mitigation discount compliant)
- Remove and replace all eave drip metal valley metal with new 26ga galvalume metal
- Drip edge Color & Size : \_To Match Metal Roof\_\_\_\_\_
- Remove and replace all lead stacks and metal vents
- Install a \_\_\_Polyglass Elastobase \_\_\_\_\_ premium base sheet to wood the deck using FBC approved \_\_\_ Stainless Steel\_\_\_ nails and tin tags
- Replace break metal at pitch breaks with \_\_\_Aluminum \_\_\_\_\_
- \* Install one layer of \_\_\_Polyglass SAV FR \_\_\_\_\_ midply modified
- \* Prime all metal with quick dry asphalt primer per code specifications
- \* Seal all flashing penetrations with premium modified cement and asphalt saturated membrane
- \* Install one layer of \_\_\_Polyglass SAP FR Modified Capsheet\_\_\_\_\_
- \* Granulate bleed out prevent premature UV deterioration of the asphalt and provide roof uniformity

Additional Options:Tapered option is to help remove any ponding water on the roof and Shed it off the flat roof. This is not mandatory but will help extend the live of the flat roof

1/8" Tapered roof system- \$\_3500\_\_\_\_\_ Accept: \_\_\_\_\_ Deny: \_\_\_\_\_ ( Not included in this proposal )

#### Warranty:

10 Year Labor warranty  
Manufacturer Warranty Registration

#### Payments

10% Deposit  
60% Upon mop-in & Dry in of the slope  
30% Upon Completion

(Financing is available)

Credit cards payments are subject to 4% service fees.

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#### Notes

- 100 ft allowance on wood decking.
- \* Trusses \_\_\_\$5\_\_\_/ft Yellow Pine ( Bracing Trusses )
- Fascia \_\_\_\$13\_\_\_/ft Cedar Fascia
- Fascia \_\_\_\$5\_\_\_/ft Yellow pine
- \* T1-11 Siding \_\_\_\$8\_\_\_/Ft
- Decking \_\_\_\$5\_\_\_/ft
- Soffit \_\_\_\$10\_\_\_/ft (wood only does not include vents)
- \* Flat roofs are prone to ponding water, a tapered system is strongly recommended to shed the water off the roof. Tapered systems will not completely remove the water but it will significantly help.
- \* Ponding water may create a problem with your insurance company and cause premature deterioration of your roof.
- \* All new replaced and exposed wood will be primed
- Flashing \_\_\_\$25\_ /ft includes re-stucco.
- \* All new replaced and exposed wood will be primed
- \* Solar panel removal and reinstallation to be done by others
- Paint for stucco to be provided by customer.
- Price includes permit fees and trash removal.
- \* Super gutters and screen enclosures to be remove and reattached by others.
- Gutters may need to be removed to access drip edge and fascia. New Gutters are not included in this proposal.
- Protect the grounds, garage doors, and perimeter of the house with tarps and plywood.

- \* Wind mitigation discounts vary depending on insurance provider. Confirm with your provider for exact amount.
- \* The dwelling may be subject to Florida retrofit laws for the roof-to-wall connections. If current roof-to-wall connections do not meet current code, to do so would be additional cost to the contract.
- \* An agreement must be made to install a secondary water barrier prior to roof demolition.

Flat Re-roof

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TOTAL

\$52,600.00

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Company Authorized Signature

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Date

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Customer Signature

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Date

---

Customer Signature

---

Date

# INVOICE

To  
Atlantic Whitecaps Condo Assoc.  
3400 N Surf Road  
Hollywood, FL 33019  
305-244-9109  
Customer ID Manny Gomez



Carlos Hernandez  
Stucco  
3620 SW 108 Ct  
Miami, FL 33165

Phone 786-560-4386

INVOICE # 112  
DATE: 01/10/2025

Make all checks  
payable to Carlos  
Hernandez

**THANK YOU  
FOR YOUR  
BUSINESS!**

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
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10% Down  
Balance upon  
completion

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
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	All materials for repairing overhang (using plastic lathe corner beads) Prep windows and outside to minimize dirt/damage from plaster. Soffit are included Do all work in sections Remove and dispose of all trash Remove areas that are damaged and corroded. 1 year warranty	\$9,000.00	\$9,000.00
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SUBTOTAL \$9,000.00

SALES TAX

TOTAL \$9,000.00



# JRC PAINTING BROS CORP

Miami, Florida 33147

[JRCPaintingBrosCorp@gmail.Com](mailto:JRCPaintingBrosCorp@gmail.com)

Cell: 786.541.6984

Licensed & Insured

## CONTRACT

November 25, 2024

Atlantic White Caps Association  
3400 North Surf RD  
Hollywood, Fl 33019  
305.244.9109  
Bgauto@Aol.Com

This Contract Serves As an Agreement To Allow (*JRC Painting Bros Corp*) To Work In The Following Property Located at: *3400 North Surf RD, Hollywood, Fl 33019*

### **EXTERIOR:**

- Pressure wash residential property to ensure the best coverage and remove (*Dirt, Dust Buildup, Peeling Paint, Rust, Mold, Mildew, Moss, Algae & Stains*).
- Scrape off peeling paint & Prep for painting.
- Applying (*Caulking*) on windows and door trim to (*Seal Cracks, Gaps, & Holes*).
- Repair open cracks that are exposed with waterproofing (*Elastomeric Patch*).
- Repair exposed minor stucco on walls. Applying bonding Adhesive to prevent (*Unbreakable stucco surfaces*).
- Mask Windows with a (*Handmasker*) to protect windows from paint debris.

### **EXTERIOR PAINTING: (INCLUDES)**

- Applying (*1 Coat*) of (*Primer/Sealer*) to prevent (*Blotchy, Cracking, & Peeling*).
- Metal Fascia, Wood fascia, and Soffits Painting. Applying (*Two Coats Of Paint*).
- Exterior doors, Sanding & painting. Applying (*Two Coats Of Paint*).

- Commercial property painting. Applying (*Two Coats Of Paint*) of (*Water Proofing Elastomeric Paint*).
- Dispose of All (*JRC Painting Bros*) Trash In The project area To (*Maintain Clean*).

**Materials & Labor Only Included In The Price.**

**Total Project Price Is \$33,000**

**A Down Payment Of \$16,500 Is Required Once The Contract Is Signed.**

**The Remaining Balance Of \$16,500 Will Be Issued Once The Project Is Completed.**

\_\_\_\_\_  
CLIENT:

\_\_\_\_\_  
DATE:

\_\_\_\_\_  
JRC PAINTING BROS CORP

\_\_\_\_\_  
DATE:



# Estimate



MP QUALITY PAINTING, 6405 SW 132nd COURT CIR, Miami FL 33183,  
United States

## FOR

Manny Gomez  
3400 North Surf Road  
Hollywood FL 33019  
United States

Estimate No.: 714  
Issue date: 11/21/2024  
Valid until: 11/28/2024

Phone: 3052449109

Estimate No. 714	Issue date 11/21/2024	Valid until 11/28/2024	Total due (USD) \$19,650.00
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Description	Amount (\$)
Exterior Painting	19,650.00
Pressure wash exterior building	
Mask and tape doors, windows, cameras and light fixtures	
Prime/Seal building with waterproofing primer	
Patch cracks and holes as needed	
Caulk all exterior windows	
Paint building with elastomeric paint (2 coats required )	
<b>Total (USD):</b>	<b>\$19,650.00</b>

*Paint and materials included*  
*Products: Sherwin Williams Conflex*  
*Labor Time: 2 Weeks (Weather Permitting)*  
*50% Deposit*

Issued by, signature:

Moises Perera

(786) 543-7261

[www.mpqualitypaintingpro.com](http://www.mpqualitypaintingpro.com) [sales@mpqualitypaintingpro.com](mailto:sales@mpqualitypaintingpro.com)

MP QUALITY PAINTING  
6405 SW 132nd COURT CIR  
Miami FL 33183  
United States

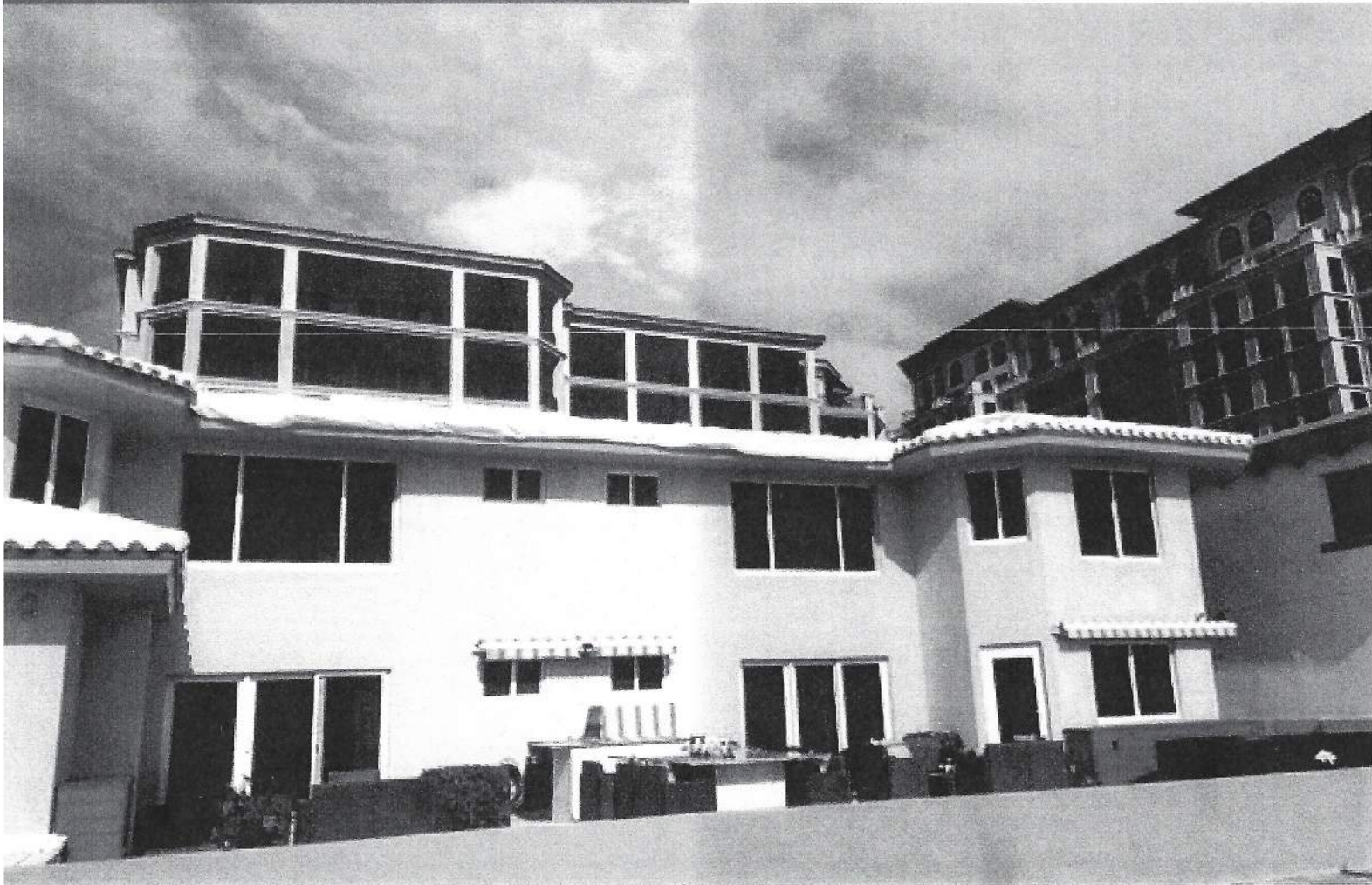


# RE-ROOF PROPOSAL

AUG 22, 2023



CGC-1526236 / CCC-1331464



## EMILIO BENITEZ

Emiliobenitez3400@gmail.com

9549206469

3400 N Surf Rd

Hollywood, FL

33019

"Reliability starts at the  
top"

Commercial, Residential, Roofing,  
590 Goolsby Blvd, Deerfield Beach, FL 33442

info@allphaseusa.com  
Ph. 754-227-5605

# PRICE 1 SCOPE OF WORK

ALL PHASE CONSTRUCTION USA, LLC, (further named "ALL PHASE CONSTRUCTION" for the purposes of this agreement) in accordance with the roof inspection & evaluation, is 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. Building owner is to supply use of water and power.

## **PHASE 1-**

*Protect pavers, shrubs, pools, AC equipment, etc. below roof. Tear-off existing roof down to the wood deck, removing as much roofing in one working day period that can be replaced, cart away using our Mobile debris Dump-Trucks/trailers. **3 sheets** of decking included or replacement of **60 LF** of Tongue and groove decking are included with this proposal. Additional plywood will be billed as a change order at **\$135** a sheet. Dimensional lumber to be billed at: 1x material at \$10 per LF, 2x material at \$12 per LF (rough cedar or spruce at \$14/LF. A change order will be executed and documented by pictures and signed and due at completion of the work. The customer is authorizing All Phase Construction to continue working without delays. Re-nail plywood deck at a minimum to current Florida Building Code. Inspect and document Hurricane straps for insurance purposes. Sweep decking and clean gutters of all debris. In some cases, gutters and downspouts must be removed and discarded if existing drip edge is installed through them or if rotted fascia must be replaced behind them.*

## **PHASE 2-**

*Install an Extralayer of **FTEave Pro** peel and stick installed direct to the deck on eaves, valleys and penetrations. In Broward and Dade install Secondary Water Resistance (**SWR**) - Taping of the plywood seams. Customers will receive a reduction on their windstorm insurance policy. For T&G decking the entire surface must be covered with a Self Adhered membrane to qualify for a Secondary Water Resistance in Palm Beach County and north. Broward and Dade County do not allow this. In Broward and Dade County supply and install 30# felt as dry-in" with tin tabs and ring shank nails to all sloped areas. All Phase uses a **FT Platinum synthetic underlayment** in place of 30# felt\*\*Not required in Palm Beach county. In Palm Beach county install tile underlayment direct to the deck. This will count as Secondary Water Resistance (**SWR**) to receive the discounts on windstorm policy in Palm Beach County. Supply and install metal drip edge and metal in the valleys. **All wall flashings** will be **replaced** with new **aluminum** flashings and new stucco - Painted to match as close as possible. Supply and install new plumbing vent stacks and HVAC vents as required.*

## **PHASE 3-**

*Supply and install **FT Butyl MP Underlayment** direct to the deck in Palm Beach County and over the **FT Platinum Synthetic** in Broward and Dade County and back-nailed as required.*

## **PHASE 4-**

*Load and install Eagle Concrete Tile (standard colors) as per manufacturer specifications with foam adhesive using a **LARGE paddy**. The adhesive is applied in a previously determined paddy placement location directly to a compatible underlayment surface. The roof tile is placed onto the adhesive paddy. A chemical cure takes place several minutes after application, depending on temperature and weather conditions. No penetration into the roof. The installation of the tile includes fastening of hip and ridge trim pieces to code approved ridge anchors and metal eave closure. Rake tile is included in this proposal as needed.*

## **PHASE 5-**

*Furnish and install new plumbing lead vents with **rodent screens**. Paint plumbing stacks and HVAC vents. Daily use rolling magnets to sweep the ground around the building for nails. Issue Eagle tile Limited Life Warranty. Schedule Engineer for Tile Uplift engineering report. (\$500 value)*

## **PHASE 6-**

I acknowledge that I have read and understand this page. Initials: \_\_\_\_\_

*Do a final walk through, determine any Punchlist items. Collect final invoices. Provide Wind Mitigation and photo report at completion of job when paid in full. Provide lien waiver releases. Let us know how we did?*

**EXCLUSIONS:** Any work out of the scope of work unless specifically mentioned in here, electrical and plumbing relocation. Gutters and downspouts. Painting of replaced fascia is not guaranteed to be a perfect color match.

I acknowledge that I have read and understand this page. Initials: \_\_\_\_\_

# PRICE 2 SCOPE OF WORK

ALL PHASE CONSTRUCTION USA, LLC, (further named "ALL PHASE CONSTRUCTION" for the purposes of this agreement) in accordance with the roof inspection & evaluation, is 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. Building owner is to supply use of water and power.

## **PHASE 1-**

*Protect pavers, shrubs, pools, AC equipment, etc. below roof. Tear-off existing roof down to the wood deck, removing as much roofing in one working day period that can be replaced, cart away using our Mobile debris Dump-Trucks/trailers. **3 sheets** of decking are included with this proposal.*

*Additional plywood will be billed as a change order at **\$135** a sheet. Dimensional lumber to be billed at: 1x material at \$10 per LF, 2x material at \$12 per LF (rough cedar or spruce at \$14/LF. A change order will be executed and documented by pictures and signed and due at completion of the work. The customer is authorizing All Phase Construction to continue working without delays. Re-nail plywood deck at a minimum to current Florida Building Code.*

*Inspect and document Hurricane straps for insurance purposes. Sweep decking and clean gutters of all debris. In some cases, gutters and downspouts must be removed and discarded if existing drip edge is installed through them or if rotted fascia must be replaced behind them.*

## **PHASE 2-**

*In Broward and Dade install Secondary Water Resistance (**SWR**) - Taping of the plywood seams. Customers will receive a reduction on their windstorm insurance policy. For T&G decking the entire surface must be covered with a Self Adhered membrane to qualify for a Secondary Water Resistance in Palm Beach County and north. Broward and Dade County do not allow this. In Broward and Dade County supply and install **FT Silver synthetic underlayment**. Not required in Palm Beach county. In Palm Beach county install tile underlayment direct to the deck. This will count as Secondary Water Resistance (**SWR**) to receive the discounts on windstorm policy in Palm Beach County.*

*Supply and install metal drip edge and metal in the valleys. **All wall flashings** will be **replaced** with new **galvalume** flashings and new stucco - Painted to match as close as possible. Supply and install new plumbing vent stacks and HVAC vents as required.*

## **PHASE 3-**

*Supply and install **FT Butyl MP Underlayment** direct to the deck in Palm Beach County and over the **FT Silver Synthetic** in Broward and Dade County and back-nailed as required.*

## **PHASE 4-**

*Load and install Eagle Concrete Tile (standard colors) as per manufacturer specifications with foam adhesive using a **Medium paddy**. The adhesive is applied in a previously determined paddy placement location directly to a compatible underlayment surface. The roof tile is placed onto the adhesive paddy. A chemical cure takes place several minutes after application, depending on temperature and weather conditions. No penetration into the roof. The installation of the tile includes fastening of hip and ridge trim pieces to code approved ridge anchors and metal eave closure. Rake tile is included in this proposal as needed.*

## **PHASE 5-**

*Furnish and install new plumbing lead vents. Paint plumbing stacks and HVAC vents. Daily use rolling magnets to sweep the ground around the building for nails. Issue Eagle tile Limited Life Warranty. Schedule Engineer for Tile Uplift engineering report. (\$500 value)*

## **PHASE 6-**

*Do a final walk through, determine any Punchlist items. Collect final invoices. Provide lien waiver releases. Let us know how we did?*

**EXCLUSIONS:** Any work out of the scope of work unless specifically mentioned in here, electrical and plumbing relocation.

I acknowledge that I have read and understand this page. Initials:

# PRICE 3 SCOPE OF WORK

ALL PHASE CONSTRUCTION USA, LLC, (further named "ALL PHASE CONSTRUCTION" for the purposes of this agreement) in accordance with the roof inspection & evaluation, is 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. Building owner is to supply use of water and power.

## **PHASE 1-**

*Protect pavers, shrubs, pools, AC equipment, etc. below roof. Tear-off existing roof down to the wood deck, removing as much roofing in one working day period that can be replaced, cart away using our Mobile debris Dump-Trucks/trailers. **3 sheets** of decking included or replacement of **60 LF** of Tongue and groove decking are included with this proposal. Additional plywood will be billed as a change order at **\$135** a sheet. Dimensional lumber to be billed at: 1x material at \$10 per LF, 2x material at \$12 per LF (rough cedar or spruce at \$14/LF. A change order will be executed and documented by pictures and signed and due at completion of the work. The customer is authorizing All Phase Construction to continue working without delays. Re-nail plywood deck at a minimum to current Florida Building Code. Inspect and document Hurricane straps for insurance purposes. Sweep decking and clean gutters of all debris. In some cases, gutters and downspouts must be removed and discarded if existing drip edge is installed through them or if rotted fascia must be replaced behind them.*

## **PHASE 2-**

*Supply and install **FT Silver synthetic underlayment**. Not required in Palm Beach county. Supply and install metal drip edge and metal in the valleys. **All wall flashings will be resealed**. Supply and install new plumbing vent stacks and HVAC vents as required.*

## **PHASE 3-**

*Supply and install **FT Butyl MP Underlayment** direct to the deck in Palm Beach County and over the **FT Silver Synthetic** in Broward and Dade County and back-nailed as required.*

## **PHASE 4-**

*Load and install Eagle Concrete Tile (standard colors) as per manufacturer specifications to mechanically **attach with Stainless steel screws**. The installation of the tile includes fastening of hip and ridge trim pieces to code approved ridge anchors and metal eave closure. Rake tile is included in this proposal as needed.*

## **PHASE 5-**

*Furnish and install new plumbing lead vents. Daily use rolling magnets to sweep the ground around the building for nails. Issue Eagle tile Limited Life Warranty.*

## **PHASE 6-**

*Do a final walk through, determine any Punchlist items. Collect final invoices. Provide lien waiver releases. Let us know how we did?*

**EXCLUSIONS:** Any work out of the scope of work unless specifically mentioned in here, electrical and plumbing relocation. Gutters and downspouts. Painting of replaced fascia is the responsibility of the owner.

I acknowledge that I have read and understand this page. Initials:

# PVC SINGLE-PLY SCOPE OF WORK

## **PVC Single- Ply FLAT ROOF**

ALL PHASE CONSTRUCTION USA LLC (further named "ALL PHASE CONSTRUCTION" for the purposes of this agreement) in accordance with the roof inspection & evaluation, is 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. Building owner is to supply use of water and power.

### **Scope of Work**

- Procure enhanced fastening pattern from licensed engineer to meet new uplift codes.
- Follow manufacture specifications for installation, as well as FBC and engineering.
- **3 sheets** of decking included or replacement of **60 LF** of Tongue and groove decking are included with this proposal.
- Additional plywood will be billed as a change order at **\$135** a sheet. Dimensional lumber to be billed at: 1x material at \$10 per LF, 2x material at \$12 per LF (rough cedar or spruce at \$14/LF. A change order will be executed and documented by pictures and signed and due at completion of the work. The customer is authorizing All Phase Construction to continue working without delays.
- Supply and install a ¼" Primed Densdeck mechanically fastened or fully adhered following engineered Specifications depending on the Municipality and the zoning.
- If being used all insulation shall be mechanically attached or fully adhered (depends on engineering) to the deck or subsequent layers of insulation in 1/2" wide beads 12" o.c. as per manufacturer specifications.
- Supply and install **80 MIIPVC** Single-ply membrane mechanically attached or fully adhered to the Primed Densdeck as per Manufacturer and engineered specifications to meet uplift codes. Install PVC clad drip edge. Engineering included in this proposal.
- Flash all penetrations as per Florida Building Code.
- All a/c units and pitch pans and plumbing stacks shall be flashed to roofing manufacturer specifications.
- Perform final clean up upon completion. Contractor will sweep up all excess debris and roofing materials, clean all hard-scape surfaces (walkways and driveways) with back-pack blower, use a hand-held magnetic broom to ensure that 99% nails, staples, tin caps and metal scraps that fell off of the roof surface are picked up and removed from all flower beds, grass areas and landscaping. All trash will be hauled to the trash facility using company insured dump trucks.
- Schedule final inspection. All Permit and Inspections fees are included on proposal.
- Issue a 20-year Manufacturer Warranty. Residential warranty is lifetime to original owner.



# PRICE 1

Description	Qty	Unit price	Line total
<b>Re-Roof</b>			
Sloped Roof - Details in scope of work	1	\$63,999.00	\$63,999.00
Flat Roof- Details in scope of work	1	\$12,399.00	\$12,399.00
		<b>Quote subtotal</b>	\$76,398.00
		<b>Total</b>	\$76,398.00

## Payment Terms

- 30% Down-payment
- 30% on Material Delivery
- 25% on Tile Delivery
- Balance on completion

\*Customer may not withhold anymore than 5% of total contract for punch list items or while waiting on Gutter install if cash job.

If financed customer agrees to have finance company release funds to contractor at completion of the roof and contractor agrees to expedite any outstanding punch list items and gutters. These items are not to delay funds to contractor. Customer agrees to sign within 48 hours of completion of financed jobs or there will be a \$250.00 fee per day penalty added to total contract.

All prices quoted valid for 15 Days

The notice to owner or otherwise known as NTO, is a type of written notice governed by Florida Statute §713.06. The notice to owner is used as an official document sent by a supplier or subcontractor who is not working directly with the owner in order to notify the owner to make sure that the contractor is making the necessary payments to the sender of the NTO. Upon receiving your final payment you will be provided with a final lien waiver release for your project.

# PRICE 2

Description	Qty	Unit price	Line total
Re-Roof	1	\$53,899.00	\$53,899.00
Re-Roof ** Details outlined in the scope of work**	1	\$12,399.00	\$12,399.00
Flat Roof- Details in scope of work			
		<b>Quote subtotal</b>	\$66,298.00
		<b>Total</b>	\$66,298.00

### Payment Terms

- 30% Down-payment
- 30% on Material Delivery
- 25% on Tile Delivery
- Balance on completion

\*Customer may not withhold anymore than 5% of total contract for punch list items or while waiting on Gutter install if cash job.

If financed customer agrees to have finance company release funds to contractor at completion of the roof and contractor agrees to expedite any outstanding punch list items and gutters. These items are not to delay funds to contractor. Customer agrees to sign within 48 hours of completion of financed jobs or there will be a \$250.00 fee per day penalty added to total contract.

All prices quoted valid for 15 Days

# PRICE 3

Description	Qty	Unit price	Line total
<b>Sloped Roof</b>			
Sloped Roof Details outlined in the scope of work	1	\$49,999.00	\$49,999.00
30 Year Flat Roof Details outlined in the scope of work	1	\$12,399.00	\$12,399.00
		<b>Quote subtotal</b>	\$62,398.00
		<b>Total</b>	\$62,398.00

### Payment Terms

- 30% Down-payment
- 30% on Material Delivery
- 25% on Tile Delivery
- Balance on completion

\*Customer may not withhold anymore than 5% of total contract for punch list items or while waiting on Gutter install if cash job.

If financed customer agrees to have finance company release funds to contractor at completion of the roof and contractor agrees to expedite any outstanding punch list items and gutters. These items are not to delay funds to contractor. Customer agrees to sign within 48 hours of completion of financed jobs or there will be a \$250.00 fee per day penalty added to total contract.

All prices quoted valid for 15 Days

# FLORIDA LIEN LAW

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001 -- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

---

Emilio Benitez

Date:

I acknowledge that I have read and understand this page. Initials:

# TERMS AND CONDITIONS

## TERMS AND CONDITIONS

You may cancel this contract from the day you enter the contract until **3 days** after you receive a copy of the contract. You do not need a reason to cancel. To cancel, you must give written notice of cancellation at the address in this contract. You must give notice of cancellation by a method that will allow you to prove that you gave notice, including registered mail or by personal delivery.

### Interior Items

I understand that I must remove items from the interior walls of my home that may be damaged or fall due to vibrations from the loading/installation of materials on to my roof. Customer acknowledges that the price of the work to be performed anticipates the use of heavy equipment and or trucks to roof-top materials. Although rare, from time to time depending on the original construction and age of a building ceilings and walls can form hairline cracks. Customer agrees to indemnify, defend and hold harmless Contractor for any and all damages arising out of said condition(s).

### Driveway Cracks

Customer acknowledges that the price of the work to be performed anticipates the use of heavy equipment and or trucks to roof-top materials. It is possible that the driveway, curbs, or walkways may be cracked or damaged because of the weight of the equipment or trucks. Accordingly, contractor disclaims liability for any cracks or damages caused to the driveway, curbs or walkways. If customer would prefer the contractor to hand lift the materials, the contract price will need to be increased to reflect the additional labor cost.

### Exclusions

Air Conditioning, Mechanical, Plumbing, Electrical, Gas pipes and Lightning Protection: Unless specifically stated in the scope of work of this proposal are excluded. The cost of any (either replacement and/or disconnect / reconnect) of Air Conditioning, Mechanical, Plumbing, Electrical, Gas pipe inspection and Lightning Protection or other subcontract trades is not included in this proposal.

### Commencement and completion of work

The contractor represents that as soon as a signed contract and deposit is received, the permit process will be started and 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.

### Sealed Attic Liability Exclusion:

Contractor expressly disclaims liability for any issue, claim, cost and/or damage including, without limitation, attorney's fees, costs and expenses, arising out of or relating to combining a sealed attic system with spray foam insulation and/or a self-adhered underlayment, and Customer agrees to indemnify, defend and hold harmless Contractor for any and all damages arising out of said condition(s).

### Tobacco-juicing

Although rare, it is possible that the materials installed on the project may leach or cause a residue to form. This condition normally referred to as "tobacco-juicing" does not affect your warranty or the performance of your roof system. The condition is aesthetic only and does not affect the performance of the roof. Therefore, Contractor disclaims all liability related to any leaching or formation of tobacco-juicing residue that may form.

### Weather Demobilization

Customer shall pay Roofing Contractor for any and all costs associated with demobilization, remobilization and securing materials and equipment as a result of a high wind event or inclement weather.

### Material Unavailability or Delays

All material is guaranteed to be as specified or as equal or better quality in the scope of work. 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. If the material is unavailable and the owner wants the project to continue, it may be in his or her best interest to agree to a substitute material that would be readily available to keep the project on schedule.

### Gutters

Unless specifically mentioned in Scope of Work the reinstallation of new gutters is not included with this proposal. Customer understands that it may be necessary to remove existing gutters to replace damaged wood behind them or if the existing

I acknowledge that I have read and understand this page. Initials:

gutters are installed through the drip edge then they must be removed in order to install new drip edge. If customer wants to save the existing gutters then the responsibility is on the customer to have the gutters removed before Contractor commences.

**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 inspections precedent to the creation of the 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.

**Payment- whether by check of financed:**

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 ALL PHASE CONSTRUCTION USA shall in no way be contingent upon the acceptance of work done by others over which ALL PHASE CONSTRUCTION USA has no control. If the job is financed customer agrees to authorize finance company to release the funds within 48 hours of completion of the roof or roof repair. Punchlist items are not a reason to withhold funds, as long as company has acknowledged, and agreed to remedy within a reasonable time frame (within two weeks or sooner). Failure to authorize the release of funds can and will be penalized at \$100 per day.

Furthermore, ALL PHASECONSTRUCTION USA assumes no responsibility for work done by anyone other than an ALL PHASE CONSTRUCTION USA employee or subcontractor. If it becomes necessary to incur any expenses in the collection of any monies due under the contract.

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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 3 days right of rescission there is a **(25%) Twenty Five cancellation fee**. Furthermore if materials are loaded on the job, ALL PHASE CONSTRUCTION USA is then entitled to (75%) Seventy Five percent of the total contract price. If customer cancels the job after it has physically started ALL PHASE CONSTRUCTION USA will keep all monies paid to date and attempt to collect an amount due per the payment schedule. Warranties are transferable in the first 5 years of the roof, upon request is provided to ALL PHASE CONSTRUCTION USA in writing within 30 days of sale of property and approved by ALL PHASE CONSTRUCTION. All guarantees given by ALL PHASECONSTRUCTION USA will be null and void if any contractor or individual other than ALL PHASE CONSTRUCTION USA representative does work on a guaranteed roof or if property owner or tenant does not allow access to the property. ALLPHASE CONSTRUCTION USA will assume no liability and will not guarantee any work performed until contract is paid in full. ALL PHASE CONSTRUCTION USA shall be granted at its discretion access to the roof during the warranty period for visual inspections. The signing of this agreement confirms that the signer has read and approves all terms and conditions of this contract.

**Warranty Price increase Provision**

Due to current pricing volatility experienced nationwide, any cost included hereunder for a manufacturer warranty is Customer's price for the warranty as of the time of entering this Agreement. Contractor cannot and does not guarantee that the cost will not be increased by the manufacturer between the time of entering this Agreement and the time the warranty is registered/issued, and as such, Customer understands and agrees that if there is an increase in the actual cost of the manufacturer warranty in excess of 5% subsequent to the making of this Agreement, the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the Agreement to reflect the price increase and additional direct cost to the Contractor. Contractor will submit written documentation of the increased cost to Customer upon request, however, Customer acknowledges that any additional costs/payment for the issuance of a manufacturer warranty under this Agreement is the sole responsibility of Customer, and Contractor shall not be held liable or responsible for same.

**Force Majeure:**

ALL PHASE CONSTRUCTION USA assumes no responsibility for damage caused by acts of God, acts of nature, or any act beyond our control. In the event that a performance as contemplated by this Agreement are prevented or cancelled because of any of the following: an act of God; an inevitable accident; fire; blackout; strike or other labor dispute; riot or civil commotion; act of public enemy; enactment; rule, order or act of government or governmental instrumentality (whether federal, state, local or foreign) or as an indirect result of the foregoing; failure of technical facilities, unavoidable lack of materials, labor or facilities necessary for the production of the contemplated performances; or other causes of similar or different nature beyond the parties control, either party shall have the right at any time after the happening of such contingency and while such contingency continues, to terminate this Agreement, or, at its option, to suspend the operation of this Agreement for a period equal to the duration of any such contingency and no compensation shall be paid or become due hereunder for such suspended period. Severability: If any provision of this contract is declared to be unlawful, invalid, or unenforceable for any reason, then notwithstanding such unlawfulness, invalidity, or unenforceable, the remaining terms and provisions shall remain in full force and effect.

**Hazardous Material:**

Unless specifically stated otherwise in this proposal, the cost of any activities (including but not limited to testing, abatement, or removal) concerning hazardous materials or asbestos containing materials (ACM) is not included in this proposal. If this type of material is found, abatement shall remain the responsibility of the owner. Any work required which is related to hazardous materials will be performed at an additional cost to this proposal. Hazardous materials encounters are not typical.

**Engineering Requirements:**

In some cases, an inspection and certification by a structural engineer is required to evaluate the ability of the structure to accommodate the weight of the new materials/proposed system or to verify Hurricane Straps. Unless, otherwise indicated in the

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scope of work of this proposal, the cost of any engineering is not included. In the event engineering is required, the owner shall be responsible for this cost by providing either the engineering report or paying for the expense of the report.

**Change Orders:**

In the event changes or additions to the contract become necessary or are desired, a written change order shall be drawn up describing the additions or changes to the scope of work and price of work.

**Extra Costs:**

In the event any work or services which have not been included in this proposal become necessary for the completion of work outlined in this proposal, said work shall be performed at an additional cost to this proposal. If the work or services required are of such a nature as to not impact our performance of the work in any way, the owner may elect to provide the work at his expense by others. However, if the work or services will impact or impede our work, said work or services will be provided on a time and material basis or on a unit cost basis; either method being at additional cost to this proposal.

**Entire Agreement:**

This agreement constitutes the entire agreement between the parties respecting all matters set forth herein and supersedes all prior representations, statements, or other communications (written or oral) not set forth herein. This agreement will be governed by, construed and enforced in accordance with the laws of the state of Florida and pursuant to the Appraisal provision set forth herein.

I acknowledge that I have read and understand this page.

**Survival:**

The terms and conditions set forth herein shall survive the completion of the performance specified herein. If any provisions of this agreement should be held to be invalid or unenforceable the validity and enforceability of the remaining provisions of this agreement shall not be affected thereby.

**Waiver:**

The failure of either party to object to or to take affirmative action with respect to any conduct of the other which is in violation of the terms of this Agreement shall not be construed as a waiver thereof, or any future breach or subsequent wrongful conduct. Company makes all necessary precautions to protect customers property. Company will not be responsible for the slight scratching or denting of gutters, oil droplets in driveways, cracks in concrete driveways, depressions in asphalt driveways or pavements, or damage to plants or shrubbery. If excessive damage is caused by company; company will repair damaged area only at company's expense.

**Limitation on liability:**

ALL PHASE CONSTRUCTION is not responsible for pre-existing construction deficiencies that manifest themselves during the construction process, i.e., nail pops, wood rot, decking deflection, settled rafters, etc. If a construction problem is pointed out by customer prior to construction and company is notified in writing, company will attempt to assist customer to correct the problem(s) on a time and material basis. Company is not responsible for water damage or any other damage on or below the roof line due to leaks by wind driven or hail during the period of the warranty. Excessive winds are defined as winds in excess of sixty (60) mph or greater.

**Residential and/or Commercial Property Insurance Coverage:**

Customer agrees that they carry adequate insurance for their building. Customer shall be liable to defend, indemnify, reimburse, and hold harmless Contractor for all losses, costs, and expenses, including, but not limited to claims, demands, losses, damages, liabilities, expenses, or costs, including reasonable attorney's fees, costs and expenses of investigation, penalties, interest and amounts paid in settlement, attributable to any acts or omissions by Contractor, its employees, agents, and its lower-tier subcontractors and suppliers incurred or to be incurred by Contractor, arising out of, relating to, or resulting from (1) personal injury, (2) wrongful death, or (3) property damages due to the Contractor's compliance or failure to fully comply with the requirements of this Contract and the laws, ordinances, codes, and regulations to perform the same. The Owner's duty under this provision is limited to a total of ONE MILLION AND NO/100 (\$1,000,000) DOLLARS for all damages, including costs and attorney's fees per occurrence for any single claim or suit. The parties further agree that this provision satisfies the requirements of Florida Statute §725.06 so that the indemnification provisions are valid and binding upon the Owner.

**Guarantee:**

Workmanship warranty covers defects in workmanship, related to the work completed by All Phase Construction USA, occur within the awarded warranty phase, All Phase Construction USA will complete repairs within the original project's scope of work at no charge to the customer unless agreed upon otherwise on portions of the project in which All Phase Construction USA, fully replaced any existing products. Completion date will be defined as the date final inspection has been passed by building department. This agreement is subject to the approval of a manager of the company for this agreement to be effective under any conditions. Managers approval shall be deemed given in the event customer is not notified within 72 hours of signing the contract.

**Additional Layers:**

If additional roofing layers are found deeper than 6" Customer agrees that additional layers of roofing or insulation materials will be charged at the rate of \$0.75 per square foot per layer in addition to the above contract price. If there is a roof installed on top of another roof Customer agrees that there will be a change order to remove the additional roofing layers and dump fees

I acknowledge that I have read and understand this page. Initials:

associated with those layers.

**Equitable Price Adjustment:**

Any work other than specified above, requested or required by the customer or an applicable state or local regulatory authority, will result in an equitable adjustment to the Contract Price based in a labor rate of \$68.00 per man hour and the cost of materials and other related items plus 15% ("Equitable Price Adjustments"). I understand that any warranty for material used during the project is provided by the material manufacturer. Full warranty details available by request. I understand that, unless agreed upon. This does not apply to products, some of which may deteriorate more rapidly (i.e. sealants) and should be inspected on a regular basis, and am not responsible for material shortage and have no claim to material surpluses. I certify that I am the registered owner of the above project property, or have the legal permission to authorize All Phase Construction USA, LLC to perform the work as stated and agree to pay the total project price. I understand that any insurance claims are subject to the specific terms and conditions outlined by my insurance company, and may be subject to insurance company approval. I understand all payments become past due fifteen (15) days from the invoice date. A late charge of 2% per month will be added to any account balance past due. If not paid according to contract terms it is agreed that the account is considered delinquent. Collection costs, legal fees incurred to collect past due bills must also be paid. Overdue invoices will be subject to the maximum rate allowed by law and will be considered as incurred from the date of the invoice. Collection fees incurred by All Phase Construction USA, LLC in the attempt to collect a debt, will be the responsibility of the customer. Any cancellation will be subject to a minimum of 25% plus any incurring expenses after the 3 days right of rescission. I understand that approval of my estimate is subject to an All Phase Construction USA manager and customer credit approval by All Phase Construction USA, LLC. I agree that All Phase Construction USA, LLC may access my credit bureau report(s), trade references, and other credit information prior to granting credit approval.

**Material, Shipping and Fuel Charge Price Increases**

Due to current shipping and trucking volatility experienced nationwide, if there is an increase in the actual cost of shipping, trucking and/or materials in excess of 5% subsequent to the making of this Agreement, the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the Agreement to reflect the price increase and additional direct cost to the Contractor. Contractor will submit written documentation of the increased costs to Customer upon request; however, Customer acknowledges that any additional costs associated with shipping and/or trucking charges under this Agreement are the sole responsibility of Customer, and Contractor shall not be held liable or responsible for same.

**Resolution of Claims and Arbitration:**

All claims for damages or non-fulfillment of this contract shall be made not later than 30 days after the completion of the work. ALL PHASE CONSTRUCTION USA, LLC will exercise reasonable care when performing the work but cannot be held responsible in any manner for damage to sidewalks, foliage, shrubbery, screen material in screen enclosures (as long as precautions are taken to protect) , 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, MOVE VEHICLES & OTHERWISE PROTECT THEIR PROPERTY. Debris can fall into an attic while under construction. We cannot assume responsibility for any damages done to the roof by plumbers, electricians, air conditioner men or any other tradesmen.

**Arbitration:**

Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association under its construction industry arbitration rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Venue: This agreement will be governed by, construed, and enforced in accordance with the laws of the state of Florida.

Upon completion of the work, or if the work is suspended or terminated for any reason, the Contractor shall promptly remove all equipment, personnel, and materials from the project site, subject to any retention or other lawful lien rights the Contractor may have. The Contractor shall perform all such removal work in a safe and efficient manner, and shall repair any damage to the project site caused by the removal of such equipment, personnel, or materials. The costs associated with the removal and repair work shall be the responsibility of the building owner if they are the cause or reason for suspending the work, unless otherwise specified in this contract.

**Remobilization Charge:**

In the event that work on the project is suspended or delayed for any reason, and the Contractor is required to remobilize its workforce and equipment to resume work, the Contractor shall be entitled to charge a remobilization fee to cover the costs associated with the demobilization and remobilization process. Such fee shall be calculated as follows: 3.5% percent of the original contract price. The Owner shall pay the remobilization fee within 7 days of receipt of an invoice from the Contractor.

I acknowledge that I have read and understand this page. Initials:



# WARRANTY



This document warrants that should a defect in workmanship, related to the work completed by All Phase Construction USA, occur within the awarded warranty phase, All Phase Construction USA will complete repairs within the original project's scope of work at no charge to the customer.

This warranty does not cover normal wear and tear, hail damage, wind damage, sun damage, intentional or accidental damage by any person, or acts of God that may or may not merit an insurance claim.

This warranty only applies to portions of the project in which All Phase Construction USA fully replaced any existing products, and does not cover repairs or service done to another contractor's work.

Defects in the building materials used to complete work do not fall under the scope of this workmanship warranty; any building products installed will instead be covered by the product's original manufacturer warranty.

**Customer**

Emilio Benitez

**Project address**

3400 N Surf Rd, Hollywood, FL

**Date Project Completed**

**Thank you again for choosing All Phase Construction USA to complete work on your property.  
We trust you had a great customer experience!**

**The best compliment we can receive is a referral to your family, friends or colleagues  
Thank you for your business!**


**Please take the time and leave us a review on Google.**




Christopher Porosky - President



## You have a new estimate from Coastal Roofing

 **Prepared for:** Atlantic Whitcaps Association, Inc.

 **Address:** 3400 N Surf Rd, Hollywood, FL 33019

### Option #1

**\$44,704.74**

APPROVE

DECLINE

### Estimate Details

Services Total

Tile Roof - Eagle Standard Select or Boral Roof Tile 10 Year workmanship warranty-25 Year Manufacturer warranty \$39,194.18

Qty: 34 Unit Price: \$1,152.77

(TILE RE-ROOF) - (Color tbs by homeowner or HOA) (Homeowner must consult with HOA on approved specs)

SHOW MORE

Flat Roof Option - Torch Down with granular cap sheet - Flat Roof - Torch Down with granular cap sheet \$7,010.56

Qty: 8 Unit Price: \$876.32

Permit Process 2-3 weeks

WORK TO BE COMPLETED

SHOW MORE

Services subtotal	\$46,204.74
<b>Subtotal</b>	<b>\$46,204.74</b>
Referral Discount from Stephan	- \$1,500.00
<b>Total</b>	<b>\$44,704.74</b>

Note

Customer approval: \_\_\_\_\_ Date: \_\_\_\_\_

Coastal Roofing Rep: \_\_\_\_\_ Date: \_\_\_\_\_


Customer has Read Terms and Conditions attached to this order. A copy has been provided.


Thank for allowing us to serve you, now or in the future! If you have any questions please contact us at  
1-800-674-3675

Estimate date: Jul 30, 2023

Contact us

Coastal Roofing


 (800) 674-3675

 mikerobinenterprises@gmail.com

See our Terms & Conditions



## You have a new estimate from Coastal Roofing

 **Prepared for:** Atlantic Whitcaps Association, Inc.

 **Address:** 3400 N Surf Rd, Hollywood, FL 33019

### Option #2 Metal roof system-Aluminum

**\$61,368.14**

APPROVE

DECLINE

#### Estimate Details

Services	Total
Metal Roof - (METAL ROOF) - 10 year workmanship warranty - 35 year manufacturer warranty Metal Roof 24 gauge standing seam - snap lock system with hidden fasteners - Mill Finish	\$55,857.58

Qty: 34 Unit Price: \$1,642.87

Aluminum .032ga color of choice

(Color TRD by homeowner or HOA) - (Homeowner must consult with HOA on approved specs)

SHOW MORE

Flat Roof Option - Torch Down with granular cap sheet - Flat Roof - Torch Down with granular cap sheet	\$7,010.56
--	------------

Qty: 8 Unit Price: \$876.32

Permit Process 2-3 weeks

WORK TO BE COMPLETED

SHOW MORE

Services subtotal	\$62,868.14
<b>Subtotal</b>	<b>\$62,868.14</b>
Referral discount by Stephan	- \$1,500.00
<b>Total</b>	<b>\$61,368.14</b>

Note

Customer approval: \_\_\_\_\_ Date: \_\_\_\_\_

Coastal Roofing Rep: \_\_\_\_\_ Date: \_\_\_\_\_


Customer has Read Terms and Conditions attached to this order. A copy has been provided.

Thank for allowing us to serve you, now or in the future! If you have any questions please contact us at  
1-800-674-3675

Estimate date: Jul 30, 2023

Contact us

Coastal Roofing

 (800) 674-3675

 mikerobinenterprises@gmail.com

See our Terms & Conditions

# Estimate of Auto Repairs

AS LISTED FOR LABOR AND MATERIALS  
VERBAL AGREEMENTS NOT BINDING - ESTIMATES FREE

979283

OWNER <b>Andrade Plastering Corp</b>	PHONE NO.	DATE <b>01-14-25</b>
ADDRESS <b>1724 SW 307</b>		EST. NO. <b>3400 N SW 17 Road</b>
INSURANCE CO. <b>Homestead Fl 33030</b>	PHONE NO.	ORDER NO. <b>Hollywood 33019</b>
ADDRESS <b>786-317-3090</b>	<b>786-226-2846</b>	LICENSE NO.

YEAR/MAKE	MODEL	MILEAGE	MOTOR NO.	SERIAL NO.
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QUANTITY	DESCRIPTION OF LABOR OR MATERIAL	PART NO.	MATERIAL	LABOR
	El precio del trabajo de plastero: incluido material. soft incluido Ovaya incluido Quitar Todo lo que esta malo. Garantia un año. es... \$ 16,144.00			

<small>PARTS PRICE BASED ON STANDARD CATALOG PROCUREMENT PRICE LISTS. SUBJECT TO CHANGE WITHOUT NOTICE. PROCUREMENT AND DELIVERY CHARGES MAY BE ADDED FOR SPECIAL SERVICE OR ITEMS NOT AVAILABLE LOCALLY.</small>		TOTAL MATERIALS
<small>OLD PARTS REMOVED FROM CARS WILL BE JUNKED UNLESS OTHERWISE INSTRUCTED IN WRITING. THE ABOVE IS AN ESTIMATE BASED ON OUR INSPECTION AND DOES NOT COVER ADDITIONAL PARTS OR LABOR WHICH MAY BE REQUIRED AFTER THE WORK HAS BEEN OPENED UP. OCCASIONALLY, AFTER WORK HAS STARTED, WORN PARTS ARE DISCOVERED WHICH ARE NOT EVIDENT ON FIRST INSPECTION. BECAUSE OF THIS, THE ABOVE PRICES ARE NOT GUARANTEED.</small>		TOTAL LABOR
ESTIMATED BY	ESTIMATE APPROVED BY	TOTAL MATERIALS
AUTHORIZED AND ACCEPTED	DATE	TAX
BY OWNER OR AGENT		PAID OUT - TOW & STORAGE
		SUBLET REPAIRS
		TOTAL

# Wilmo Castro Stucco Repair

# QUOTE

(561)506-3305

INVOICE # 1789  
Date: 1/27/25

To:  
Emilio Benitez  
Atlantic Whitecaps Condo Assoc.  
Hollywood, FL 33019

Expiration Date: 3/01/25

Salesperson	Job	Payment terms	Due date
Wilmer	3400 N Surf Road Hollywood FL	TBD	TBD

Qty	Description	Unit price	Line total
1	All materials for repairing overhang (using plastic lathe corner beads) Prep windows and outside to minimize dirt/damage from plaster. Soffit are included Do all work in sections Remove and dispose of all trash Remove areas that are damaged and corroded. 1 year warranty	9500.00	9500.00

<b>Subtotal</b>	9500.00
<b>Sales Tax</b>	0.00
<b>Total</b>	9500.00

Quotation prepared by: Wilmer

This is a quotation on the goods named, subject to the conditions noted below: All sales final, payment due upon receipt.

To accept this quotation, sign here and return: \_\_\_\_\_

Thank you for your business!