



State Certification #CCC1328408
P.O. Box 410847
Melbourne, FL 32941-0847
(321) 259-1372

September 28, 2018
CONTRACT AGREEMENT

THIS AGREEMENT, submitted between ALL FLORIDA URETHANE, INC., hereinafter called the Contractor, and LANTANA CONDOMINIUM OWNERS, hereinafter called the Owner.

WHEREAS, that the Contractor and the Owner for the consideration hereinafter named agree as follows:

The Contractor shall furnish all of the materials and perform all of the work in a workmanlike manner on the following described property to wit:

Lantana Condominiums
1811 Hwy A1A
Indian Harbour Beach, FL 32937

SCOPE:

Move in, scarify where needed, make foam repairs, and seal coat with Gaco Western reflective white energy efficient S-20 high solids silicone rubber roof coating.

PREPARATION:

1. Pressure wash all roof surfaces, and areas at A/C chase prior to foam repairs.
2. Treat with a mild chlorine solution to kill mold and mildew, and rinse.
3. Scarify bad areas down to firm, dry foam to create a dry, tight substrate.
4. Remove all improper repairs, foam blisters, and grind edges for smooth transition.

5. Prime all scarified surfaces and repair areas using Gaco Western 5320, a two-part epoxy primer. Allow to cure.
6. Contractor shall provide all dumpsters for debris from project.

FOAM

1. After the primer has cured, spray apply new foam to match existing foam to the prepared repaired surfaces.
2. Grind all foam to level with the existing surface as much as possible.
3. New foam shall be a 3lb density roofing foam.
4. Foam shall be tapered as much as possible to help the existing drainage of the roof.

COATING

1. After the foam is installed and cured, it shall be seal coated using Gaco Western's S-20, a high solids silicone roof coating.
2. This shall be applied at a minimum rate of 1 ½ gallons per 100 s.f.
3. The rubber thickness at any location shall be 22 dry mils average.
4. Finish shall be white in color with a reflectivity rating of .88%

DETAILS:

1. Owner shall provide all power, water and staging area for the duration of the job.
2. Contractor shall supply all licenses and insurance, as required by the State of Florida.
3. Any changes shall be agreed in writing, signed by both parties, clearly stipulating any changes. Cost or credits will be clearly stated in that change order. No verbal agreements are permissible.
4. Contractor holds Owner harmless of any injuries to my employees while working on this project.

WARRANTY:

1. Provide to owner a 5 year leak free warranty from All Florida.
2. All Florida Urethane Inc. will remedy any leak through the new system at no cost to the owner during the warranty period unless caused by other trades, acts of God or situations not attributable to faulty materials or workmanship.
3. All Florida Urethane, Inc. is not responsible for contents of the building.
4. All Florida is not responsible for new blisters that could appear in the old roof during the warranty period but can repair on a time and material basis .e.g. \$40. Per man hour + material.

CONTRACT PRICE

Building 1 & 2 5 Year Leak free Warranty	\$115,260.00
New Drain Caps as needed	\$75.00 each

- Upon approval, a schedule of events will be agreed upon.
- This contract price is valid for thirty (30) days, at which time prices could increase due to raw material or shipping costs, beyond our control.
- Payments not received within 30 days of completion, add 1 ½%.
- Payment terms:
 - 33.3% at commencement of work, materials on site.
 - 33.3% upon completion of one building.
 - 33.4% upon completion of project.

Execution of parties' signatures as designated will compel Contractor to proceed with project, as stated herein, material orders and signifies acknowledgement and acceptance of the same by the Owner /Owner's representative for work to proceed in an agreed time and manner.

All Florida Urethane, Inc.

Date

NORMA HALL, Pres L.O.C 10.15.2018

Norma Hall.
Owner/Representative Date

Thank you for the opportunity to bid this project.

Urrthun
Treasurer
10/15/18