

From: <brent@davidoffroofing.ca>  
Subject: RE: Roof pricing  
Date: April 27, 2023 at 12:01:54 PM EDT  
To: "Jeff Gard" <jeff@jeffgard.ca>

Hi Jeff,  
I'm just following up on the roof quote. Did you have any questions/concerns?

Thanks,

Brent Savage  
Sales/Estimator  
Davidoff Roofing London Limited



861 Medway Park Drive  
London, Ontario  
N6G 5C7  
Office - 519-641-7663  
Fax - 519-936-2945  
Email - brent@davidoffroofing.ca  
Web site - www.davidoffroofing.ca

From: Jeff Gard <jeff@jeffgard.ca>  
Sent: Wednesday, April 19, 2023 2:15 PM  
To: brent@davidoffroofing.ca  
Subject: Re: Roof pricing

perfect - thank you

Jeff Gard  
Sales Representative  
Royal LePage Triland Realty, Brokerage  
jeff@jeffgard.ca  
519.670.8199

On Apr 19, 2023, at 2:11 PM, <brent@davidoffroofing.ca>  
<brent@davidoffroofing.ca> wrote:

Hi Jeff,  
Will do.

The shingle pricing is fairly accurate. We will replace all the flashing but we would try to tuck new flashing under the dormer siding. If the siding has to come off then there would be additional charges.  
I will try to get you a formal quote by tomorrow.

Regards,

Brent Savage  
Sales/Estimator  
Davidoff Roofing London Limited  
<image001.jpg>  
861 Medway Park Drive  
London, Ontario  
N6G 5C7  
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Email - brent@davidoffroofing.ca  
Web site - www.davidoffroofing.ca

From: Jeff Gard <jeff@jeffgard.ca>  
Sent: Wednesday, April 19, 2023 2:07 PM  
To: brent@davidoffroofing.ca  
Subject: Re: Roof pricing

Hi Brent

Thank you for the ballpark price for the Cedar - it is just not financially an option.

Please draft a quote only for the asphalt shingles.

Talk soon

Jeff Gard  
Sales Representative  
Royal LePage Triland Realty, Brokerage  
jeff@jeffgard.ca  
519.670.8199

On Apr 19, 2023, at 2:00 PM, <brent@davidoffroofing.ca>  
<brent@davidoffroofing.ca> wrote:

Hi Jeff,

I just wanted to break down the pricing via email before drafting a formal quote.

The price to replace the roof in shingles would be around \$26,390 + HST

The price to replace in cedar would be \$63,090 + HST

Both prices include replacing the flat roof, shed and all flashing as well.

Brent Savage

Sales/Estimator

Davidoff Roofing London Limited

<image001.jpg>

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861 Medway Park Drive London, Ontario N6G 5C7  
Phone (519) 641-7663 Fax (519) 936-2945

## ROOFING PROPOSAL #25428

### PREPARED BY:

Brent Savage

### PREPARED FOR:

Jeff Gard  
39 Carfrae St  
London, ON  
519-670-8199  
jeff@jeffgard.ca

### JOB LOCATION:

39 Carfrae St  
London, ON



Thursday, April 20, 2023

Dear Jeff,

I would briefly like to tell you about Davidoff Roofing (London) Ltd. and why you will want to choose us for your roofing project.

Davidoff Roofing (London) Ltd. provides \$5,000,000 of liability insurance per occurrence. All our employees are covered by Workers Compensation Insurance so that you will not be exposed to any liability, should any of our employees be injured while on your job.

We are members of London & District Construction Association

We are members of Better Business Bureau (BBB) since 1984

We are the winners of the Consumer's Choice Award for the last 7 consecutive years



As a legitimate and dependable roofing company, we maintain these affiliations and credentials to provide you with the highest level of confidence and customer service. We are registered, licensed, and approved with many manufacturers for the installation of premium roofing products.

- Our estimators are Quality Masters – knowledgeable in product differences and quality.
- Our roof installers are qualified Master Shingle Applicators (MSA) and attend pre-approved on-going training to keep them up to date on the latest technological advances in the roofing industry, including the local building codes.
- Our roof installers are Certified Installers of Velux Skylight & Sun Tunnels
- Our roof mechanics are qualified Soprema Installers and attend pre-approved on-going training to keep them up to date on the latest technological advances in the roofing industry, including the local building codes.
- Authorized VicPRO – VICWEST – Residential Metal Roofing Dealer / Installers.

With a permanent place of business, and over 35 years in the roofing trade, we take pride in our quality workmanship and the specialty services offered to our clients.

*We do it right – we do it by the book – or we don't do it at all.*

Sincerely,



**Brent Savage**

Customer Service Estimator

CertainTeed Shingle Quality Specialist

Included in this roofing proposal is an in depth look at what choosing Davidoff Roofing would mean for you. Explanations of components of the roofing system are outlined while the specifications for your project are laid out. This project has been specified in accordance with local building codes, industry standards and manufacturer specification requirements. All work will be installed by certified craftsmen to assure qualification for the long-term roofing warranty.

### **SCOPE OF WORK TO BE PERFORMED**

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We hereby submit specifications and estimates for: **Roof replacement including shed**

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No dumpsters left on site overnight blocking the driveway. Roof debris is taken away daily in company dumpers.



### **GENERAL SPECIFICATIONS:**

1. All work performed by Davidoff Roofing (London) Ltd. will be in accordance with manufacturer's recommendations and guidelines set by the Ontario building code and the local building codes.
2. Shrubs, ornaments and other property will be protected as needed with tarps and/or plywood.
3. Gutter protectors will be used wherever ladders are located. We utilize these to protect your gutters from being deformed and/or scratched by our ladders.
4. All debris will be disposed of by Davidoff Roofing (London) Ltd. in an environmentally friendly way.
5. At the end of each day, the working area will be made watertight to protect the building from normal weather conditions.
6. The work area will be cleaned of all roofing debris during the job and broom cleaned after job completion.
7. The work area will be magnetically swept to pick up any fallen nails after job completion. We utilize magnets to minimize exposure to personal injury and/or property damage from nails left behind at the jobsite.
8. All gutters pertaining to the work area will be cleaned of all debris after job completion. If gutter guards are currently installed, this will not be performed.
9. Davidoff Roofing (London) Ltd. extends to its customers a **twelve (12) year workmanship warranty** to supplement any applicable manufacturer's warranty program.

## **WOOD DECK PREPARATION**

Davidoff Roofing (London) Ltd. will remove of and dispose all the existing material, vents and sewer pipe flashings on roof to expose the wood deck. **All pricing is based on the removal of 1 layer of shingles and 1 layer of cedar.**

The roof deck is the structural surface over which the roofing materials are applied. The roof deck should be a stable, smooth, solid surface which will allow the shingles to be securely fastened. The roof deck should be at least 7/16" thick oriented strand board (OSB), 3/8" thick plywood or nominal 1" thick wood boards deck not more than 6" wide. The deck must be strong enough to:

- Support the roofing materials and our workers.
- Safely resist impact loads, such as a bundle of shingles.
- Hold uniform loads, such as heavy snow.
- Provide resistance to wind force.
- Anchor the nails.

*If you apply a shingle roof over a deck surface that is unacceptable to the manufacturer and consequently damage results, the warranty may not be honored. The manufacturer will not take the responsibility for:*

- Poor deck design that causes damage to the roofing system or other parts of the house.
- Defects or damage caused by the materials used as a roofing base, over which the shingles are applied.
- Damage to the shingles caused by settlement, distortion, failure, or cracking of the roof deck.
- Defects, damage or failure caused by the application of the shingles not in strict adherence within written instructions of the manufacturer.
- Application over wood that is not dry, or which has hard projections, such as partially driven nails, which can cause damage to the shingles or underlayment applied above.

To ensure proper installation Davidoff Roofing (London) Ltd. hereby submits to:

1. **Inspect entire roof deck before the installation of the new shingles, re-nail protruding roof nails and clean the roof deck to allow for a smooth surface for the installation of the new shingles.**
2. **Replace rotted or damaged roof boards at \$9.00 (plus HST) per board foot. (extra)**
3. **Replace rotted or damaged plywood or OSB at \$100.00 (plus HST) per 4'x 8' sheet up to 3/8 of an inch thick. (extra)**
4. **Replace rotted or damaged plywood or OSB at \$115.00 (plus HST) per 4'x 8' sheet up to 1/2 of an inch thick. (extra)**
5. **Any replacement of rotted or damaged framing or finishing lumber charged at a time & material basis. Labour will be charged at a rate of \$85.00 (plus HST) per man hour plus any additional material cost**

To acknowledge you understand and agree to the above,

**Please initial here \_\_\_\_\_.**

**Davidoff Roofing (London) Ltd. will notify the customer prior to proceeding with the above additional work.**

## **ICE & WATER SHIELD**

### **Ice Dam Protection:** (Eave or gutter edge)

Apply Grace Ice & Water shield directly to the roof deck a **minimum of 6'** on eave edges along the front of the house and 3' on the remainder of eave edges.

### **Valley Protection:**

Apply Grace Ice & Water shield directly to the roof deck in entire lengths of all valleys (36").

### **Sewer Vent Protection:**

Apply Grace Ice & Water shield directly to the roof deck below new sewer pipe flashing.

### **Bath Vent Protection:**

Apply Grace Ice & Water shield directly to the roof deck below new bathroom vents.

### **Chimney Protection:**

Apply Grace Ice & Water shield directly to the base of chimney before new metal flashing.

## **UNDERLAYMENT**

Install one layer of Certaineed Diamond Deck synthetic underlayment secured to the roof deck on the remainder of the roof where Ice & Water shield is not installed.

## **FLAT ROOF**

Supply and install new cover board prior to 60 mil TPO membrane and new perimeter flashing.



## **VENTILATION**

Supply and install new Certainteed filtered ridge vent along back lower roof.

Supply and install 1 new kitchen vent.

As required by the Ontario Building Code, The National Roofing Contractors Association and all Shingle Manufacturers your roofing system will require the following ventilation:

- All insulated attic spaces shall be ventilated with openings to the exterior of not less than 1 square foot of ventilation for every 300 square feet of attic floor space. This must be balanced equally between the soffit and the ridge of your home.
- All ventilation shall be designed to prevent the entry of rain, snow and insects.

Good ventilation creates a cooler attic in the summer and a drier attic in the winter and it helps prevent ice dams. In a home with poor ventilation the heat in the attic may eventually reach 60 (Celsius) degrees on a 32 (Celsius) degree day. Also, an overheated attic, combined with moisture, can be damaging to the roof decking and roofing shingles, causing them to distort and deteriorate prematurely. In the winter, the moist warm air from the lower portions of your home rise through the ceiling area into the attic. In the cold attic the warm moist air condenses on the cold surface of the rafters, the nails and other metal, and the attic side of the roof deck.

This moisture can create several problems:

- The condensation can swell the roof deck, causing waviness and buckling of both the roof deck and the shingles.
- This high level of condensing moisture may also promote a perfect mold-breeding environment – which leads to replacing the affected roof decking and correcting the ventilation problem.
- The water can rot the roof deck and decrease nail-holding capability.
- Severe condensation can drip onto the insulation, reducing its effectiveness and seep through the ceiling.
- Ice dams develop when warm air finds its way into the attic and gets trapped along the underside of the roof deck. The warm air then melts the snow above it and water runs down the slope towards the eaves. As the water trickles past the lower and unheated sections of the roof near the eaves, it freezes. This wall of ice continues to build forming an even-larger ice dam. The pond of water continues to get deeper and deeper until it backs up under the shingles, causing leaks and perhaps damage to the shingles and the roof deck. When the water gets below the deck, it can leak through the ceiling to cause all kinds of unsightly damage and even structural weakening to your home.

*Good ventilation will move the hot air next to the roof deck out of the attic in the summer, and will dilute and remove the moist air in the winter before it causes damage. Also, proper ventilation and sufficient insulation helps keep a more uniform temperature on the underside of the roof deck in the winter, which eliminates ice dam formations.*

***All Shingle Manufacturers state that proper ventilation must be installed per their minimum requirements or shingle warranties may be null and void.***

## **FLASHING**

**Open Valley Application:** Valley construction will consist of a 36" layer of Grace Ice & Water shield installed in all valleys prior to 26-gauge metal and shingle application.

**Plumbing Vent Flashings:** replace plumbing vent flashings.

**Chimney:** Remove existing step flashings and counter flashings around perimeter of chimneys. Apply Grace Ice & Water shield around entire perimeter of chimney base. Install new step flashings and new counter flashings (black or brown) to base of chimney with straight profile and caulked along top hem.

**Wall Flashing:** Supply and install new wall and step flashing. **If any siding needs to be removed, additional charges will apply on a time and material basis at \$85/man hour plus HST.**

**Parapet Flashing:** Supply and install Grace Ice & Water shield, new step flashing and new cap flashing.

## **PERIMETER EDGE FLASHING (DRIP EDGE)**

### **Rake Drip Edge Flashing:**

Supply and install stock, pre-painted, pre-bent drip edge on all rake edges to protect against wind driven rain.

### **Eave Drip Edge Flashing:**

Supply and install stock, pre-painted, pre-bent drip edge on all eave edges to facilitate water runoff into gutters or away from house.

## **SHINGLE INSTALLATION**

Furnish and install CertainTeed UL Class A fiberglass roofing shingles and required hip/ridge cap as per manufacturer's specifications and in accordance with the selected material and warranty guidelines. Nailing locations vary by shingle style and roof slope. It is critical to fasten the shingles in the proper locations in order to achieve designed performance. Improperly fastened shingles may blow off or slip out of place. Nails shall be barbed or rough shanked, must be corrosion resistant, minimum of 11-gauge and nail head diameter shall be a minimum of 3/8". All exposed nails will be caulked.

### **CertainTeed LANDMARK**

- Two-piece laminated fiber glass base construction
- 50-year SureStart PLUS (4-STAR) protection
- 235 lbs. per square
- 10-year StreakFighter warranty
- 15-year 110 mph wind-resistance warranty    Colour: \_\_\_\_\_    Initials: \_\_\_\_\_

**Note: All materials are warranted by the manufacturer. See brochure for additional information**

If an option is acceptable, please sign below and return a copy to Davidoff Roofing (London) Ltd., 861 Medway Park Drive, London, Ontario, N6G 5C7. Keep the other copy for your records. Please feel free to call us with any questions you may have at 519-641-7663.

**PAYMENT TERMS:**

Payment to be made as follows: One third upon signing of proposal (including taxes). Balance to be paid in full promptly upon completion or as billed. **NO RETAINAGE TO BE HELD.** 5% Interest per month on overdue accounts. **All prices valid for 10 days.**

Adjustments – In the event of significant delay, change and price increase involving labour, materials or equipment through no fault of The Company, the contract amount, time of completion and/or other contract requirement shall be adjusted equitably by change order.

If the Agreement is breached thereafter without consent of the Company, liquidated damages of 100% of the cash price of the Work, plus a proportionate share of all Work already performed will be due to the Company.

You, The Owner, may cancel the transaction at any time prior to midnight of the tenth (10<sup>th</sup>) business day after the date of this transaction. If the agreement is cancelled within this time, any deposits will be returned to you without penalty following receipt of a *notice in writing* from the Owner to The Company.

Price	\$ 26,390.00
HST (13%)	\$ 3,430.70
<b>TOTAL</b>	<b>\$ 29,820.70</b>

\$ 10,000.00 (Pay with order – approx. 1/3)

\$ 19,820.70 (Due upon completion)

Please pay this amount to supervisor on site. Initials \_\_\_\_\_

**Payment options**



info@davidoffroofing.ca



**HOMEOWNER SPECIAL REQUESTS:**

All materials are guaranteed to be as specified. All work to be completed in a professional manner per standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, windstorm and other necessary insurance.

Note: This proposal may be withdrawn by us if not accepted within 10 days.

**This is not a binding contract until accepted by management**

Proposal accepted by management (name): \_\_\_\_\_

Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Approval Signature: \_\_\_\_\_

**ACCEPTANCE OF PROPOSAL** – The above prices, specifications and conditions are satisfactory and are hereby accepted.

**Successors and Assigns:** The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

You are authorized to do the work as specified. **Payment will be made as outlined above.** Further, the applicant consents to the obtaining of such credit and or personal information as Creditor deems necessary at any time in connection with the credit hereby applied for, or any renewal or extension thereof, and to the disclosure of any credit information to the creditor concerning the applicant to any creditor reporting agency, or to any person with whom the applicant has, or proposes to have financial relations.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

CUSTOMER’S SIGNATURE INDICATES ACCEPTANCE OF PRICE AND ALL TERMS IN THIS CONTRACT.

**10% Cancellation fee will be charged on all contracts cancelled after acceptance (outside the 10-day cancellation period).**

Credit Card # \_\_\_\_\_ # at back \_\_\_\_\_

Name on the credit card \_\_\_\_\_

Expiry Date \_\_\_\_\_ / \_\_\_\_\_      VISA \_\_\_\_\_      MASTERCARD \_\_\_\_\_  
Month / Year

**The issuer of the card identified on this item is authorized to pay the amount shown as total upon proper presentation. I promise to pay such total (together with any other charges due thereon) Subject to and in accordance with the agreement governing the use of such card.**

**X** \_\_\_\_\_      Deposit \$ \_\_\_\_\_      Balance \$ \_\_\_\_\_  
Cardholder's Signature

### **Choosing a Contractor**

There are several steps in finding the contractor that's right for you. Take the time to discuss problems, products and prices. This time is well spent compared to the problems you can have if you select the wrong contractor and the time and money it takes to rectify a bad situation.

1. Seek referrals from friends, neighbors or local suppliers.
2. Check the local Better Business Bureau.
3. Insist on a written contract that includes insurance and warranties, both product and workmanship.
4. Ask for references.
5. Consider: place of business, years of experience and business affiliations.

**Remember: Price is only one factor in choosing your roofing contractor. Professionalism and quality workmanship should also greatly influence your decision.**

By signing the above contract, you are agreeing to the following: **Customer initials** \_\_\_\_\_

**JOB SITE PREPARATION:**

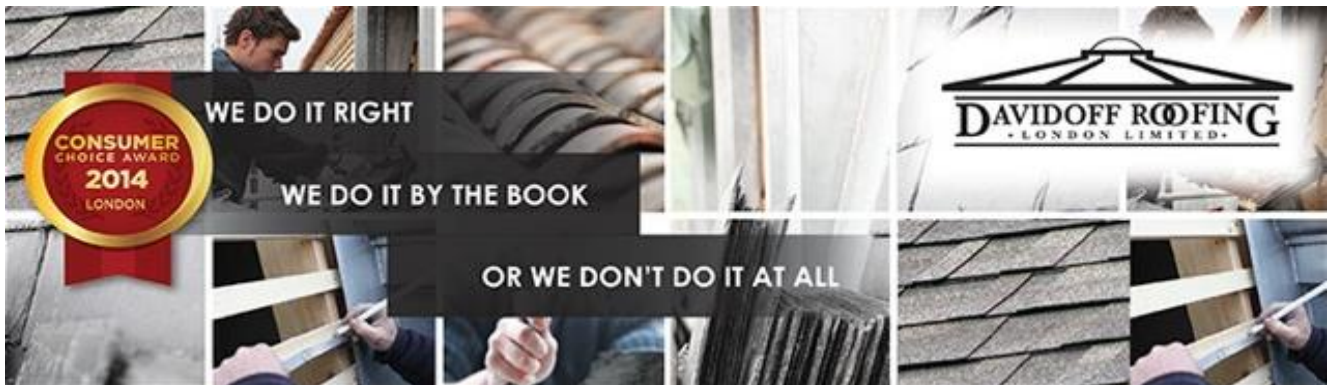
Davidoff Roofing (London) Ltd. “Property Protection Measures” will be implemented throughout the job.

1. Davidoff Roofing (London) Ltd. cannot guarantee job commencement dates due to weather and other unforeseen circumstances beyond our control but we make every effort to stick to timelines.
2. Customer will not be placed on our queue for scheduling until the required deposit is paid and the quote has been fully signed, including colour selections made.
3. It is the customer’s responsibility to let Davidoff Roofing know of all of their concerns and ask any questions prior to job commencement.
4. The customer acknowledges that if the project start/finish dates occurs during inclement weather, a thorough clean-up of the job site may not be practical. The customer agrees to inform Davidoff Roofing when conditions are more conducive to clean up (ie. Ground snow has melted) and Davidoff Roofing will make every effort to return to the property within a reasonable amount of time to perform a thorough site clean-up. Furthermore, the existing site conditions may not allow for a thorough clean up (ie. Too many shrubs, weeds etc) but we will do our best to clean up visible and accessible debris.
5. Upon acceptance of the contract, we will place a job site yard sign on your property and request that it stay until the completion of your project. This is our best form of advertising as we are proud to display the quality workmanship we instill in every roofing project we complete.
6. Davidoff Roofing (London) Ltd. will provide a container or dump truck for the disposal of roofing materials. We will need to locate and prepare a convenient place for the container/dump truck and access for roof top delivery of material. We cannot be held responsible for any damage to the driveway. If roof top delivery cannot be achieved, additional charges will apply.
7. Davidoff Roofing (London) Ltd. may require the full use of your driveway during the course of your roofing project. Extra charges will be assessed if use of the driveway is not permitted prior to or during the course of the job. It will also be necessary to have access to an external electrical power source.
8. Davidoff Roofing (London) Ltd. will make every attempt to protect the siding, windows, doorways, porches, decks, patios, and surrounding grounds and shrubbery with tarps and/or plywood. Due to the large amount of debris being removed, there are times when damage may occur. If there is a particular tree or bush that you wish to protect, please note under “special requests” prior to the start of your project. However, Davidoff Roofing (London) Ltd. will not be held responsible for damage to landscaping.
9. Davidoff Roofing (London) Ltd. recommends that prior to start of the job that you remove or secure all fragile or irreplaceable items on walls and ceilings that could be disturbed or damaged during the job. Davidoff Roofing (London) Ltd. cannot be held responsible for damage to said items.
10. Davidoff Roofing (London) Ltd. recommends that if you have any contents in your attic or garage ceiling that you cover them with a tarp or plastic. If your garage does not have a ceiling, please remove vehicles or cover them so debris does not damage them. We cannot be responsible for cleaning of attics after removing the shingles. If you would like us to provide this service, please inform us before approving this proposal so we can take the necessary actions.
11. Davidoff Roofing (London) Ltd. will make every attempt to protect the gutters, downspouts, awnings and trim from damage by removal of the old roofing materials. Please be aware that there may be times when minor damage or marring may occur, as we cannot guarantee it will not. There are times when siding, awnings, wood or aluminum trim or gutters/gutter guard may need to be removed to continue the roof work required. This work is not included unless specifically mentioned.
12. If we are removing solar panels or power vents, the homeowner must have all interior electrical connections and venting disconnected prior to start of job.
13. Davidoff Roofing (London) Ltd. will remove and/or replace antennas, satellite dishes, cupolas, and any other electronic devices to accommodate continuation of the scope of work contracted. We cannot be held responsible for operating condition or damage to said items after replacement. Television or satellite reception, hydro wiring and hardware are the responsibility of the homeowner.
14. Davidoff Roofing (London) Ltd. will not be held responsible for poor appearance or damage due to a pre-existing condition. Examples of such conditions would be: gaps in siding due to multiple layers of roofing being removed,

- damage to siding due to improper flashing work prior to job, etc. We cannot be held responsible for nail pops or cracks in drywall or ceilings due to normal roof application during the course of the job.
15. Davidoff Roofing (London) Ltd. liability is limited to repair of the work stated on the contract during the warranty period, provided that it gives proper notice.
  16. The contractor will clean outside property of nails, debris and magnetically broom driveway daily for nails.
  17. Rotten or deteriorated wood decking. Davidoff Roofing (London) Ltd. will install approved sheathing where needed. Unless specifically stated under special in no charge or estimate has been made for replacing such rotten or deteriorated wood. If such conditions are found during installations, an additional charge will be made. Any hidden conditions which require additional work or any extras requested by purchaser will be billed as a separate item and paid for by purchaser as an extra.
  18. Davidoff Roofing (London) Ltd. takes no responsibility for identification nor removal, nor disturbance of existing environmental problems or hazards. If it is determined that any of the materials or job sites are an environmental hazard, the purchaser must arrange (at purchasers' sole additional expense) for tear off, haul-away and disposal according to local, Provincial or Federal law.
  19. The scope of work is limited to the items checked off and/or noted on this agreement.
  20. To inform Davidoff Roofing (London) Ltd. of any special concerns prior to new roof construction (i.e. newly paved or interlocking driveways, in ground sprinkling systems, gardens, newly sodded lawns etc.) in order to properly address these issues.
  21. To remove any valuable items such as painting, chandeliers, china, crystal or figurines etc. that may shake loose and fall as result of vibration during roof construction operations.
  22. To close all windows and doors to reduce any dust, debris particles and roofing grit from filtering inside to the building interior.
  23. To remove any items stored in your attic space that may be affected by infiltration of dust, debris, roof grit etc. from between the roof board and not to hold Davidoff Roofing (London) Ltd. responsible for any cleaning up of any such infiltration.
  24. If Davidoff Roofing (London) Ltd. can't access the premises that The Owner will clean up any dust or particle infiltration through skylight wells.
  25. Davidoff Roofing (London) Ltd. is not responsible for any waviness etc. in the finished appearance of the new roof as a result of structure e.g. uneven rafters, plywood etc. (unless specifically addressed with carpentry at additional costs to customer)
  26. Davidoff Roofing (London) Ltd. is not responsible for leakage due to ice damming.
  27. The Owner is expected pay for any wood replacement required.
  28. Davidoff Roofing (London) Ltd. can cancel any job prior to commencement.
  29. Binding Contract: This Agreement, until approved by Company, is subject to change or revocation by Company, without notice. Upon approval by Company, this Agreement shall constitute a binding agreement between the Company and the Owner. In the event such approval is not granted within thirty (30) days of the date of this Agreement, the deposit paid by the Owner will be refunded without interest and this Agreement shall be deemed not approved and neither the Company nor the Owner shall be liable to each other for costs or damages. Notwithstanding anything contained herein to the contrary, Company reserves the right to reject or cancel all or part of this Agreement due to unacceptable payment performance or credit rating of the Owner. Any change approved by Company shall be communicated to Owner and be subject to acceptance within ten (10) days. If such change is not accepted in writing by Owner within such time, the deposit shall be refunded without interest to Owner in full termination of this Agreement
  30. Owner shall be in default of this Agreement at any time if he / she does not tender payments as listed in this Agreement. Upon Owner's default, the Company may immediately discontinue Work and the entire balance shall be immediately due and payable. Waiver or indulgence of any default shall not operate as a waiver of any other default on future occasions
  31. Attorneys' Fees: In the event that legal proceedings are instituted for the recovery of the unpaid Agreement price and any additional charges due, the Owner agrees to reimburse all actual costs, expenses and attorneys' fees incurred by the Company.
  32. Insurance: Owner agrees to carry homeowner's insurance covering fire, theft, storm, and damage to the property including, but not limited to, landscaping, trees, shrubs, driveways and walkways in sufficient amounts to cover the Work and materials under construction by the Company and agrees to compensate the Company for losses sustained by these conditions. Company shall, in amounts and with carriers subject to Company's sole discretion, provide workers' compensation, public liability and property damage for the Work, unless a general contractor,

- sub-contractor, or Owner, in whole or in part, supplies such insurance. The Company's maximum liability is limited to the coverage provided.
33. Service Calls: Service calls requested by the Owner shall be included in the written workmanship warranty only if the call for service is a warranted service call. On service calls where it is deemed by the Company to be a non-warranted item, the Owner will be charged for the service call or work performed at Company's established rates.
  34. Company Not Liable: Owner acknowledges that at no time shall Company's liability exceed the total amount charged for the Work performed under this Agreement. Company shall not be liable for any defects which are characteristic to the particular materials such as cracks, splits, and shrinkage or warping of wood or lumber etc. Due to the nature of the Work, damages to the property sometimes occur. Therefore, the Company is not responsible for nail pops, cracks to walls or ceilings of existing structures. Company assumes no liability for damages, including but not limited to, existing landscaping, trees or shrubs, driveways, eavestroughs, siding deck, fences or any other property. Company is not liable for common occurrence weather related problems such as ice dam, gutter back up or Acts of God. Company is not liable for any ponding of water or improper drainage due to incorrect sloping of existing roof structure or roof structure problems that could cause sagging or unevenness in existing roof deck. Owner acknowledges that the Company is only responsible for damages to the property and the contents therein under Company's liability insurance, if Company, or its employees or servants are held or found to be negligent and, if Owner notified Company within forty-eight (48) hours of the occurrence.
  35. Company Warranty: In order for any warranty to be effective against Company or any other party, Owner must: (1) have paid all sums owed to Company under this Agreement and any applicable Change Orders: (2) provide by immediate (or 10 days) written notice, by certified mail, to Company upon discovering any defect or failure of the Work performed and: (3) not allowed any third party to, in any way, alter or repair any of the Work performed by Company. Company shall provide Owner with a warranty against defects in workmanship for a period contained herein from the Completion Date. Material warranty shall be limited to manufacturer's warranty of materials. Any disputes in material warranty is the customer's responsibility. Company does not warrant the material or labor of items such as, but not limited to; caulking materials, sealant, reflective coatings, painted surfaces, metal materials, or the possible failure of these items. Company's warranty is only effective if gutters are properly cleaned and maintained at least twice a year. Normal maintenance and care of Work installed is the Owner's responsibility. If damage occurs to roof or interior of house, which is a result of clogged gutters, then any warranty stated herein is void. Company's warranties as stated in this section of this Agreement shall be null and void for any water ponding beyond forty-eight (48) hours, except as set forth in this Agreement.
  36. Entire Agreement: This Agreement constitutes the entire agreement between the Parties. Company is not liable for nor bound in any manner by any statements, representations, warranties, collateral or otherwise, or promises made by any person representing or proposing to represent Company unless such statements, representations, or promises are set forth in this Agreement. Any modification of this Agreement must be in writing and signed by the both parties.

**Thank you for taking the time to read our proposal. Davidoff Roofing (London) Ltd. wants to make the installation of your new roofing system hassle-free. Our goal is your satisfaction. In closing, it would be our privilege to install your new roof system. Thanks again for reading and we hope your decision is a great one!**







1925 • 2020

# HEATHER + LITTLE LTD

Celebrating 95 Years of Craftsmanship

## ESTIMATE

To: Jeff Gard  
39 Carfrae St  
London, ON N6C 1G1  
Attn.: Jeff Gard  
Email: [jeff@jeffgard.ca](mailto:jeff@jeffgard.ca)

Date: May 11, 2022  
Tel.: (519)-670-8199  
Fax:

**Re: 39 Carfrae St, London ON**

We are pleased to provide the following estimate for the above project as outlined below.

**Scope of Services:**

Supply the necessary material and labour to perform the following work:

- Remove and dispose of existing pine shingles and asphalt shingle roofing and underlayment down to the existing roof deck.
- It is assumed that there is only one layer of pine shingles and two layers of asphalt shingles existing. If additional layers are present, there will be additional costs.
- Supply and install one ply of peel & stick waterproofing membrane over the sloped roof area.
- Supply and install cedar breather membrane over the roof area.
- Supply and install cedar shake over the roof area.
- Fabricate and install 16 oz Copper metal flashing where required at all necessary roof terminations.
- Install modified bitumen roofing on rear dormer.

All for the sum of \$114,622.00 + HST

**Notes:**

- Wood deck replacement is not included in this estimate.
- This is a budget price based on the photos provided. Once we complete site inspection, we will review the estimate and revise if necessary.
- A 25% deposit and a signed quotation is required before commencement of any work.
- This price is based on current labor and material prices which are subject to change.
- This price is valid for a period of 30 days from the date stated above.
- This estimate is subject to the attached General Conditions and Terms.
- Acceptance of this estimate indicates agreement to allowing H&L to photograph/video the project during production and upon completion. Photographs or videos of your project may be used from time to time on our website, social media and in email for marketing purposes.

Please do not hesitate to contact us if we can be of further assistance and thank you for the opportunity to provide our services.

Submitted by:

Accepted by:

Per: \_\_\_\_\_

Per: \_\_\_\_\_

---

Marc Jamieson  
Heather & Little Limited

Name: \_\_\_\_\_


**HEATHER & LITTLE LIMITED (H&L)  
GENERAL CONDITIONS - CANADA**

- I. **TERMS OF PAYMENT:** Except when material and labour covered by this quotation are subcontract of a general contract, terms of payment are Net 30 days after completion of described in this quotation. All work will be progress invoiced and will be due upon receipt of the invoice. All the foregoing is subject to approval by our Credit Department.
- II. **DELAYS:** The Vendor is not responsible for delays resolution in whole or in part from transportation tie-ups or delays, priorities, strikes, accidents, riots, war, acts of God, or other causes beyond the Vendor's control.
- III. **PENALTIES:** The Vendor is not subject to penalties or claims for liquidated damages except as may be specifically provided for in this contract.
- IV. **CONTRACT FORM:** In the event that the Purchaser issues his own purchase order or prepares a contract based on this proposal, the conditions contained herein are hereby deemed part of the said purchase order or contract unless accepted there out in writing signed by the Vendor.
- V. **QUOTATION:** Unless stated elsewhere, quotations are valid for a period of 30 days from the date of writing.
- VI. **SUBLETTING A PORTION OF CONTRACT:** The Vendor reserves the right, at his discretion, to sublet all or part of the work covered by this quotation to a reputable third party.
- VII. **INSURANCE:** The Vendor agrees to carry Workers' Compensation and Public Liability policies, insuring during the progress of the operations such liability, which may by law be imposed upon H&L on account of accidents arising from such operations
- VIII. **UNLOADING & STORAGE:** The Purchaser agrees to furnish storage space for materials at no cost to the Vendor.
- IX. **NOTICE FOR COMMENCEMENT OF WORK:** The Purchaser agrees to give the Vendor at least three days clear notice before buildings are ready for the application of Vendor's material, provided always that the Vendor has obtained approval.
- X. **RECEIPT OF MATERIAL ON SUPPLY PROJECTS:** On receiving the Vendor's shipments, the Purchaser is to note the condition of the Vendor's material, the number of pieces, cases, etc. as being in accordance with the transporting company's receipt and note any variances thereon before accepting shipment on supply projects.
- XI. **LIABILITY FOR DAMAGE TO MATERIAL:** The Purchaser is to indemnify the Vendor for all damage to the Vendor's material and finished work on the job resulting from misuse, fire, water, damage, flood, wind damage direct or indirect, hail, lightning, explosion, riots, impact by aircraft or other vehicles, smoke damage, acts of God, or other hazard or risk not caused by the Vendor's forces.
- XII. **HOURS OF WORK:** Unless otherwise stated in writing, the price quoted herein is based on the prevailing workweek for fabrication and erection crews.
- XIII. **COMPLETION & ACCEPTANCE:** Upon completion, the Purchaser agrees to inspect the Vendor's work immediately and to issue an acceptance to the Vendor provided the work has been completed according to the contract.
- XIV. **INSTALLATION:** In all cases, our method of installation is in keeping with the specifications covering this project. Suitable bearing surfaces are the responsibility of other trades and are specifically excluded from our contract. Our quotation is based on the assumption that installation work, once commenced, may be completed without interruption, and that clear access to all work areas are to be provided by the purchaser or their agents.



## Compared To Other Products

Can your products be walked on? 

How does Brava compare to other alternatives cost-wise? 

Brava's products will be comparable in cost to other high-end roofing such as slate, shake, clay tile, and other composites. The cost savings will be most evident in the maintenance costs. Brava roofing is more economical to install and does not require costly additional structural support to accommodate the extreme weight of quarried slate, cedar shake or clay tile. Brava is also virtually maintenance free. It is a little different in trying to compare Brava to other composite tile.

Brava has the following advantages which make it far more attractive than the competition:

- Brava Old World Slate has a 1" thick profile
- Brava offers truly multi-colored tile in all of its profiles
- Brava Shake varies in thickness from 5/8" to 7/8"
- Brava products are gun nail-able
- Brava products are recyclable

How does Brava Shake compare to cedar shake roofing 

Brava cedar shake comes pre-blended in three different widths and varies in thickness from 5/8" to 7/8", the thickest on the market, making it indistinguishable from hand split cedar shake. It is available in solid colors or multi-color blends, and since there is little to no breakage, it is more economical to install. With our patented production process, Brava creates a closed cell shake. There will be no mold/mildew/lichen growth which means no maintenance and a longer lasting roof.

From: Dawn Anderson <dawn.anderson@enviroshake.com>  
Subject: Enviroshake Inquiry  
Date: March 27, 2023 at 5:15:12 PM EDT  
To: "jeff@jeffgard.ca" <jeff@jeffgard.ca>

Hello Jeff,

Thank you for your interest in Enviroshake®. I have attached our information for your review.

Enviroshake® is not only installed for the same cost as cedar, but actually costs 1/3 less than cedar over the lifetime of the roof as it is completely maintenance free, and does not require re-roofing.

If interested in the cost of Enviroshake® roofing materials compared to asphalt shingles, we are approximately 2.5-3x's more than the traditional asphalt shingle installed. The average cost of Enviroshake typically ranges between \$18-\$22 per sq. ft. installed, varies with roof complexities, waste, etc. plus any additional accessories, freight, and tax.

I would love to hear more about your project. Where is your project roof located? What is most important to you in selecting a new roofing material? What other roofing materials are you considering? What is the timing on wanting to have roof installed?

In order for our warranty to be valid, Enviroshake must be installed by a trained Enviroshake® Installer. We can provide a list of trained installers in your area or if there are any installers you prefer, we can easily have them trained with Enviroshake® at no cost.

Enviroshake® is pleased to offer various color options to emulate a natural cedar roof. Enviroshake® is available in classic silvered cedar, aged cedar, or multi tone. All Enviroshake® products will weather, and as with cedar, there will be slight variations in shading and thickness of the shakes, giving the product a natural look on the roof. Enviroshake® comes at a regular exposure of nine inches. We can also achieve a staggered look by simply changing the exposures.

Additional Benefits of Enviroshake® include:

- -LIFETIME warranty that is fully transferable within the first 50 years
- \*with use of Enviroshield underlayment and gold warranty
- -Installed for the same price as cedar!
  - -Maintenance and worry free
  - -Flame retardant (fire rating System)
  - -Will not rot, blister or crack
  - -Mold, mildew and insect resistant
  - -Hail Resistant- Level 4 UL2218 impact test rating
  - -Wind Resistant- Passed Miami Dade wind test at 180 MPH

- -State Farm Approved and may qualify for discounts on home insurance
- -You can walk on it
- -Custom molded ridge and hip caps

Please do not hesitate to contact me with any inquiries you may have.

Kind Regards,

Dawn Anderson | Canada Sales East

Enviroshake | The Authentic Look of Cedar & Slate with Lifetime Performance

Advanced Manufacturer of Composite Roofing products.

office: (226)779-3610

HO: (519) 380-9265

E: dawn.anderson@enviroshake.com

## Check out our reviews



Architect? Download Enviroshake CAD library.

Try our Roof Visualizer to see how Enviroshake looks on your home!

# Enviroshake<sup>®</sup>

Quality Engineered Roofing

## The Authentic Look of Cedar Shake with Lifetime Performance

### PREMIUM

- Unmatched authentic look of cedar shake
- Classic thick taper sawn cedar shake design
- Enhances the overall appearance of your home

### ECO-FRIENDLY

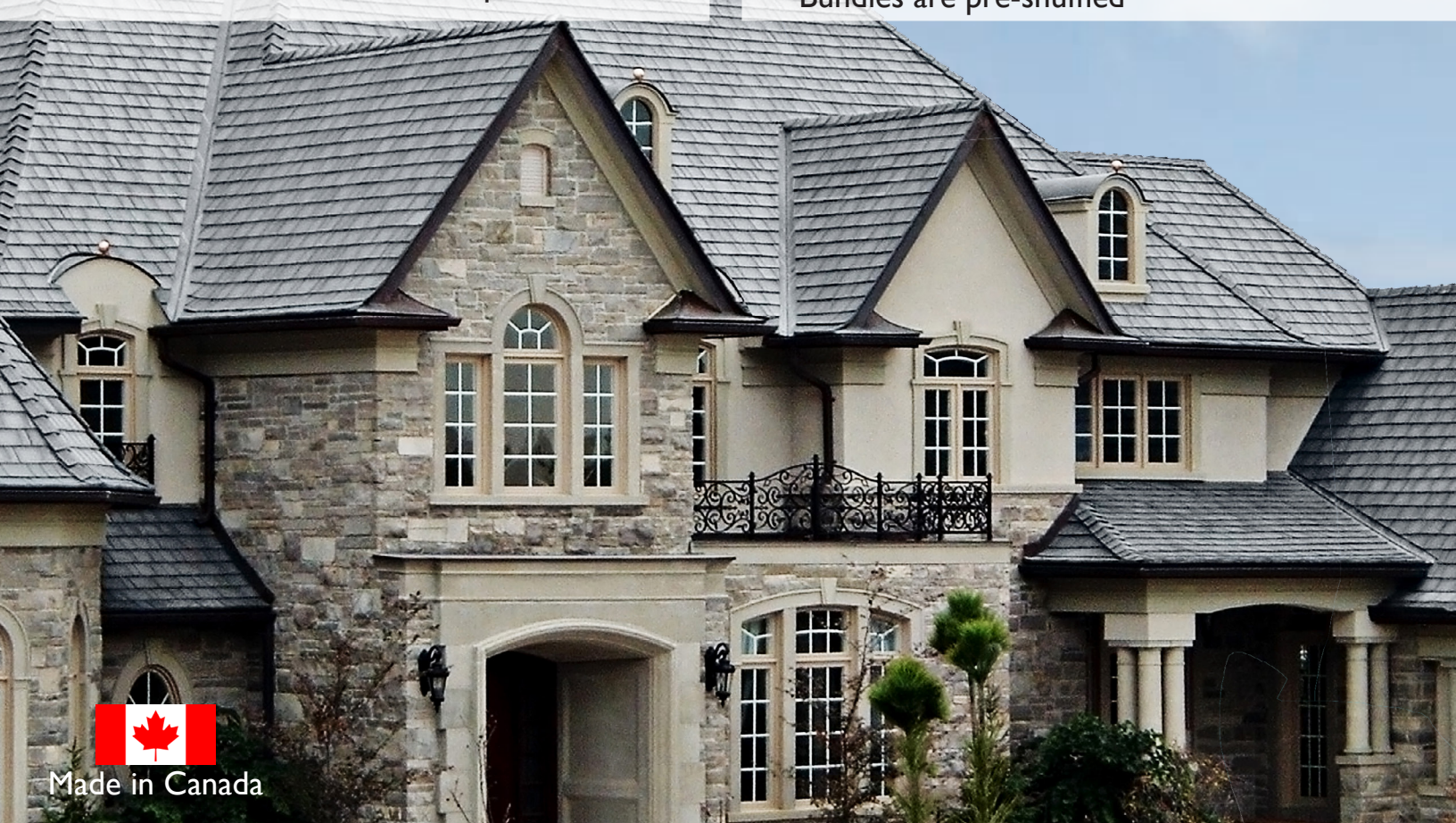
- Made from 95% recycled materials
- 100% recyclable
- Water runoff is potable

### SUPERIOR COMPOSITE BLEND

- Composite material, reinforced with fibres
- Best-in-class UV Inhibitor Technology
- Tested wind resistance of 180mph

### EASY TO INSTALL

- Cuts can be made with a circular saw
- Installed with standard fixings
- Can be installed on battens or boarding
- With 30% less labour than cedar
- Bundles are pre-shuffled



Made in Canada

# What is Enviroshake®?

Enviroshake is a composite roofing product engineered to authentically replicate the look of natural cedar shake roofing.

Established in 1998, Enviroshake is a pioneer in the composite roofing industry in North America, with thousands of installations across North America, the Caribbean, and other international locations.

The Enviroshake composite blend is a mixture of 95% post-industrial plastics, recycled elastomers, and natural wood fibres. Our formula and manufacturing process has led to a product with enhanced durability, longevity, and performance.

## Enviroshake® vs. Cedar Shake

### Maintenance-free

- Not damaged by walking on, falling debris, or hail
- Not damaged by freeze/thaw
- Will not crack, peel, warp or chip
- Resistant to mold, mildew, algae, and insects

### Easy to Install

- Can be installed in half the time
- Less waste

### Lower Cost

- Does not require regular replacement or special treatment

### Sustainable

- Made from 95% recycled materials

## Composite vs. Synthetic

- A more natural shake look
- Reinforced with natural fibre
- Will not discolor
- Best-in-class UV blocker & inhibitor technology
- Minimal thermal expansion

## Technical Information

**Size:** 20" x 12"

**Thickness:** 1/2" thick (1/8" at tip)

**Weight:** 2 lbs

**Minimum Slope:** 3/12

**Exposure:** 9" for roof pitches > 3/12

**Pieces/ft<sup>2</sup>:** 13 (1 bundle)

## Testing

**Wind:** Designed to withstand winds in excess of 180mph

**Impact:** Class 4 UL 2218 (highest rating available)

**UV:** No change in physical properties

**Stability:** -40°F to 160°F

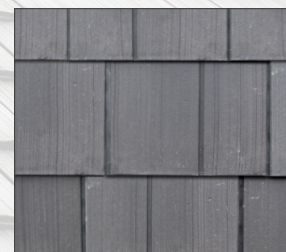
**Warranty:** Fully-transferable for 50 years<sup>†</sup>

<sup>†</sup>50 year warranty for commercial projects. See warranty for full details.

## Colors



Silvered Cedar



Aged Cedar



Multi-Tone

Custom colors are available upon request.

## Contact Us

www.enviroshake.com | 1-866-423-3302



**Elgin Roofing Inc.**  
 240 Elm St  
 Aylmer ON N5H 2M8  
 519-808-4201  
 office@elginroofing.ca  
 www.elginroofing.ca  
 HST (ON) Registration No.:  
 833262009RT0001



## Estimate

### ADDRESS

Jeff Gard  
 519-670-8199  
 39 Carfrae St  
 London Ontario N6C 1G1

**ESTIMATE # 4234**

**DATE 08/04/2023**

**EXPIRATION DATE 08/05/2023**

### SALES REP

Jesse Price

### JOB LOCATION

Entire house & shed

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Gaf            Timberline            HDZ            Shingles</b> Remove and recycle old shingles, vents and flashing's. Supply and install GAF Timberline HDZ shingles. Supply and install GAF Timbertex capping on all hips and ridges. Supply and install GAF WBS starter shingles at all eave areas. Supply and install Grace Tri Flex ice and water shield at the eaves, in the valleys, around the chimneys at all the wall flashing areas and along the front of the main house 6' will be installed at the eaves all other eaves will receive 3' of ice and water shield.. Supply and install GAF breathable Deck Armor underlayment over the remainder of the roof. Supply and install metal painted drip edge along the eaves, on the gables. Supply and install W metal painted valleys to replace the existing valleys.	1	20,470.00	20,470.00

We accept Credit Card (\*up to \$10,000.00\*), Cheque, Certified Cheque and E-Transfers (office@elginroofing.ca).  
 \*Credit Card payments over 10k are subject to 5% charge\*

Supply and install a GAF Snow Country II hidden continuous shingle ridge vent along the back lower roof peak.

The vents on the main house will be sheeted in and shingled over.

New sewer pipe flanges will be installed around the 3 plumbing stack pipes. The caps that are on top of them will be removed and reinstalled to be able to replace the flanges around them.

The exhaust fan vent will be replaced. Homeowner will supply the exhaust fan vent.

All the wall flashing areas will have ice and water shield from the roof up the base of the wall. New step flashings will be installed where required in all these areas. New wall flashings will then be installed for the finishing look and siliconed where they meet the wall as need be.

New chimney flashings will be installed around both chimneys.

On the back lower roof new parapit flashings will be installed.

The shed will have the same quality products as the house will have.

This estimate includes full job site clean up of debris and magnetic roller to collect nails.

This estimate includes GAF System plus 50yr warranty as well as Elgin Roofing 10yr workmanship warranty.

On the dormer on the back of the house we will remove the existing roof as best as we can. We will install roofing board to the deck. On that we will supply and install a 2 ply peel and stick cap sheet roof for the finishing look. Drip edge will be installed around this roof.

If any decking needs replaced owner will be notified and given a price.

DATE	DESCRIPTION	QTY	RATE	AMOUNT
------	-------------	-----	------	--------

.....  
 Finance options available OAC.  
 Visit [www.elginroofing.ca](http://www.elginroofing.ca) to apply for  
 pre-approval.  
 .....

-----  
 SUBTOTAL 20,470.00  
 HST (ON) @ 13% 2,661.10  
**TOTAL \$23,131.10**

TAX SUMMARY

	RATE	TAX	NET
HST (ON) @ 13%		2,661.10	20,470.00

Accepted By

Accepted Date

From: Murray Shaw Reception <Info@murrayshaw.ca>  
Subject: RE: Contact Request from murrayshaw.ca  
Date: April 28, 2023 at 10:20:30 AM EDT  
To: "'jeff@jeffgard.ca'" <jeff@jeffgard.ca>

Hello Jeff,

Thank you for contacting our office, unfortunately pine shake is no longer available, Only cedar shake is available now.

Murray Shaw Inc.



**From:** Jeffrey R Gard [mailto:info@murrayshaw.ca]  
**Sent:** April 27, 2023 7:04 PM  
**To:** Murray Shaw Reception <Info@murrayshaw.ca>  
**Subject:** Contact Request from murrayshaw.ca

From: Jeffrey R Gard  
Phone: 5196708199  
Address: [REDACTED]

Preferred Contact Method: Email  
Best time to reach them: Weekdays, Morning, Afternoon

Additional Comments or Questions:  
Do you still install Pine Shake roofs? On the website it looks like you only install Cedar. Thanking you in advance.



# Roofing

H-3537 White Oak Road  
London, ON, N6E 3A1

Tel 519.473.7500 Fax 519.473.2337 Toll Free 1-800-876-7520  
Email info@murrayshaw.ca Web www.murrayshaw.ca

NAME: Jeff Gard PH. (h) (519) 670 8199 (b) (519)

JOB ADDRESS: 39 Carfrae St. CITY: London (f) (519)

MAILING ADDRESS: (if different) [REDACTED] P.C. N6C 1G1

JOB DESCRIPTION: Whole House and Detached Shed  See attached drawing

Extra care with  gardens  troughs   Delivery waiver may be required.

Remove ~~1-2~~ 3 layer(s). Inspect for deficiencies - repairs are additional (see below).  must use trailer

Save for reinstallation  siding flashing  brick flashing elec. stack flashing

(If these items can not be reinstalled, new product will have to be used at additional cost. See Additional Work or Options below.)

Install 2 ply Polyglass SA Modified Membrane on low slope area

Install ICE & WATER MEMBRANE  under valleys  around chimney Grace HT on entire roof area

Install  ice & water membrane  6'  3' along eaves.

Install \_\_\_\_\_ drip edge (COLOUR \_\_\_\_\_) along eaves. If Required

Install roof deck protection on  entire roof deck  synthetic

Install ~~26 gauge metal valleys with underlayment~~ (COLOUR \_\_\_\_\_) Copper Valleys

Install \_\_\_\_\_ tab, \_\_\_\_\_ yr. Limited Warranty shingles ( \_\_\_\_\_ ) COLOUR: \_\_\_\_\_

Install cedar shingles 18" #1 perfections c/w cedar breather

Install step and "tru-lock" counter flashing on  chimney(s)  shingles meet brick  \_\_\_\_\_

Counter Flashing:  26 gauge prepainted metal (COLOUR \_\_\_\_\_) Copper

Install ( \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ ) roof vents. Modify holes as required.

Install shingle over ridge vent.

Exhaust Vents: Install \* metal kitchen ( s810b / \_\_\_\_\_ ) and \* bathroom ( p35c / \_\_\_\_\_ ) to replace existing.

Install plumbing vent flashings. (Lead stack flashings may have to be reused.)  Install hydro stack flashings.

Seal all exposed fasteners and flashing with silicone as required.

Clean eave troughs below new roof. Clean site daily and remove rubbish on completion. Sweep site with magnet.  Leave one bundle

50 yr (LTD) manufactures warranty (see warranty for details)

10 Year \_\_\_\_\_ Limited Workmanship Warranty (see reverse for details) /  Mail Warranties

**ALL LABOUR AND MATERIALS DESCRIBED ABOVE TO BE SUPPLIED FOR THE SUM OF: \$ 74,980.00 \***

**ADDITIONAL WORK (Due to the impossibility of determining all conditions, we reserve the right to complete necessary Additional Work at additional cost.)** Pre-Approved \$ \_\_\_\_\_ \$500  Initial to Accept (\$ \_\_\_\_\_ /Month )  
OAC, Ask For Details

RATES (i.e. Sheeting) \$ 119.00 / 4 \* 8 (Include labour) \$ 89.00 /Manhour Plus Materials

		Initial to Decline	
1	_____ , tab, _____ yr. limited warranty shingles ( _____ )	<input type="checkbox"/>	\$ _____ *
2	_____	<input type="checkbox"/>	\$ _____ *
3	_____	<input type="checkbox"/>	\$ _____ *
4	Metal Roofing, _____ yr. limited warranty over existing ( _____ )	<input type="checkbox"/>	\$ _____ *
5	Sheet roof deck with 1/4" OSB w/aluminum gable trim (COLOUR _____)	<input type="checkbox"/>	\$ _____ *

**NOTES:** **\*\*Rotted wood repairs additional\*\*** **TOTAL PROPOSED PRICE INCLUDING OPTIONS CHOSEN: \$ \_\_\_\_\_ \***  
**\*(H.S.T./G.S.T. ADDITIONAL)**

**UPON ACCEPTANCE, WE REQUIRE A DEPOSIT OF: \$ 30,000.00**

This proposal is based on current costs, therefore a delay of acceptance if more than 30 days may require a review and repricing. **Make Cheque Payable to Murray Shaw Inc.**

Date June 28 / 23 Eric Maass For the Company

**ACCEPTANCE:** You are hereby authorized to furnish all material and labour to complete the work proposed above for the price indicated, and any necessary additional work, for the terms and conditions on the reverse, for the price indicated. Overdue payments subject to 18% per annum interest charges plus any collection costs and/or legal fees. The buyer may cancel this contract at any time from the date of entering into the contract until ten days after receiving a written copy of the contract.