



**TOP
BUILDER
ROOFING**
Your Roofing Specialist

Dover Green Condo Community

Roof Replacement PROJECT RECAP

Prepared For:
Dover Green Homeowners Association

Project Scope

- Remove and dispose of existing shingle
- Inspect deck and fascia for damage
- 4 pieces of plywood PER BUILDING included
- Re-nail deck to meet current code
- Install new lead boots and flashing
- Seal roof penetrations and vents
- Install new drip edge (HOA selected color)
- Install synthetic underlayment
- Install of ridge and gooseneck vents
- Install IKO Dynasty roofing system per code
- Install hip and ridge caps
- Daily magnetic sweep and site cleanup
- Pull permits and file noc
- Coordinate required inspections

Project Pricing Summary Residential Buildings (17 Total)

\$565,347.00

TopBuilderRoofing.com



Prepared by David Torres
March 2026

Top Builder Roofing
618 E. South St STE 500
Orlando, FL 32801
Phone: 407-881-4600
David@TopBuilderRoofing.com
Topbuilderroofing.com

In addition to our 10-year workmanship warranty, we include at no added cost:

A 3-Year Complimentary Maintenance Program

- **Annual roof inspections**
- **Post-hurricane inspections**
- **Drone roof documentation**
- **Sealant inspection and touch-ups**

Helping the association monitor roof performance and protect its investment over time.

Roofing and General Contractor
Licenses: CCC1333344 | CGC1534162

ADDITIONAL COSTS



ITEM	DESCRIPTION	UNIT	PRICE
U1	4' x 8' Plywood (decking replacement)	SHEET	\$69.00
U2	Wood or Metal Fascia (replace as needed)	LF	\$7.25
U3	2' x 4' x 8' Lumber (replace as needed)	LF	\$7.25
U4	2' x 6' x 8' Lumber (replace as needed)	LF	\$9.25
U5	1' x 12" x 8' plank decking	LF	\$7.25
U6	New skylight 2 X 4 (labor to install owner-approved unit)	EACH	\$560.00
U7	New skylight 2 X 2 (labor to install owner-approved unit)	EACH	\$392.00
U8	Custom Fabricated Skylight (labor included)	EACH	\$2,088.88
U9	48 Watt Roof Attic Mount Fan (output up to 1881 cfm)	EACH	\$1,274.69

Unit prices apply only if additional materials and/or labor are required beyond the original scope of work and are approved by the Association prior to installation.

Skylight Material Comparison

Polycarbonate (existing)

vs.

Impact-Rated Glass (recommended)

CURRENT INSTALLATION Polycarbonate Skylights

Specifications

- Glazing: Plastic glazing panel
- Lifespan: 10 – 15 years
- Impact Resistance: Moderate — cracks under debris
- UV Performance: Yellows & hazes over time
- Thermal Efficiency: Higher heat gain
- Hurricane Rated: Typically not impact-rated
- Insurance Benefit: None / minimal
- Maintenance: Scratches easily, frequent sealing
- Florida Code Status: May not meet current FBC wind zone

Advantages

- Lower upfront material cost
- Lightweight — easier original install

Disadvantages

- Discolors and degrades in Florida's UV environment, typically within 5–7 years
- Prone to cracking under hail, wind debris, and thermal cycling
- Not a recognized impact-rated product — potential insurance and code compliance issue
- Shorter lifespan means repeated replacement costs over the building's life

RECOMMENDED UPGRADE Impact Glass Skylights

Specifications

- Glazing: Laminated safety glazing — hurricane rated
- Lifespan: 25 – 40+ years
- Impact resistance: High — rated for wind-borne debris
- UV performance: No yellowing or hazing
- Thermal efficiency: Low-E coating reduces heat gain
- Hurricane rated: Yes — meets FBC wind zone
- Insurance benefit: Potential premium reduction
- Maintenance: Minimal — scratch resistant
- Florida code status: Fully FBC & Miami-Dade compliant

Advantages

- Laminated glass holds together on impact — no dangerous shards or blow-through
- Low-E coating reduces solar heat gain, lowering AC costs year-round
- Permanent clarity — no yellowing, hazing, or UV degradation over time
- Qualifies for homeowner insurance discounts as a wind mitigation feature
- Meets 2023 FBC 8th Edition wind-borne debris region requirements
- Lifespan aligned with new shingle roof — no mid-cycle skylight replacements
- Best time to upgrade is during a re-roof — reduces labor cost vs. standalone install

TOP BUILDER ROOFING FORMAL RECOMMENDATION



Top Builder Roofing recommends the HOA authorize the upgrade from polycarbonate to impact-rated laminated glass skylights as part of the current re-roofing project. Polycarbonate units degrade quickly in Central Florida's UV and humidity conditions, do not meet current Florida Building Code wind zone requirements, and provide no insurance wind mitigation credit. Upgrading during an active re-roof is the most cost-effective opportunity to do so.

MATERIAL PRICING & SKYLIGHT OPTIONS DISCLOSURE



Pricing reflects current market rates and is subject to change within days based on material availability and commodity fluctuations. Any cost changes prior to material procurement will be communicated to the HOA before finalizing the invoice.

Skylight pricing is based on the options presented in this proposal. If the HOA requires detailed pricing for a specific skylight model, brand, or configuration, Top Builder Roofing will provide a full cost investigation – including labor and materials – at no charge, delivered in writing within five business days of the request.

Prepared
for
**Caryn
Wheeler**
5353
Skelly
Square
Orlando,
FL 32812

Proposal

APRIL 07, 2026

**Top Builder Construction & Developments LLC & Top Builder
Roofing, LLC**

David Torres

(407) 881-4600

david@topbuilderroofing.com

License # CGC1534162 CCC1333344



IKO Dynasty Shingle

Item

Scope of Work

Roof Replacement - Shingles

- Tear off the existing roof shingles and dispose
- Assess damage to the deck and fascia
- Replace up to 68 sheets of decking
- Re-nail existing deck to meet current code
- Install new lead boots/flashing as applicable with roof cement
- Apply mastic to penetrations, i.e. lead boots and attic vents
- Install new drip edge (White, Black or Brown)
- Install starter shingles
- Install synthetic underlayment per code
- Install new off-ridge or on-ridge vents to match shingles color
- Install roofing material, appropriate fasteners, per code
- Install new architectural shingles, six nails per shingle
- Install flat roof per code
- Install ridge cap shingles
- Magnetic sweep the yard daily
- Pull Permits
- Recording of the NOC and order required inspections
- Supervision for required roof inspections
- Additional sheets of decking material and labor is \$69/sheet
- Metal Flashing & Board Wood Replacement, if needed \$7.25 per LF
- If any skylights are present, they will be reset unless specifically called to replace
- If gutters are present, they will be reset unless specifically called to replace

PAYMENT OPTIONS

PROGRESS MILESTONE PAYMENTS

Mobilization - Due upon contract execution. Covers administrative costs, permitting, and project scheduling. \$56,534.70

Material Delivery - Due upon the delivery and staging of primary roofing materials at the project site. \$183,737.78

Progress Draw 50% - Due upon completion of the building 8. \$183,737.77

Substantial Completion - Due once the roof is watertight, primary installation is finished, and the site is clear of major debris. \$84,802.05

Final Retainage - Due upon final inspection approval by the governing municipality and delivery of all warranties. \$56,534.70 plus any and all change orders.

PAYMENT METHODS & TERMS

David Torres

Top Builder Construction & Developments LLC & Top Builder Roofing, LLC

(407) 881-4600

david@topbuilderroofing.com



IKO Dynasty Shingle

- Accepted Forms of Payment: Cash, Company Check, ACH (Bank Transfer), or Wire Transfer.
- Credit/Debit Card Surcharge: Payments made via credit or debit card are subject to a 3% processing fee.
- Due Date: All milestone payments are due within five (5) business days of invoice receipt.
- Late Fees: Any payment not received within 15 calendar days of the due date shall be subject to a late fee of 1.5% per month on the outstanding balance.
- Work Stoppage: Contractor reserves the right to suspend all operations on-site if any milestone payment remains unpaid for more than seven (7) business days past the due date.

Estimate subtotal

\$565,347.00

David Torres
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Summary

Please review and sign the proposal with any notes.

IKO Dynasty Shingle

\$565,347.00

Total

\$565,347.00

Customer notes

Dover Green Condominium
Association, Inc.

By: Caryn Wheeler
Caryn Wheeler, President

4/9/24
Date

By signing this document you agree to the statement of works provided by Top Builder Construction & Developments LLC & Top Builder Roofing, LLC and in accordance with any terms described within.

David Torres
Top Builder Construction & Developments LLC & Top Builder Roofing, LLC
(407) 881-4600
david@topbuilderroofing.com





PERFORMANCE

NORDIC™ & DYNASTY® SHINGLES

IKO.COM/NA



CLASS 4 IMPACT RESISTANT PERFORMANCE SHINGLES⁵

CLASS 3 IMPACT RESISTANT PERFORMANCE SHINGLES⁵

IKO PERFORMANCE SHINGLES WITH ARMOURZONE®



BEAUTY you can see. QUALITY you can feel. PERFORMANCE you can trust.

As time goes by, you and yours will celebrate life's special occasions. You'll weather its many storms too. But when the wind whistles and blows; when the rain pours down and the snow piles up; when thunder and lightning rage outside, you'll find comfort in knowing you've provided your family safe shelter.



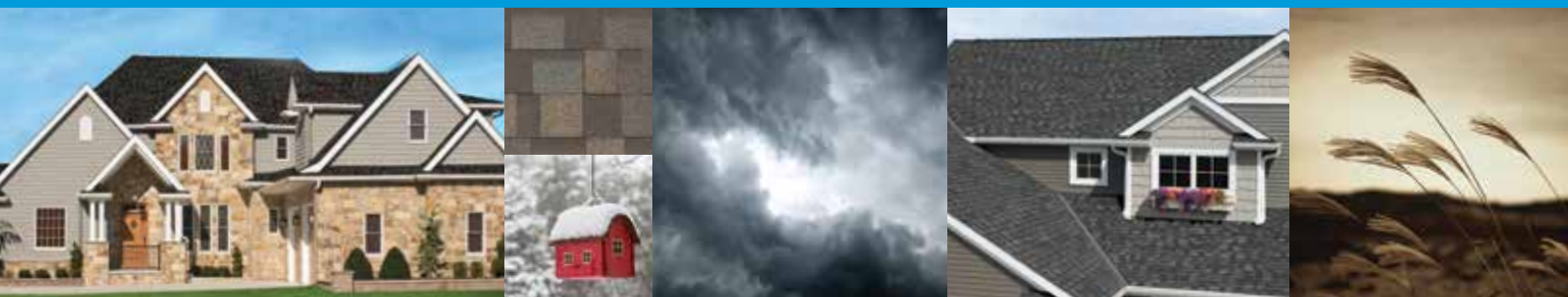
Shelter is among our most basic of human needs. Climate experts* have confirmed that severe weather events such as straight-line winds, hurricanes, tornadoes, hail and thunderstorms occur more often, and in more places than ever before.

Your roof is your home's first line of defense against the ravages of Mother Nature, as well as normal, everyday temperature extremes, high winds, rain, snow and even flying debris. When it's time to replace your roof, don't take anything for granted. You want the peace of mind that comes from knowing your family is well-protected, safe and comfortable. So, don't settle for less than IKO Nordic or Dynasty Performance class shingles.

At IKO, four generations of family owned-and-operated experience go into everything we make. We go to extremes to ensure our roofing products will perform and protect your home and family for years to come. Because at IKO, it's not just roofing. It's roofing elevated.

*The following studies and sources attest to the rise of severe weather • A 2013 climate analysis from Stanford University forecasts global warming to drive an increase in severe thunderstorm risk in the U.S. • The 2018 3M Economic Forecast for the U.S. Asphalt Roofing Study with data from the NOAA/National Weather Service Storm Prediction Center, reports the 18-year average for high-winded storm events is 24,751. • The National Geographic website cites an increase in all global weather events since 1980.

Dynasty®



Mother Nature can howl all she wants.

Lesser shingles may tear or blow off when Mother Nature starts to howl, but IKO Dynasty holds on tight. Our oversized Dynasty shingles feature IKO's ArmourZone®. It's a 1-1/4" nailing area, made with a tough reinforcing woven band for incredible nail-holding power. In high winds, it helps shingles resist nail pull-through and shingle blow-off so well that they carry a 130 mph (210 km/h) limited wind warranty. In qualifying Dynasty for a Class 3 impact resistance rating,^{5*} we've further elevated the peace of mind that comes from knowing your home and family are well protected against Mother Nature's fury.

IKO Dynasty shingles qualify for a **Class 3 impact resistance rating.**^{5*}

This may enable you to obtain a reduction in your homeowner insurance premium, if available.^{5*}

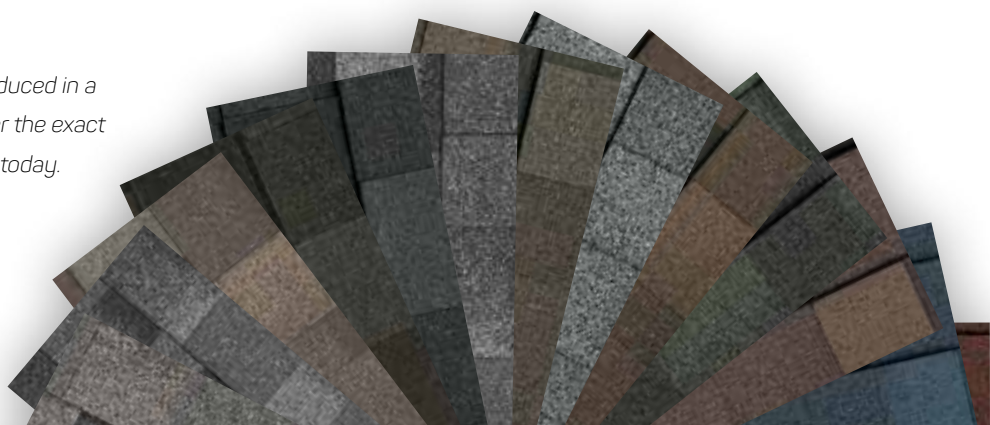
^{5*}This is not a guarantee of impact resistance against hail. Damage from hail is not covered under the limited warranty. See full details⁵.

At the core of every Dynasty shingle is a durable fiberglass mat. This, along with its thick asphalt coating, makes it one of the heaviest shingles in its class. Dynasty's weight helps the shingles lie flat and stay put on your roof, thwarting the wind from prying them up. In addition, we apply IKO's proprietary FastLock® sealant along the bottom edge. When this special adhesive is activated by the radiant heat of the sun, it creates a super-strong bond to help shingles seal down to further defeat the wind.

To protect its asphalt and keep it performing its best, Dynasty is coated with colored granules. IKO's exclusive, advanced color-blending technology enables you to choose from high-definition hues to complement your home's style, enhance curb appeal and be the envy of the neighborhood.

BEAUTIFUL HI-DEF COLOR BLENDS

IKO's Dynasty Performance shingles are produced in a wide array of unique color blends. To discover the exact color availability in your region, visit IKO.com today.



Performance Elevated.

IKO Performance-class asphalt shingles are industry heavyweights because the more we put into them, the more you'll get out of them. Here's what elevates the performance of Nordic and Dynasty shingles.

Performance Begins at the Core.

IKO Performance Shingles offer superior protection against wind uplift and water infiltration. Performance-class shingles are among the industry's heaviest thanks to a durable fiberglass mat covered with a thick coat of asphalt.



Impact Resistant Shingles



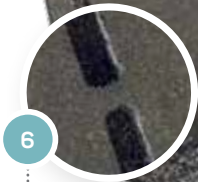
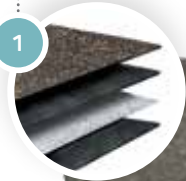
IKO Nordic Shingles Feature a Class 4 impact resistance rating.^{5*}

Their polymer-modified asphalt coating acts like a shock absorber.



IKO Dynasty Shingles Feature a Class 3 impact resistance rating.^{5*}

*This is not a guarantee of impact resistance against hail. Damage from hail is not covered under the limited warranty. See full details.⁵ Nordic shingles are available in select markets.



Granule Coverage and Adhesion.

We quarry, crush and colorize our granules to exact specifications. The granules' main purposes are to protect the underlying asphalt against damage from the sun's harmful rays and to help inhibit the natural weathering process.

Our exclusive, advanced color-blending technology creates beautiful, high-definition color blends you'll love to see on your home.

Effective Sealing.

IKO's proprietary FastLock® sealant is among the industry's best for resisting wind uplift in hot or cold weather. When activated by the sun's heat, it gets extra-tacky and creates a strong bond to help ensure maximum protection against wind uplift and blow-off.

Laminate Adhesive. Five strips of our tough, construction-grade adhesive are used to laminate the shim to the tooth.

Built-in Algae Resistance. Colorfast algae-resistant granules help inhibit the growth of blue-green algae, which can cause unsightly black streaks, stains or discoloration.

Nail-Holding Power. Our Performance shingles are reinforced with IKO's "ArmourZone®." The 1 1/4-inch wide nailing surface for correct nail placement, with a tear-resistant, woven band on the back, provides even more fastening strength over a wider surface. Nails applied in this area are optimally positioned to help resist nail pull-through and shingle blow-off, even in high-wind conditions.

THE IKO ADVANTAGE^{3,4}

Limited Warranty ¹	Limited Lifetime ²	Length	40 7/8 in (1,038 mm)
Iron Clad Protection ¹	15 Years	Width	13 3/4 in (349 mm)
Limited Wind Warranty ¹	130 mph (210 km/h)	Exposure	5 7/8 in (149 mm)
Blue-Green Algae Resistant ¹	Yes	Coverage per Bundle	33 1/3 ft ² (3.1 m ²)

ASTM D3462, ASTM D3018, ASTM D3161 – Class F, ASTM D7158 – Class H, ASTM E108/UL 790 – Class A, FM 4473 – (Class 4⁵ - Nordic, Class 3⁵ - Dynasty)

NOTE: Product and color availability may vary by region. Products with Miami Dade NOA and FBC product approval listings are available. Meets requirements of the Texas Department of Insurance. Please contact IKO for details. ¹See Limited Warranty at IKO.com for complete terms, conditions, restrictions and application requirements. Shingles must be applied in accordance with application instructions and local building code requirements. ²"Lifetime" means the period of time commencing on the date of the completion of the installation of the shingles on the building and continuing so long as the owner owns the building on which the shingles were installed. ³All values shown are approximate. ⁴Products are developed with reference to these standards. ⁵This impact rating is solely for the purpose of enabling residential property owners to obtain a reduction in their residential insurance premium, if available. It is not to be construed as any type of express or implied warranty or guarantee of the impact performance of this shingle by the manufacturer, supplier or installer and damage from hail is not covered by the Limited Warranty. IKO recommends the use of its Class 4 impact resistance rated Hip and Ridge cap shingle in conjunction with the use of Class 4 impact resistance rated shingles, and the use of no less than its Class 3 impact resistance rated Hip and Ridge cap shingle in conjunction with the use of Class 3 impact resistance rated shingles. For further detail concerning the FM 4473 standards, visit the FM Approvals website.

Note: 3 bundles = 1 full square = 100 sq ft coverage

Extreme BEAUTY you can see. You'll love how IKO Nordic and Dynasty Performance laminated shingles can enhance the appearance of your home.

Color Featured: Granite Black



N D

N D

DRIFTSHAKE

GRANITE BLACK



PROFORMAX™

INTEGRATED ROOFING ACCESSORIES

Shingles are your home's first line of defense, but they protect, perform and look their best installed with the **IKO Proformax Integrated Roofing Accessories** shown below.



PROFORMAX ROOFING COMPONENTS	1a 1b 1c DECK PROTECTION	2 SYNTHETIC UNDERLAYMENT	3 ROOF STARTERS	4 CAPPING SHINGLES
Nordic™	IKO GoldSeam™ IKO StormShield®	IKO Stormtite®	IKO Leading Edge Plus™ or IKO EdgeSeal®	IKO UltraHP® IR IKO Hip & Ridge Class 4
Dynasty®	IKO GoldSeam™ IKO StormShield®	IKO Stormtite®	IKO Leading Edge Plus™ or IKO EdgeSeal®	IKO UltraHP® IR IKO Hip & Ridge 12™

The information in this literature is subject to change without notice. We assume no responsibility for errors that may appear in this literature.



IKO.COM/NA

To find out more about Dynasty and Nordic Performance shingles or additional IKO products, please talk to an IKO sales representative or a professional roofing contractor, or contact IKO directly.

United States 1-888-IKO-ROOF (1-888-456-7663)

Canada 1-855-IKO-ROOF (1-855-456-7663)



TERMS AND CONDITIONS

THIS CONTRACT CONSTITUTES THE ENTIRE UNDERSTANDING AND AGREEMENT of the parties, and no other understandings, warranties, collateral or otherwise, shall be binding unless in writing and signed by both parties and further this Contract shall become binding and effective as of its acceptance by the Owner. IF THE OWNER CANCELS THIS CONTRACT AT ANY TIME BEFORE STARTING THE WORK, AFTER THE MANDATORY THREE (3) DAY CANCELLATION PERIOD, HE AGREES TO PAY THE CONTRACTOR TWENTY (20%) PERCENT OF THE CONTRACT AMOUNT FORTHWITH AS LIQUIDATED DAMAGES, WHICH THE PARTIES HERETO AGREE IS FAIR AND REASONABLE AMOUNT INCIDENT TO THE COST AND EXPENSES EXPENDED BY THE CONTRACTOR IN CONNECTION WITH THIS CONTRACT. Owner and Contractor agree that the terms and conditions constitute a part of this Contract and are specifically incorporated herein by reference. Owner acknowledges receipt of a duly executed duplicate copy of this Contract at the time of its execution. IN THE EVENT THAT THIS CONTRACT WAS THE RESULT OF A DIRECT SOLICITATION, THEN YOU THE PROPERTY OWNER(S) MAY CANCEL THIS CONTRACT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THE CONTRACT BY DELIVERING NOTICE IN WRITING TO THE CONTRACTOR AT THE ADDRESS SPECIFIED ABOVE. SUCH NOTICE MUST BE POSTMARKED PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY OR E-MAILED WITH A TIME STAMP PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY.

Contractor shall not be liable for any defects which are characteristic to the particular materials such as checks, splits, shrinkage or warping of wood or lumber. IN THE EVENT OF THE UNAVAILABILITY OF MATERIALS, THE CONTRACTOR SHALL HAVE THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL VALUE. If the material substituted is less expensive, the difference in costs shall be credited to the account of the Owner.

OWNERS RESPONSIBILITY: Owner is responsible for making timely and complete payment(s). Owner hereby appoints Contractor as its agent for the purpose of filing applicable Notices of Commencement and Notices of Completion. Owner will provide all utilities necessary to facilitate the work, or metering devices if they are required. Owner shall grant free access to work areas for workers and vehicles and shall provide areas for storage of materials and debris. Owner agrees that Contractor is permitted to obtain any necessary permits and start the contracted work within a reasonable time frame under the circumstances, given availability of materials, supplies and labor at the time of entering the Contract notwithstanding F.S. 489.126. EXTRAS OR ALTERATIONS ordered by Owner and approved by the Contractor in writing shall be paid for BY CASH IN ADVANCE. CHANGES IN CARPENTRY WORK, HAULING TO OR FROM THE PREMISES, OTHER THAN ORIGINALLY ORDERED, WILL BE CONSIDERED EXTRA WORK CHARGED FOR. The Owner further agrees to pay for other work to be performed because of:

A. WORK PERFORMED BY OTHERS PRIOR TO THIS CONTRACT THAT DOES NOT CONFORM TO PRESENT DAY BUILDING CODES.

B. BUILDING INSPECTOR DEMANDS NOT CONTAINED IN EXISTING BUILDING CODES.

THE OWNER SHALL BE IN DEFAULT OF THIS CONTRACT AT ANY TIME HE/SHE DOES NOT TENDER PAYMENTS AS LISTED ON THE FACE OF THE CONTRACT. UPON OWNER'S DEFAULT, THE CONTRACTOR MAY IMMEDIATELY DISCONTINUE WORK AND ENTIRE BALANCE DUE ON THE CONTRACT SHALL BE IMMEDIATELY DUE AND PAYABLE. Waiver or indulgence of any default shall not operate as a waiver of any other default of the same default on future occasions.

TERMS AND CONDITIONS ARE SUBJECT TO CHANGE: Owner understands and agrees that the terms and conditions contained herein are subject to change as a result of rising fuel costs, materials shortages, and freight cost increases. Contractor agrees to negotiate same with the owner promptly and in good faith.

Owners acknowledges that they are NOT receiving any offering by way of a rebate, gift, gift card, cash, coupon, waiver of any insurance deductible, or any other thing of value in exchange for: * Allowing a contractor, a public adjuster, a public adjuster apprentice, or a person acting on behalf of a public adjuster or public

David Torres
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TERMS AND CONDITIONS

adjuster apprentice to conduct an inspection of the residential property owner's roof; or *Making an insurance claim for damage to the residential property owner's roof.

STOP WORK - HOLD HARMLESS: In the event that Contractor is not allowed to perform the recommended work, repairs, or procedures described within this Agreement then Owner agrees to release and hold Contractor harmless as to all damages incurred as a result of this inaction. Owner agrees to indemnify Contractor against all claims and actions that may result from such inaction, including all attorneys' fees and costs incurred as a result. Owner agrees to defend Contractor in the event of any claims or legal actions against Contractor which may arise, in full or in part, as a result the actions or inactions of Owner.

All materials are guaranteed by the manufacturer. All work will be completed according to standard roofing practices and current building codes. Any alteration or deviation from the above specifications will be only upon written orders and will become an extra charge item - over and above this agreement. Although we will exercise all due caution, we cannot be responsible for cracked driveways, damages due to rain, hail, wind, or acts of God. Any leaks occurring during the guarantee period will be repaired by Top Builder Roofing, LLC.

In the event that any damage to the property is caused by the fault of Top Builder Roofing, LLC (TBR) and Top Builder Construction (TBC) during the course of the project, TBR and TBC reserve the first right of refusal to correct the concern. The companies are committed to promptly and professionally addressing any damage to the satisfaction of the property owner, ensuring that all repair work meets applicable building codes and quality standards.

If the property owner fails to notify TBR and TBC of any concerns or issues and instead engages a third party to correct them, TBR and TBC shall have the right to refuse any reimbursement for the costs incurred by the property owner for such third-party corrections.

The property owner agrees to allow TBR and TBC the opportunity to repair any damage before seeking external contractors or other remedies.

Contact Information for Damage Claims: Top Builder Roofing, LLC 618 E. South St STE 500 Orlando FL 32801, 407-881-4800, David@topbuilderroofing.com

PRICING AND PAYMENT: ALL TERMS ARE CASH AND ARE PAYABLE AS SHOWN UNLESS AGREED UPON IN WRITING. ALL SUMS NOT PAID WHEN DUE SHALL EARN INTEREST AT THE RATE OF 1.5% PER WEEK UNTIL PAID AND CONTRACTOR SHALL BE ENTITLED TO RECOVER ALL COST OF COLLECTION INCLUDING ATTORNEY'S FEES, IF CONTRACTOR IS NOT PAID. THE TERMS AND CONDITIONS SET FORTH ON THIS PROPOSAL ARE A PART OF THIS PROPOSAL. THIS PROPOSAL MAY BE REVISED OR WITHDRAWN BY TOP BUILDER ROOFING, LLC IF NOT ACCEPTED WITHIN 30 DAYS. JURISDICTION AND VENUE FOR ANY DISPUTE SHALL BE IN ORANGE COUNTY, FLORIDA. FAILURE TO PAY CAN CONSTITUTE A MECHANIC'S LIEN AGAINST THE PROPERTY.

FLORIDA'S LIEN LAW: ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.037, FLORIDA STATUTES) THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THE 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 A 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

David Torres
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TERMS AND CONDITIONS

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.

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david@topbuilderroofing.com





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

TORRES, DAVID A

TOP BUILDER ROOFING LLC
618 EAST SOUTH STREET
GAI BUILDING
STE 500
ORLANDO FL 32801

LICENSE NUMBER: CCC1333344

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at [MyFloridaLicense.com](https://www.MyFloridaLicense.com)

ISSUED: 08/17/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



What to Expect & How to Prepare

Contracting & Customer Service & Legalities

Customer Support: Your sales representative is here to assist you, but our office handles scheduling and customer service.

Job Scheduling: We build the next job in line as materials become available unless they accommodate a specific request.

Project Timelines:

- **Roofing portion:** 90% of our contracts are completed within 21 days of assigning the Project ID.
- **Full projects:** 90% of our contracts, including additional jobs, are completed within 90 days after the roof is done.

Custom Timelines: If you need a different timeline, please call the office. We will work to accommodate your needs individually.

Contact the Owner: If a sales rep or the office drops the ball, call (407) 881 - 4600 and ask to speak with the owner.

Problem Resolution: We don't promise a problem-free job, but we do promise to fix any issues promptly and professionally.

Material Orders: We will inform you when materials are ordered for your job and provide approximate delivery dates.

Verify Materials: When materials arrive, please call us to verify colors. Don't worry about quantities—leftovers are ours.

Crew Scheduling: We will inform you of an approximate date when we assign your order to one of our crews.

Monitoring Progress: Call us when the crew arrives. We will monitor their progress and address any problem areas.

Job Sign-Off: We ask that you sign off on each job and note any punch list items or concerns you have.

Punch List Items: These may not always be completed the same day. We will address them as soon as possible.

Final Sign-Off: We ask that you sign off on the completed project and note any remaining concerns.

During Production

Access Requirements: We need access to your driveway and an electrical outlet.

Tool Safety: Please do not loan your tools to our crews.

Valuables Protection: Protect valuables hanging from your walls and on your shelves, as re-roofing may cause them to fall.

Attic Check: Think about and check your attic if you have valuables stored there.

Safety First: Keep children and pets safe and out of the way.

Unavoidable Wear: Some wear and tear on the driveway, gutters, shrubbery, and plants is unavoidable.

David Torres
Top Builder Construction & Developments LLC & Top Builder Roofing, LLC
(407) 881-4600
david@topbuilderroofing.com



What to Expect & How to Prepare

Nail Pops: Nail pops in your ceiling drywall are not our responsibility. However, we will fix them for our cost plus 10% if they occur.

HVAC Lines: Code requires roofing nails to penetrate your roof deck. We are not responsible for replacing your Freon or repairing nail holes when nails accidentally penetrate your HVAC Freon line attached to the roof deck. This is the fault of the HVAC contractor. Claim this on your insurance.

Worker Safety: Roofing is dangerous work. Our number one priority is the safety of our workers.

Property Damage: While most property damage we cause is unavoidable, we will fix it and make it right. It is part of the construction process.

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Customer Concerns: Please call the office with any complaints or concerns at any time. We want to be your contractor for life.

Minimizing Inconvenience: Construction at your home is always an inconvenience, but we will work to minimize your discomfort.

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