

**PLEASE NOTE:**

A binder was nicely put together by the contractor, this is a scanned copy of the binder, and the hard copy is stored in my office. There are different sections to this binder, due to being unable to scan the tab dividers I have created a simple sheet identifying the section.

Danielle Macks



## CORPORATE OFFICE

1919 North Dixie Freeway  
New Smyrna Beach, FL 32168  
386-777-7663  
855-453-0656

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### AMPA BAY AREA

9507 State Road 52  
Hudson, FL 34669  
813-867-7050

### SPACE COAST

1445 W New Haven Ave, Ste 200  
West Melbourne, FL 32904  
321-749-7663

### SOUTHWEST

11338 Bonita Beach Rd, Ste 100  
Bonita Springs, FL 34135  
239-319-0824

### CENTRAL FLORIDA

531 Dog Track Road  
Longwood, FL 32705  
407-322-2925

# SECTION A



## CORPORATE OFFICE

1919 North Dixie Freeway  
New Smyrna Beach, FL 32168  
386-777-7663  
855-453-0656

October 20, 2024

**Project Name:** The Bahamian Club  
**Attention:** Danielle  
**Property Address:** 4150 S Atlantic Ave, New Smyrna Beach, FL

Reference: New TPO Roof System for Twenty-Seven HOA buildings, Office & Pool House

Sun Coast Roofing Services is pleased to offer for your consideration the following proposal for the above-mentioned building.

1. Safety of the project is paramount; we will need to do the following:
  - A. Rope off areas where work is taking place daily.
  - B. We may need to have a staging area for all the material when it is delivered.
  - C. Coverings will be used to cover up mansard roofs during removal.
  - D. Heavy equipment will be needed to load roofing materials.
2. Superintendent to be on the job every day to manage the day-to-day operations of the work.
  - A. Superintendent to work with homeowners daily to go over work schedule.
3. Remove all existing gutters and downspouts.
4. Remove existing roofing materials all the way down to the roof deck.
  - A. Remove and reset all stainless-steel vents.
5. Remove and replace any and all damaged lumber at no additional charge.
6. Air Conditioning work to be done
  - A. Pictures will be taken of all HVAC units before any work is to be done so that all parties are understanding of the current conditions of these units before any manipulations begin
  - B. Remove all existing Air conditioning shrouds.
  - C. Fabricate and install new curbs at roof deck where needed as per code
  - D. Remove and relocate Air Conditioning conduit
  - E. Remove and reset electrical disconnect
  - F. Replace electrical disconnect where necessary as per code
  - G. Install new hurricane stand and attach to concrete deck where necessary
  - H. Fabricate new Air Conditioning shrouds and install
  - I. Seal all shrouds to existing units and make code compliant

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State License Number: CCC1329155

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7. Install new GAF – 3” Poly Iso Board to entire roof deck
  - A. Board to be fully adhered to existing roof system as per code.
  - B. Install new 1/8” tapered insulation kit to create positive drainage off roof
  - C. Tapered insulation board to be fully adhered to 3” ISO Board
8. Install new .032 Aluminum Clad metal around perimeter of buildings.
  - A. This will provide a welded seal along the perimeter of the building.
9. Install GAF 60 mil – TPO directly to GAF – Insulation Board
  - A. TPO to be fully adhered to the insulation board.
  - B. Install new TPO plumbing stack flashings.
  - C. Install new TPO Pitch pockets at all leg stands for HVAC units.
10. Wind mitigation to be done for each unit upon completion.
  - A. Wind mitigation may help decrease property insurance for condo association.
11. Install new aluminum gutters and downspouts.
  - A. Estimate to cover all 27 buildings, clubhouse and office
12. Sun Coast Roofing Warranty
  - A. Labor 5 year on installation and workmanship
13. GAF Diamond Pledge Warranty to cover:
  - A. 20 No Dollar Limit Warranty (NDL)
14. Daily ground and surface clean up
15. Dumpsters are included in this proposal, for contractors only.

During the construction process the possibility of water entering your building may occur. Sun Coast Roofing Services will make every effort to prevent this from occurring.

**TOTAL PROJECT COST: \$2,208,155.00**

Sun Coast Roofing. Rick Tauscher

Date 10-17-2024

Accepting Purchaser \_\_\_\_\_

Date \_\_\_\_\_

**\*\*\*Draw schedule to be determined and approved by both parties after approval of reroofing contract.**

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1919 North Dixie Freeway  
New Smyrna Beach, FL 32168  
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October 20, 2024

Project Name: The Bahamian Club  
Attention: Danielle  
Property Address: 4150 S Atlantic Ave, New Smyrna Beach, FL

### RE-ROOFING BREAKDOWN

ROOFING BID – WITH TAPERED INSULATION KIT	\$1,479,810.00
ADD AN ADDITIONAL 1.5" OF INSULATION TO THE BASE (3" TOTAL)	\$79,500.00
UPGRADE TO 20 YEAR NDL	NO CHARGE
GUTTERS AND DOWNSPOUTS FOR ALL BUILDINGS	\$195,550.00
HVAC – SHROUDS AND HURRICANE STANDS	\$453,295.00

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## CORPORATE OFFICE

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386-777-7663  
855-453-0656

State Lic. #CCC1329155

### TERMS AND CONDITIONS

Sun Coast Roofing Services, Inc. shall provide only those services specifically described herein. The term "Services" as described herein expressly excludes any and all Services not specifically described in this Agreement or the scope of work which is incorporated herein by reference. Sun Coast Roofing Services shall not be liable for nonperformance of the Services hereunder due to circumstances beyond its knowledge or control, including but not limited to pre-existing conditions and hidden characteristics of the premises. SUN COAST ROOFING SERVICES EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR ANY PRE-EXISTING OR HIDDEN CONDITIONS KNOWN OR UNKNOWN and Customer agrees to remain responsible and liable for all effects of and costs necessary to correct such pre-existing or hidden conditions. In the event that a party other than Sun Coast Roofing Services makes corrections or repairs while Sun Coast Roofing Services is performing its work, Sun Coast Roofing Services shall be entitled to stop work and Customer agrees to pay Sun Coast Roofing Services for the percentage of the work completed by Sun Coast Roofing Services as of the date of work stoppage. Sun Coast Roofing Services may resume the project once the condition has been rectified.

All Agreements are subject to approval by Sun Coast Roofing Services corporate office without exception. The effective date of this Agreement shall be the date of Sun Coast Roofing Services acceptance on page 1.

Sun Coast Roofing Services has the right to cancel this contract for any reason, at any time, even after the contract is signed by the purchaser, prior to the starting of any job.

Customer agrees to fully cooperate with Sun Coast Roofing Services to secure any licenses, permits or any other authorization necessary to accomplish the work. Customer hereby appoints Sun Coast Roofing Services as its agent to procure said licenses, permits or authorizations.

FS § 501.031 BUYER'S RIGHT TO CANCEL: "THIS IS A HOME SOLICITATION SALE, AND IF YOU DO NOT WANT THE GOODS OR SERVICES, YOU MAY CANCEL THIS AGREEMENT BY PROVIDING WRITTEN NOTICE TO THE SELLER IN PERSON, BY EMAIL, OR BY MAIL. THIS NOTICE MUST INDICATE THAT YOU DO NOT WANT THE GOODS OR SERVICES AND MUST BE DELIVERED OR POSTMARKED BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER YOU SIGN THIS AGREEMENT." Written notice of cancellation may be sent to: Sun Coast Roofing Services, Inc, 1919 N. Dixie Freeway, New Smyrna Beach, FL 32168

Buyer/owner releases Sun Coast Roofing Services from any and all liability for damages caused by lightning, windstorm, hurricane, fire, mold, subsequent hurricane, and water leak damage during the course of roof repairs, including any damage resulting from inspection delays. We are not responsible for cracked driveways. Sun Coast Roofing Services shall not be liable for late performance, partial performance or non-performance of this agreement caused by adverse weather conditions that prevent safe and adequate working conditions, strikes, fires, material shortages from suppliers, permitting delays, inspection delays or any unforeseen events that impede the completion. In addition, in the event of widespread damage in the area due to a major weather system, Buyer/owner understands that longer than normal projected start times may occur.

Buyer/owner agrees to pay all required additional costs/services that may not be shown on the face of this agreement such as, but not limited to, bond premiums, debris hauling, plywood replacement, roof jacks, ventilators, flashing and acknowledges such amounts shall be added to the amount due under this contract.

All warranty claims must be provided to Sun Coast Roofing Services in writing. If owner/buyer denies access to the property to Sun Coast Roofing Services employees or agents in order to correct covered defects or completes remedial repairs utilizing another roofing service provider without the written consent of Sun Coast Roofing Services, this warranty shall be null and void. The warranty excludes any damage from pre-existing mold and pre-existing roof damage. Water leaks after completion must be reported by owner/buyer orally within 48 hours and/or within 5 days of detection in writing or damage (not repairs) resulting from such leaks shall not be covered by the warranty. Warranty is not assignable or transferable. Warranty shall become effective upon completion and only upon full payment of all monies due under this agreement.

If material must be reordered or restocked because of a cancellation by the customer, there will be a restocking fee equal to twenty (20%) of the contract price.

This agreement constitutes the entire agreement between the parties. It may be changed only by written instrument signed by both parties.

If any provision 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.

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

Sun Coast Roofing Services has the right to order excess materials in order to ensure completion. All excess materials belong to Sun Coast Roofing Services.

Florida law contains important requirements you must follow before you may file a lawsuit for defective construction against a contractor, subcontractor, or supplier for an alleged construction defect in your home. Sixty days before you file you must deliver to the contractor, subcontractor, or supplier a written notice of any construction conditions you allege are defective and provide your contractor, subcontractor, or supplier the opportunity to inspect the alleged construction defects and make an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer made by the contractor, subcontractor, or supplier. There are strict deadlines and procedures under Florida Law.

#### STATUTORY WARNINGS

##### 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.

CHAPTER 558 NOTICE OF CLAIM ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

#### FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Construction Industry Licensing Board  
2601 Blair Stone Road, Tallahassee, FL 32399-1039  
850-487-1395

9507 State Road 52  
Hudson, FL 34669

813-867-7050

1445 W New Haven Ave, Ste 200  
West Melbourne, FL 32904

321-749-7663

11338 Bonita Beach Rd, Ste 100  
Bonita Springs, FL 34135

239-319-0824

531 Dog Track Road  
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407-322-2925

State License Number: CCC1329155

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# **SECTION B**



# PREPARING BEFORE THE START OF THE ROOF REPLACEMENT

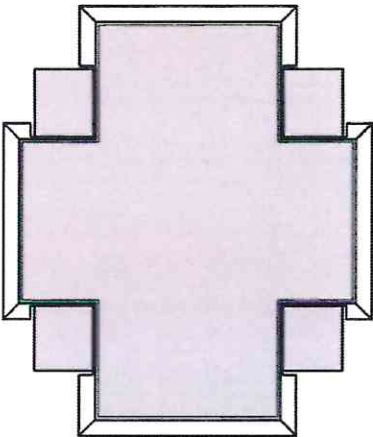
- A. The roofing procedures from one company to another may be completely different but our number one goal is to safely remove and replace the roofs while protecting both our customers and their property
- B. If you have an irrigation system, please either run it the night before or turn it off the day we are to work on your building. It is much easier and safer if all of the tools and equipment stay dry
- C. The removal of tar and gravel roofing and the loading of the new flat roofing materials may disrupt any items that are hanging on your walls. **Sun Coast Roofing** advises homeowners to consider removing pictures, photos and paintings from the exterior walls. Please understand that this is a demolition process and that there will be a lot of “Bumping and Thumping” of materials and equipment on your roof. We don’t want anything to fall off the interior walls and break.
  - a. If you are not physically able to remove the items that you think may fall, please just grab our superintendent and he will be more than willing to help
- D. The removal of your roof is a very NOISY project. There is no way around the noise and vibrations that come with getting a new roof installed. There will be roofers walking around and working on your roof throughout the day. Some phases of the job will be noisier than others, but you should prepare to hear it throughout the day
- E. During the process, we will be placing our twin axel dump-trailers in your parking areas. We will be bringing them as close as possible to the units to allow easy access for our installers to throw the old roofing materials into. Please understand that you will be unable to use your driveway for this small matter of time. We recommend that you park your vehicles at a neighbor’s house or at the clubhouse. Most buildings should take approximately three to four days
- F. Please walk around the outside of your home the day before we start. Please bring in all outside plants and patio furniture. Please take down all flags, windchimes, solar lights, hanging plants etc. that may be damaged by any falling debris. We cannot be liable for anything attached to the roof or the gutters once the demolition starts. Please also cover any plants that may be damaged inadvertently by the re-roofing process. Please know that gravity is in play at all times and although we take all necessary precautions, materials such as nails, insulation, tools or wood may slip and slide down the roof. We all work hard to prevent things like this from happening, but **everyone should be extremely aware at all times.**
- G. Please prepare your children and your pets for the disruption that will result from the roof replacement. **Advise the children to not walk under ladders or touch equipment.** Please make them aware of walking in and out of the house while the re-roofing process is underway. We would prefer to eliminate all traffic around the home but if you must go back and forth, please be very cautious to avoid any injuries.
- H. **PLEASE DO NOT WALK AROUND OUTSIDE BAREFOOT OR IN FLIP FLOPS!!!** During this process, we will be removing stone and nails from your roof systems. Nails are very small and sometimes can be missed by our installers or magnet rakes. We need everyone to be on notice that we may miss a nail or two and we definitely do not want anyone stepping on a nail.
- I. Please do not try to talk to the roofers on the roof. It is much easier to have a conversation with them on the ground as opposed to yelling at them as they are walking around on the roof top
- J. **All satellite dishes will be removed from the roof.** Please contact your provider before we start to have them disconnected and installed on either a pole or mount them on the fascia board
- K. We may have to cut back some of the trees that are hanging on the roof to allow us to load all of the materials to the rooftop

THANKS AGAIN FOR THE OPPORTUNITY AND WE LOOK  
FORWARD TO GETTING STARTED

# SECTION C



4150s S Atlantic Ave, New Smyrna Beach, FL 32169



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Report Details

Report:59863950

Roof Details

Total Roof Area =4,951 sq ft  
Total Roof Facets =17  
Predominant Pitch =0/12  
Number of Stories <=1  
Total Ridges/Hips =85 ft  
Total Valleys =7 ft  
Total Rakes =71 ft  
Total Eaves =408 ft  
Total Penetrations =34  
Total Penetrations Perimeter = 183 ft  
Total Penetrations Area = 113 sq ft

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## Images

The following aerial images show different angles of this structure for your reference.

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Report: 59863950

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- Covered by one or more of U.S. Patent Nos. 8,076,426; 8,345,578; 8,370,640; 8,369,152; 8,515,125; 8,825,454; 9,135,727; 8,670,961; 9,514,568; 8,818,770;  
8,542,880; 8,244,589; 9,329,749; 9,595,466. Other Patents Pending.



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North Side



South Side



Report: 59863950

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- Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770;  
8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

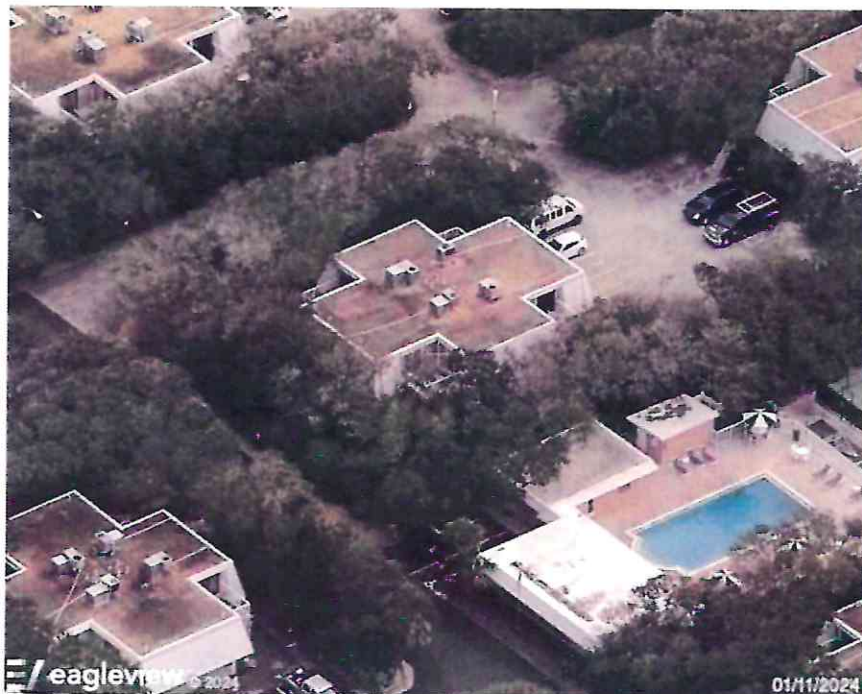


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East Side



West Side



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8,542,880; 9,244,585; 9,325,749; 9,595,466. Other Patents Pending.

**Length Diagram**

Shaded areas should be verified

Total Line Lengths:

**Ridges = 0 ft****Hips = 85 ft**

Valleys = 7 ft

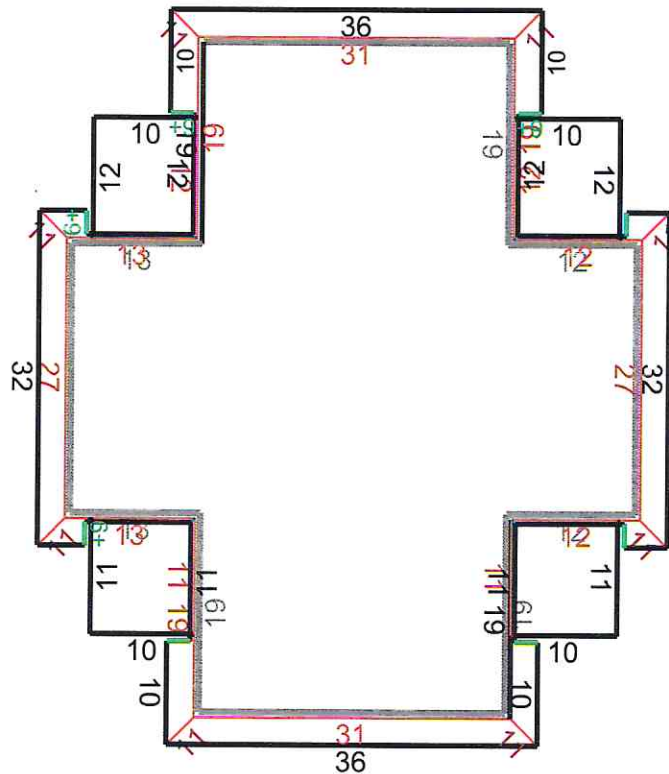
Rakes = 71 ft

Eaves = 408 ft

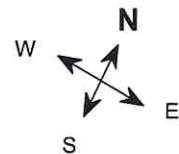
Flashing = 311 ft

Step flashing = 0 ft

Parapets = 220 ft



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**Note:** This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

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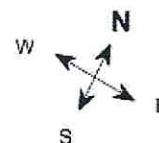
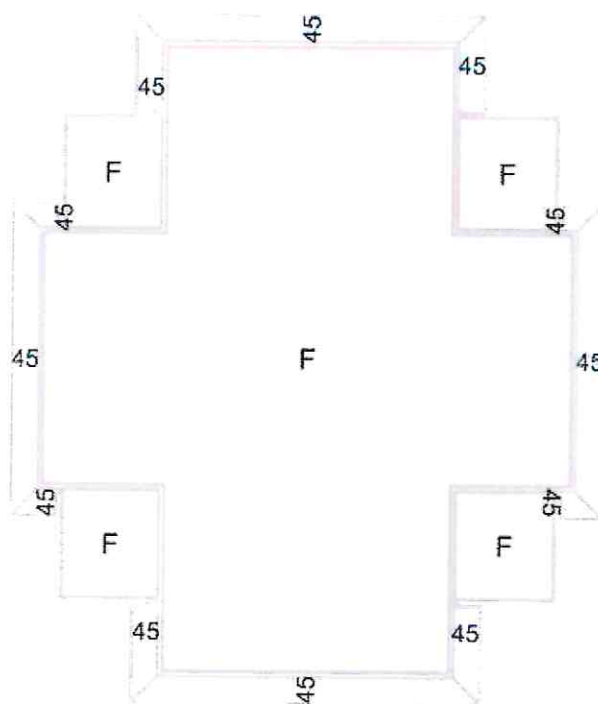
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 8,547,880; 9,244,589; 9,319,749; 9,599,456. Other Patents Pending.

## Pitch Diagram

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 0/12.

**Disclaimer:** With Extended Coverage, only the predominant pitch may be noted due to resolution of photo. Refer to pitch table for more information.



**Note:** This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9). Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

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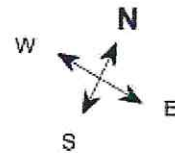
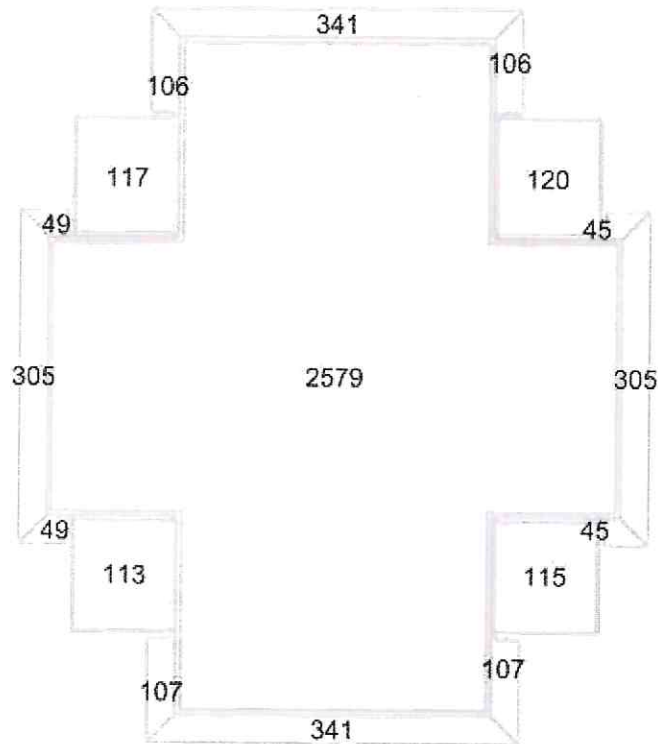
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8,542,866; 9,244,580; 9,326,749; 9,599,466. Other Patents Pending.



**Area Diagram**

Total Area = 4,951 sq ft, with 17 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

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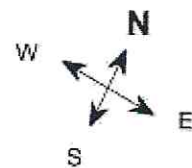
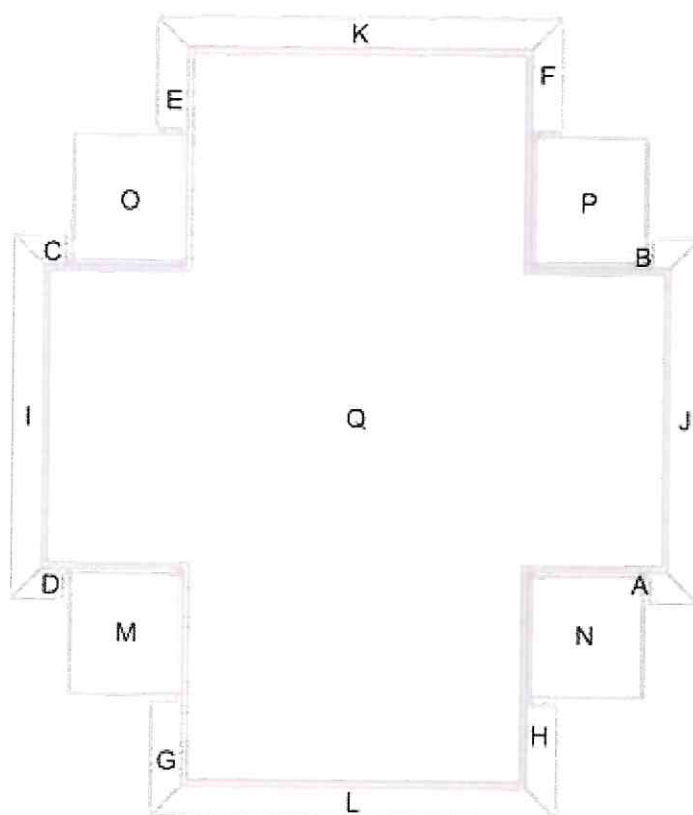


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**Notes Diagram**

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



**Note:** On-site verification of yellow shaded areas is needed. Details are on the Summary Page.



Report: 59863950

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**Penetrations Notes Diagram**

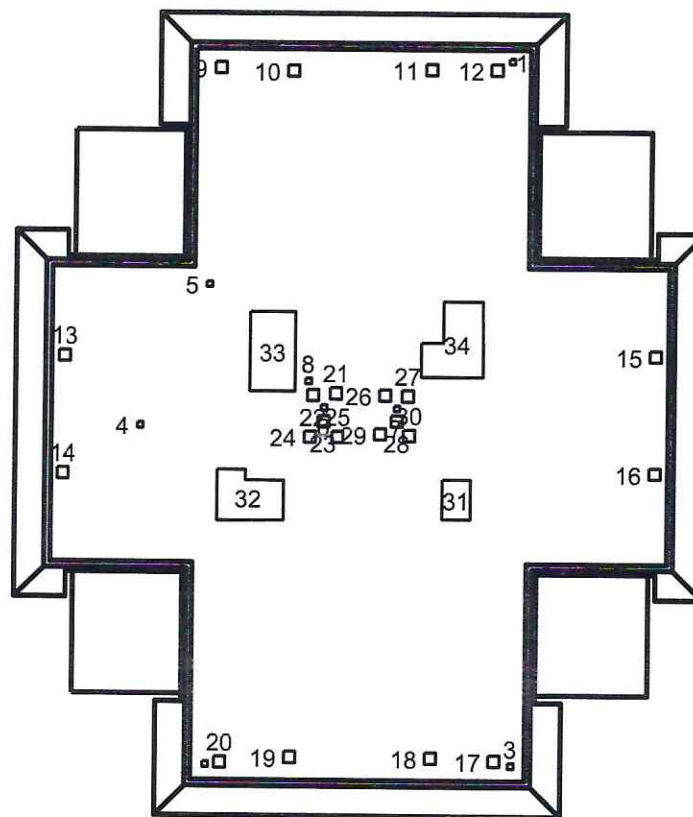
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 34

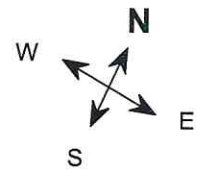
Total Penetrations Area = 113 sq ft

Total Penetrations Perimeter = 183 ft

Total Roof Area Less Penetrations = 4,838 sq ft



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Report: 59863950

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## Report Summary

Below is a measurement summary using the values presented in this report.

### All Structures

#### Areas per Pitch

Roof Pitches	0/12	45/12
Area (sq ft)	3043.8	1906.9
% of Roof	61.5%	38.5%

**Disclaimer:** The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch. With Extended Coverage, only the predominant pitch may be noted due to resolution of photo. With Extended Coverage, EagleView recommends field verifying yellow-shaded sections and pitch utilizing the Facet Area Based Upon Pitch Table below.

### Structure Complexity

Simple

Normal

Complex

### Waste Calculation

NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

Waste %	0%	2%	7%	12%	15%	17%	19%	22%	27%
Area (Sq ft)	1907	1946	2041	2136	2194	2232	2270	2327	2422
Squares *	19.33	19.66	20.66	21.66	22.00	22.33	23.00	23.33	24.33
	Measured					Suggested			

\* Squares are rounded up to the 1/3 of a square

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

### Report Comments

Due to obstructions in available images of this property, please verify measurements on portion of structure highlighted in yellow.

Penetrations	1-8	9-30	31	32	33	34			
Area (sq ft)	0.2	1	8.7	23.1	28	29.3			
Perimeter (ft)	2	4	12	20.7	22	24.2			

Any measured penetration smaller than 3.0x3.0 Feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

- † Rakes are defined as roof edges that are sloped (not level).  
‡ Eaves are defined as roof edges that are not sloped and level.



Report: 59863950

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**All Structures Totals****Lengths, Areas and Pitches**

Ridges = 0 ft (0 Ridges)  
 Hips = 85 ft (8 Hips).  
 Valleys = 7 ft (4 Valleys)  
 Rakes<sup>+</sup> = 71 ft (8 Rakes)  
 Eaves/Starter<sup>+</sup> = 408 ft (30 Eaves)  
 Drip Edge (Eaves + Rakes) = 479 ft (38 Lengths)  
 Parapet Walls = 220 (11 Lengths).  
 Flashing = 311 ft (19 Lengths)  
 Step flashing = 0 ft (0 Lengths)  
 Total Penetrations Area = 113 sq ft  
 Total Roof Area Less Penetrations = 4,838 sq ft  
 Total Penetrations Perimeter = 183 ft  
 Predominant Pitch = 0/12  
**Total Area (All Pitches) = 4,951 sq ft**

**Property Location**

Longitude = -80.8768693

Latitude = 29.0036839

**Notes**

This was ordered as a commercial property. There were no changes to the structure in the past four years.

Total Roof Facets = 17  
 Total Penetrations = 34

**Parapet Wall Area Table**

Wall Height (ft)	1	2	3	4	5	6	7
Vertical Wall Area (sq ft)	220	440	660	880	1100	1320	1540

This table provides common parapet wall heights to aid you in calculating the total vertical area of these walls. Note that these values assume a 90 degree angle at the base of the wall. Allow for extra materials to cover cant strips and tapered edges.

**Online Maps**

Online map of property

[http://maps.google.com/maps?f=q&source=s\\_q&hl=en&geocode=&q=4150s+S+Atlantic+Ave,New+Smyrna+Beach,FL,32169](http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=4150s+S+Atlantic+Ave,New+Smyrna+Beach,FL,32169)

Directions from Sun Coast Roofing Services to this property

[http://maps.google.com/maps?f=d&source=s\\_d&saddr=1919+N+Dixie+Fwy,New+Smyrna+Beach,FL,32168-5919&daddr=4150s+S+Atlantic+Ave,New+Smyrna+Beach,FL,32169](http://maps.google.com/maps?f=d&source=s_d&saddr=1919+N+Dixie+Fwy,New+Smyrna+Beach,FL,32168-5919&daddr=4150s+S+Atlantic+Ave,New+Smyrna+Beach,FL,32169)

**Disclaimer:** This report was produced using EagleView Extended Coverage Technology. Due to a variety of reasons including, but not limited to: tree coverage, poor images, low photo resolution or other blockages; this report DOES NOT offer an accuracy guarantee. EagleView recommends that anyone using this report field verify the yellow-shaded sections.



Report: 59863950

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**Facet Area (sq ft) Based Upon Pitch**

The area for each facet appears in the column under the appropriate pitch.

Facet	Pitch(inches per foot)										
	0	2	4	6	8	10	12	14	16	18	20
A	11.6	11.8	12.2	13.0	13.9	15.1	16.4	17.8	19.3	20.9	22.5
B	11.7	11.9	12.3	13.1	14.1	15.2	16.5	18.0	19.5	21.1	22.7
C	12.5	12.7	13.2	14.0	15.0	16.3	17.7	19.2	20.8	22.5	24.3
D	12.5	12.7	13.2	14.0	15.0	16.3	17.7	19.2	20.8	22.5	24.3
E	27.2	27.6	28.7	30.4	32.7	35.4	38.5	41.8	45.3	49.0	52.9
F	27.4	27.8	28.9	30.6	32.9	35.7	38.7	42.1	45.7	49.4	53.3
G	27.5	27.9	29.0	30.7	33.1	35.8	38.9	42.3	45.8	49.6	53.5
H	27.6	28.0	29.1	30.9	33.2	35.9	39.0	42.4	46.0	49.8	53.6
I	78.7	79.8	83.0	88.0	94.6	102.4	111.3	120.9	131.2	141.9	153.0
J	78.7	79.8	83.0	88.0	94.6	102.4	111.3	120.9	131.2	141.9	153.0
K	88.0	89.2	92.8	98.4	105.8	114.6	124.5	135.2	146.7	158.6	171.0
L	88.0	89.2	92.8	98.4	105.8	114.6	124.5	135.2	146.7	158.6	171.0
M	112.6	114.2	118.7	125.9	135.3	146.6	159.2	173.0	187.7	203.0	218.9
N	115.0	116.6	121.2	128.6	138.2	149.7	162.6	176.7	191.7	207.3	223.5
O	117.4	119.0	123.8	131.3	141.1	152.8	166.0	180.4	195.7	211.6	228.2
P	119.9	121.6	126.4	134.1	144.1	156.1	169.6	184.2	199.8	216.2	233.0
Q	2578.9	2614.5	2718.4	2883.3	3099.5	3357.0	3647.1	3962.7	4298.2	4649.2	5012.5
Total	3535	3584	3727	3953	4249	4602	5000	5432	5892	6373	6871

Each value is rounded to the nearest square foot. The totals are based on the unrounded values.

**Disclaimer:** This report was produced using EagleView Extended Coverage Technology. Due to a variety of reasons including, but not limited to: tree coverage, poor images, low photo resolution or other blockages; this report DOES NOT offer an accuracy guarantee. EagleView recommends that anyone using this report field verify the yellow-shaded sections.



Report: 59863950

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# SECTION D



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

**TAUSCHER, MICHELE LEE**

SUN COAST ROOFING SERVICES INC.  
1919 NORTH DIXIE FREEWAY  
NEW SMYRNA BEACH FL 32168

**LICENSE NUMBER: CCC1329155**

**EXPIRATION DATE: AUGUST 31, 2026**

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



ISSUED: 06/04/2024

Do not alter this document in any form.

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# SECTION E



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
08/04/2023

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> Frank H. Furman, Inc. 1314 East Atlantic Blvd. P. O. Box 1927 Pompano Beach FL 33061		<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext):</b> (954) 943-5050 <b>FAX (A/C, No):</b> (954) 942-6310 <b>E-MAIL ADDRESS:</b> Lexie@furmaninsurance.com	
<b>INSURED</b> Sun Coast Roofing Services Inc. 1919 N Dixie Frwy New Smyrna Beach FL 32168		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Clear Blue Specialty Ins. Co. NAIC # 37745 <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	

## COVERAGES

CERTIFICATE NUMBER: Feb. 2023

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 CERTIFICATION 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"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y		AR01-RS-2305754-00	02/15/2023	02/15/2024	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
	AUTOMOBILE LIABILITY <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) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is included as additional insured for ongoing & completed operations regarding General Liability on a Primary & Non Contributory basis as required by written contract. Waiver of Subrogation applies to General Liability as required by written contract.

## CERTIFICATE HOLDER

## 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.

AUTHORIZED REPRESENTATIVE

*Lisa Mangum*





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/21/2023

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> Caton-Hosey Insurance 3731 Nova Rd.  Port Orange FL 32129		<b>CONTACT NAME:</b> Krista Scarborough <b>PHONE (A/C, No, Ext):</b> (386) 767-3161 <b>FAX (A/C, No):</b> (386) 760-1770 <b>E-MAIL ADDRESS:</b> Krista@catonhosey.com	
<b>INSURED</b> Sun Coast Roofing Services, Inc. 1919 N Dixie Fwy  New Smyrna Beach FL 32168-5919		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Bridgefield Casualty Ins Co <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	
		<b>NAIC #</b> 10335	

**COVERAGES** **CERTIFICATE NUMBER:** CL23122131798 **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 SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<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					
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
A	<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 <input checked="" type="checkbox"/> N	N/A	196-52316	01/20/2024	01/20/2025	<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)

## CERTIFICATE HOLDER

## 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.

AUTHORIZED REPRESENTATIVE

*[Signature]*






# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/21/2024

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**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>  <b>SHERRILL SCHULTZ INSURANCE AGENCY</b> 4554 CLYDE MORRIS BLVD STE 3 PORT ORANGE FL 32129	<b>CONTACT NAME:</b> JODI STEWART <b>PHONE (A/C, No, Ext):</b> 386-675-6355 <b>E-MAIL ADDRESS:</b>	<b>FAX (A/C, No):</b>	
	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> State Farm Mutual Automobile Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>		<b>NAIC #</b> 25178
<b>INSURED</b>  SUN COAST ROOFING SERVICES INC 1919 N DIXIE FWY NEW SMYRNA BEACH FL 32168			

## COVERAGES

## CERTIFICATE NUMBER:

## 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	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	59-7458-SC01	06/15/2024	12/15/2024	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE <b>DED</b> <input type="checkbox"/> <b>RETENTION \$</b> <input type="checkbox"/>						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	<b>EMPLOYERS NON OWNED LIABILITY (ENOL)</b>	Y	Y	59-7458-SC02	06/15/2024	12/15/2024	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Division name: 2312- Cabot Citrus Farms Phase 1. Contract ID 562949954249508-562949961109933. 30 days notice of cancellation will be provided to certificate holder. CABOT CITRUS FARMS PROJECT CABOT CITRUS OPOCO LLC, ANY AFFILIATED AND SUBSIDIARY COMPANY OF CABOT CITRUS OPOCO LLC, BBL BUILDING COMPANY AND ANY OTHER ENTITIES AS REQUIRED BY CONTRACT ARE NAMED ADDITIONAL INSURED ON A PRIMARY AND NON-CONTRIBUTORY BASIS ON THE AUTO INSURANCE LIABILITY POLICIES. A WAIVER OF SUBROGATION APPLIES IN FAVOR OF THE ADDITIONAL INSUREDS AND ANY OTHERS AS REQUIRED BY CONTRACT WITH REGARD TO AUTOMOBILE LIABILITY POLICIES.

## CERTIFICATE HOLDER

## 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.

AUTHORIZED REPRESENTATIVE



# SECTION F



## CORPORATE OFFICE

1919 North Dixie Freeway  
New Smyrna Beach, FL 32168  
386-777-7663  
855-453-0656

### Commercial References

Spanish Oaks Golf Villas  
2728 DeMaret Drive  
Titusville, FL 32780

Connie Dean (321) 609-0437

Project: Remove and Replace Flat roofs with TPO on (3) commercial condo buildings – 30 Units

Venetian Condominiums  
335 N Causeway  
New Smyrna Beach, FL 32168

Debbie: 386-290-3322

Project: Worked with insurance company to win the association a new roof and carport coverings. Job consists of removing and replacing the shingles and car-port covers from multi-story condo on the North Causeway.

Project Started: January 23, 2023

Project Value: \$620,000.00

Ashford Harbour HOA  
Ballington Drive  
Melbourne Florida

Thomas Hollingsworth Ph.D. – 321-338-2255

Project: Remove and replace shingles to (29) buildings in less than (3) months

Bellamay Grand Apartments  
2625 SW 75<sup>th</sup> Street  
Gainesville, FL

Fred Rath – 813-636-8860

Project: Remove and replace shingles on 13 - three story apartments in four weeks.

Towns Gate Apartments  
1211 Goldfinch Drive  
Plant City, Florida

Michael Corrigan – Owner -813-754-2200

Project: Remove & Replace shingles from 29 buildings

#### TAMPA BAY AREA

9507 State Road 52  
Hudson, FL 34669  
813-867-7050

#### SPACE COAST

1445 W New Haven Ave, Ste 200  
West Melbourne, FL 32904  
321-749-7663

#### SOUTHWEST

11338 Bonita Beach Rd, Ste 100  
Bonita Springs, FL 34135  
239-319-0824

#### CENTRAL FLORIDA

531 Dog Track Road  
Longwood, FL 32705  
407-322-2925



## CORPORATE OFFICE

1919 North Dixie Freeway  
New Smyrna Beach, FL 32168  
386-777-7663  
855-453-0656

Philips Edison Company  
Cincinnati Ohio,  
Commercial Shopping Center Corporation

John Malphurs – VP Commercial Construction  
(386) 871-3306 – Cell Phone

Remove and replace flat roofing materials on Shopping Center throughout Florida, Job costs from \$50,000 to over \$1,200,000.

Remove and replace tile façades from Shopping centers, projects from \$50,000 to \$200,000.

Multiple projects performed yearly.

The Sands Condo Association  
3212 South Lakeview Circle  
Fort Pierce, FL 34949

Jim Bennett  
(219) 712-3830

Project: Remove and replace over 110,000 square feet of shingles from 8 Two- Story condos in six weeks.

The Verandas Condominiums  
24500 Airport Road  
Punta Gorda, FL 33950

Stephanie Baker - President  
Norstar Property Management  
(214) 673-9433

Project: Remove and replace entire roof system due to storm damage from Hurricane Ian. Project took 6 weeks and was a total 60,000 square feet of shingles.

Lowes Home Improvement Stores  
Corporate Office  
1000 Lowes Way  
Mooresville NC 28117

Jeramie Trahan  
Jeramie.trahan@lowes.com

Projects: We are the sole roofing contractor for four regions across the state for Lowes Home Improvement. We service the following regions for Lowes Home Improvement. All of the Space Coast from Titusville to West Palm Beach, Jacksonville to Debary, The entire Orlando Area and Gainesville / Ocala. We represent almost 50 stores

### TAMPA BAY AREA

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### SPACE COAST

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West Melbourne, FL 32904  
321-749-7663

### SOUTHWEST

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Bonita Springs, FL 34135  
239-319-0824

### CENTRAL FLORIDA

531 Dog Track Road  
Longwood, FL 32705  
407-322-2925

State License Number: CCC1329155

 [SunCoastRoofing.com](http://SunCoastRoofing.com)



# SECTION G



# EverGuard® DIAMOND PLEDGE™ NDL ROOF GUARANTEE

No. \_\_\_\_\_



OWNER: \_\_\_\_\_ PERIOD OF COVERAGE: \_\_\_\_\_ YEARS

NAME AND TYPE OF BUILDING: \_\_\_\_\_

ADDRESS OF BUILDING: \_\_\_\_\_

ROOF SPECIFICATION: \_\_\_\_\_ AREA OF ROOF: \_\_\_\_\_ SQUARES

APPLIED BY: \_\_\_\_\_

DATE OF COMPLETION: \_\_\_\_\_ GUARANTEE EXPIRATION DATE: \_\_\_\_\_

## THE GUARANTEE/SOLE AND EXCLUSIVE REMEDY

GAF guarantees to you, the owner of the building described above, that GAF will provide "Edge To Edge" protection by repairing leaks through the GAF roofing membrane, liquid-applied membrane or coating, base flashing, high wall waterproofing flashing, insulation, expansion joint covers, prefashed accessories, and metal flashings used by the contractor of record that meet SMACNA standards (the "GAF Roofing Materials") resulting from a manufacturing defect, ordinary wear and tear, or workmanship in applying the GAF Roofing Materials. There is no dollar limit on covered repairs. Leaks caused by any non-GAF materials, such as the roof deck or non-GAF insulation, are not covered.

## GUARANTEE PERIOD

This guarantee ends on the expiration date listed above. **NOTE:** Lexsco® flashings are covered by this guarantee **ONLY** for the first ten years.

## OWNER RESPONSIBILITIES

### Notification of Leaks

In the event of a leak through the GAF Roofing Materials, you **MUST** make sure that GAF is notified directly about the leak, in writing, within **30 days** by email (preferred) at [guaranteek@laf.com](mailto:guaranteek@laf.com) or by postal mail to GAF Guarantee Services, 1 Campus Drive, Parsippany, NJ 07054, or GAF will have no responsibility for making repairs. **NOTE:** The roofing contractor is **NOT** an agent of GAF; notice to the roofing contractor is **NOT** notice to GAF.

By notifying GAF, you authorize GAF to investigate the cause of the leak. If the investigation reveals that the leak is not covered by this guarantee, you agree to pay an investigation cost of \$500. This guarantee will be cancelled if you fail to pay this cost within 30 days of receipt of an invoice for it.

### Preventative Maintenance and Repairs

- You must perform regular inspections and maintenance and keep records of this work.
- To keep this guarantee in effect, you must repair any conditions in the building structure or roofing system that are not covered by this guarantee but that GAF concludes may be threatening the integrity of the GAF Roofing Materials. Any such repairs must be performed by a GAF-certified roofing contractor. Failure to make timely repairs may jeopardize guarantee coverage.
- You may make temporary repairs to minimize damage to the building or its contents in an emergency, at your sole expense. These repairs will not result in cancellation of the guarantee as long as they are reasonable and customary and do not result in permanent damage to the GAF Roofing Materials.
- Any equipment or material that impedes any inspection or repair must be removed at your expense so that GAF can perform inspections or repairs.

## EXCLUSIONS FROM COVERAGE

(e.g., items that are not "ordinary wear and tear" or are beyond GAF's control)

This guarantee does **NOT** cover conditions other than leaks. This guarantee also does **NOT** cover leaks caused by any of the following:

- Inadequate roof maintenance, that is, the failure to follow the Scheduled Maintenance Checklists provided with this guarantee (extra copies available by calling Guarantee Services at 1-800-ROOF-411) or the failure to repair owner responsibility items.
- Unusual weather conditions or natural disasters including, but not limited to, winds in excess of 55 miles per hour, hail, floods, hurricanes, lightning, tornadoes, and earthquakes, unless specifically covered by an addendum to this guarantee.
- Impact of foreign objects or physical damage caused by any intentional or negligent acts, accidents, misuse, abuse or the like.
- Damage to the roof constructed of the GAF Roofing Materials due to: (a) movement, cracking, or other failure of the roof deck or building; (b) improper installation or failure of any non-GAF insulation or materials; (c) condensation or infiltration of moisture through or around the walls, copings, building structure, or surrounding materials except where high wall GAF waterproofing flashings are installed; (d) chemical attack on the membrane, including, but not limited to, exposure to grease or oil; (e) the failure of wood nailers to remain attached to the structure; (f) use of materials that are incompatible with the GAF Roofing Materials; or (g) architectural, engineering, or design defects or flaws.
- Traffic of any nature on the roof unless using GAF walkways applied in accordance with GAF's published application instructions.
- Blistering in the GAF Roofing Materials that have not resulted in leaks.
- Changes in the use of the building or any repairs, modifications, or additions to the GAF Roofing Materials after the roof is completed, unless approved in writing by GAF.
- Exposure to sustained high-temperature conditions; however, for systems utilizing EverGuard Extreme® TPO membrane, exposure in excess of 195°F.

No representative, employee, or agent of GAF, or any other person, has the authority to assume any additional or other liability or responsibility for GAF, unless it is in writing and signed by an authorized GAF Field Services Manager or Director. GAF does not practice engineering or architecture. Neither the issuance of this guarantee, nor any review of the roof constructed of the GAF Roofing Materials (or the plans for the roof), by GAF shall constitute any warranty of such plans, specifications or construction or the suitability or code compliance of the GAF Roofing Materials for any particular structure. **NOTE:** Any inspections made by GAF are limited to a surface inspection only, are for GAF's sole benefit, and do not constitute a waiver or extension of any of the terms and conditions of this guarantee.

This guarantee **MAY BE SUSPENDED OR CANCELLED IF THE ROOF IS DAMAGED BY** any cause listed above as **AN EXCLUSION FROM COVERAGE** that may affect the integrity or watertightness of the roof.

## TRANSFERABILITY

You may transfer or assign this guarantee to a subsequent owner of this building for the remaining term only if: 1) the request is in writing to GAF at the address listed below within 60 days after ownership transfer; 2) you make any repairs to the GAF Roofing Materials or other roofing or building components that are identified by GAF after an inspection as necessary to preserve the integrity of the GAF Roofing Materials; and 3) you pay an assignment fee of \$500. This guarantee is **NOT** otherwise transferable or assignable by contract or operation of law, either directly or indirectly.

## LIMITATION OF DAMAGES; MEDIATION; JURISDICTION; CHOICE OF LAW

THIS GUARANTEE IS EXPRESSLY IN LIEU OF ANY OTHER GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, and of any other obligations or liability of GAF, whether any claim against it is based upon negligence, breach of warranty, or any other theory. In NO event shall GAF be liable for any CONSEQUENTIAL OR INCIDENTAL DAMAGES of any kind, including, but not limited to, interior or exterior damages and/or mold growth. The parties agree that, as a condition precedent to litigation, any controversy or claim relating to this guarantee shall be first submitted to mediation before a mutually acceptable mediator. In the event that mediation is unsuccessful, the parties agree that neither one will commence or prosecute any lawsuit or proceeding other than before the appropriate state or federal court in the State of New Jersey. This guarantee shall be governed by the laws of the State of New Jersey, without regard to principles of conflicts of laws. Each party irrevocably consents to the jurisdiction and venue of the above identified courts.

**NOTE:** GAF shall have no obligation under this guarantee unless and until all bills for installation and supplies have been paid in full to the roofing contractor and materials suppliers, and the guarantee charge has been paid to GAF.

This guarantee must have a raised seal to be valid.

GAF  
1 Campus Drive  
Parsippany, NJ 07054

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature

# SECTION H





## CORPORATE OFFICE

1919 North Dixie Freeway  
New Smyrna Beach, FL 32168  
386-777-7663  
855-453-0656

## Planned Workforce and Strategy

### Workforce:

We will have one supervisor on the job all of the time. He will be out there coordinating with the installers and all of the homeowners to ensure the project stays on time and budget. This supervisor may have to leave from time to time to get missing supplies or safety equipment, but he is regulated to only one project at a time. Once we start this project, we will be there every day until the project is complete

Installers, depending on the time and date, we have over 15 qualified crews that will feel privileged to work on this project

### Subcontractors

Under Florida law, it is illegal to use any subcontractors to perform any roofing work. The only legal way to hire a sub is to actually hire a State Licensed Roofing Contractor to perform the work. Otherwise, all workers on any roof MUST be a W-2 employee.

This is actually considered "Unlicensed Activity" in the eyes of the Department of Business and Regulation

#### TAMPA BAY AREA

9507 State Road 52  
Hudson, FL 34669  
813-867-7050

#### SPACE COAST

1445 W New Haven Ave, Ste 200  
West Melbourne, FL 32904  
321-749-7663

#### SOUTHWEST

11338 Bonita Beach Rd, Ste 100  
Bonita Springs, FL 34135  
239-319-0824

#### CENTRAL FLORIDA

531 Dog Track Road  
Longwood, FL 32705  
407-322-2925

# SECTION I



## CORPORATE OFFICE

1919 North Dixie Freeway  
New Smyrna Beach, FL 32168  
386-777-7663  
855-453-0656

## LIST OF SUPPLIERS

### ABC SUPPLY – PORT ORANGE, FLORIDA

All of our low slope / flat roofing products will be purchased through this office or the main office in Tampa, Florida. Materials to be purchased will be GAF – 60 Mil TPO, GAF Insulation, GAF Adhesive for the TPO, GAF TPO Boots and TPO Clad aluminum for the drip edge around the building

### CONTACT INFO FOR ABC SUPPLY

Chris Bartles - GM, Port Orange Office --- 386-788-4990

Joe Bosio – Account Rep – Tampa Office --- 813-267-2420

### HEAVY EQUIPMENT

We will need to have a telescoping forklift on the project to help with the loading and unloading of materials and equipment

We will be providing our own dumpsters for this project. All dumpsters are double axle trailers that will be wheeled in and out of the complex multiple times a day.

### TOILET RENTAL

We will be providing portable toilets for all of our employees. If we are approved for this project, we will need to have a pre-construction meeting and break down areas where items like this will need to be staged. Toilets will be cleaned at a minimum of once a week by a local vendor

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407-322-2925



# SECTION J



## CORPORATE OFFICE

1919 North Dixie Freeway  
New Smyrna Beach, FL 32168  
386-777-7663  
855-453-0656

### Proposed Project Schedule

**Permitting:** Should take anywhere up to 4 weeks to complete

**Materials:** Once approved, materials will be ordered and will be available once the permit is approved by the city

**Schedule:** We plan on removing and replacing (weather permitting) a minimum of (2) buildings per week.

**Time-Line:** We believe we can complete this project within (16) weeks from the time the job starts

#### TAMPA BAY AREA

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Hudson, FL 34669  
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West Melbourne, FL 32904  
321-749-7663

#### SOUTHWEST

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239-319-0824

#### CENTRAL FLORIDA

531 Dog Track Road  
Longwood, FL 32705  
407-322-2925

# SECTION K





Friday, June 21, 2024

To our valued customers:

ABC Supply has received price increase notifications from most of our steep slope and low slope manufacturing partners. **Because of these manufacturer announcements and increased costs in our business, ABC Supply is increasing pricing on all steep slope roofing and accessories by 5-7% and all low slope roofing and accessories by 6-8%, effective August 5, 2024.**

A list of manufacturer increases are posted on the [ABC Supply web page](#) – Scan the QR code below to view.

This increase will apply to all new and existing orders shipping after the effective date. Please consider factoring these increases into your quotes moving forward. If you have any questions regarding this increase, please contact your local ABC Supply branch for more specific information.

We appreciate your support of ABC Supply and will continue to provide you with the high-quality service our customers deserve.

Sincerely,

A handwritten signature in black ink, appearing to read "F. Marcoccio", with a long horizontal flourish extending to the right.

Frank Marcoccio  
Southeast Region Vice President  
ABC Supply Co., Inc.



[abcsupply.com](http://abcsupply.com)



We  
protect  
what  
matters  
most™

March 8, 2024

## **PRICING OUTLOOK/INCREASE ANNOUNCEMENT: GAF COMMERCIAL ROOFING PRODUCTS**

TO: Customers of GAF Commercial Roofing – United States, Canada and International

Dear Friends:

It's been a while since we have published a pricing outlook for Commercial roofing. Considering that new information has recently come to light, I am writing with an update as we approach the 2024 roofing season.

1) TPO Membranes: While resin costs have been relatively stable for several months, inflationary pressures have increased as the year begins to unfold. The markets are still too volatile for us to be comfortable holding current pricing without some parameters established. In an effort to protect our customers from unanticipated fluctuations in raw material cost, we are announcing the following pricing updates:

Effective May 15, 2024, GAF will increase the price of all EverGuard TPO membranes by 3-5% on a not to exceed basis. As always, existing job quotes will be honored through their original expiration dates.

2) Polyiso Insulation: Feedstock cost increases and other market dynamics have resulted in cost inflation for Q2 and beyond.

Effective May 15, 2024, GAF will increase the price of all EnergyGuard Polyiso and Low-Rise Foam adhesives by 4-6%, also on a not to exceed basis. Existing job quotes will be honored through their original expiration dates.

3) APP Modified Bitumen Membranes: Supply and demand issues are surfacing.

Effective May 15, 2024, GAF will increase the price of RUBEROID Torch APP rolls up to 5% per roll.

Please do not hesitate to contact me, or your GAF Sales representatives should you have questions or would like more clarification about these price changes.

With my thanks for your support, and best wishes for a lively year of roofing,

Alma Garnett  
Sr. Vice President, Sales  
Commercial Roofing Systems

PCD0524

---

**Fwd: ABC Supply SE Region Price Increase Announcement**

---

Accounting Department <accounting@suncoastroofing.net>  
To: Rick Tauscher <rick.t@suncoastroofing.net>

Tue, Feb 27, 2024 at 11:02 AM

----- Forwarded message -----

From: **ABC Supply** <no-reply-se@abcsupply.com>  
Date: Tue, Feb 27, 2024 at 9:45 AM  
Subject: ABC Supply SE Region Price Increase Announcement  
To: <accounting@suncoastroofing.net>



February 27, 2024

To our valued customers:

Over the last several weeks, ABC Supply has received price increase notifications from most of our steep slope manufacturing partners. Because of these manufacturer announcements and increased costs in our business, ABC Supply is increasing pricing on all steep slope roofing and accessories by 4-6%, effective April 1, 2024. A list of manufacturer increases is posted on the [ABC Supply web page](#) – Scan the QR code below to view.

This increase will apply to all new and existing orders shipping after the effective date. Please consider factoring these increases into your quotes moving forward. If you have any questions regarding this increase, please contact your local ABC Supply branch for more specific information.

We appreciate your support of ABC Supply and will continue to provide you with the high-quality service our customers deserve.

Sincerely,

A handwritten signature in black ink, appearing to read 'F. Marcoccio'.

Frank Marcoccio  
Southeast Region Vice President  
ABC Supply Co., Inc.





# SECTION L



## CERTIFICADO DE FINALIZACIÓN

Esto certifica que

Ethien Alexander Santana

recibe este certificado por

Programa de Capacitación 30 HORAS de Construcción de OSHA



CEUs

3.0



Credit Hours

30.00



Completion Date

05/23/2024



*David Westray*

David Westray, Trainer C 26-0110503 and G 26-0083433

"Como formador del Programa de Capacitación de Extensión de la OSHA, afirmo que he llevado a cabo esta clase de capacitación del Programa de Capacitación de Extensión de la OSHA de acuerdo con los requisitos del Programa de Capacitación de Extensión de la OSHA. Documentaré esta clase a mi Organización de Capacitación Autorizadora de la OSHA. Una vez revisada correctamente mi documentación, proporcionaré a cada estudiante su tarjeta de finalización del curso dentro de los 90 días naturales posteriores al final de la clase."

"As an IACET Accredited Provider, 360training.com, Inc. offers IACET CEUs for its learning events that comply with the ANSI/IACET Continuing Education and Training Standard."

ESTE CERTIFICADO NO ES TRANSFERIBLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | [www.360training.com](http://www.360training.com)

OSHA OUTREACH TRAINING

# Completion Certificate

**CESAR A RODRIGUEZ**

has successfully completed the following course:

**OSHA 30-Hr Outreach Training for the Construction Industry**

and is awarded 3.0 CEU credits

**6/14/2024**



**David E. Couch Jr.**

OSHA Authorized Trainer

Construction #: 20-0107970 General #: 20-0079854

*As an OSHA Outreach trainer, I verify that I have conducted this OSHA Outreach training class in accordance with OSHA Outreach Training Program requirements.  
I will document this class to my OSHA Authorizing Training Organization. Upon successful review of my documentation,  
I will provide each student their completion card within 90 days of the end of the class.*

OSHA Authorized Provider:



Certificate #: 06866054





# CERTIFICATE OF COMPLETION

This certifies that

jeremy zimmerman

is awarded this certificate for

**OSHA 30 Hour Outreach Training Program - Construction**



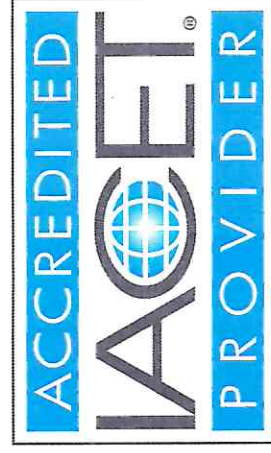
CEUs  
3.0



Credit Hours  
30.00



Completion Date  
06/14/2024



*Jason Cole*

Jason Cole, Trainer C 26-0113289 and G 26-0083906

"As an OSHA Outreach Training Program trainer, I affirm that I have conducted this OSHA Outreach Training Program training class in accordance with OSHA Outreach Training Program requirements. I will document this class to my OSHA Authorizing Training Organization. Upon successful review of my documentation, I will provide each student their course completion card within 90 calendar days of the end of the class."

"As an IACET Accredited Provider, 360training.com, Inc. offers IACET CEUs for its learning events that comply with the ANSI/IACET Continuing Education and Training Standard."

THIS CERTIFICATE IS NON-TRANSFERABLE

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# OSHA OUTREACH TRAINING Completion Certificate

IAN AUGUSTUS HAMMEL

has successfully completed the following course:

OSHA 30-Hr Outreach Training for the Construction Industry  
and is awarded 3.0 CEU credits

6/12/2024



David E. Couch Jr.

OSHA Authorized Trainer

Construction #: 20-0107970 General #: 20-0079854

*As an OSHA Outreach trainer, I verify that I have conducted this OSHA Outreach training class in accordance with OSHA Outreach Training Program requirements.  
I will document this class to my OSHA Authorizing Training Organization. Upon successful review of my documentation,  
I will provide each student their completion card within 90 days of the end of the class.*

OSHA Authorized Provider:



Certificate #: 06865868



# OSHA OUTREACH TRAINING Completion Certificate

TAMMY LYNN RUDA

has successfully completed the following course:

OSHA 30-Hr Outreach Training for the Construction Industry

2/10/2021



David Couch

OSHA Authorized Trainer

Construction #: 20-0106090 General #: 20-0079009

*As an OSHA Outreach trainer, I verify that I have conducted this OSHA Outreach training class in accordance with OSHA Outreach Training Program requirements. I will document this class to my OSHA Authorizing Training Organization. Upon successful review of my documentation, I will provide each student their completion card within 90 days of the end of the class.*

OSHA Authorized Provider:  
 UNIVERSITY OF  
SOUTH FLORIDA



# OSHA OUTREACH TRAINING Completion Certificate

**BRIAN PAUL VERNEY**

has successfully completed the following course:

**OSHA 30-Hr Outreach Training for the Construction Industry**

**12/28/2020**



**David Couch**

OSHA Authorized Trainer

Construction #: 20-0106090 General #: 20-0079009

*As an OSHA Outreach trainer, I verify that I have conducted this OSHA Outreach training class in accordance with OSHA Outreach Training Program requirements.  
I will document this class to my OSHA Authorizing Training Organization. Upon successful review of my documentation,  
I will provide each student their completion card within 90 days of the end of the class.*

OSHA Authorized Provider:



**UNIVERSITY OF  
SOUTH FLORIDA**

# SECTION M



Sun Coast Roofing and Solar  
1919 N Dixie Fwy  
New Smyrna Beach, Florida, 32168

6/1/2024  
GAF ID: 1003947

Re: GAF GoldElite™ Commercial Contractor

Dear valued customer,

On behalf of GAF Commercial, we are pleased to confirm that Sun Coast Roofing and Solar is a GAF GoldElite™ Commercial Contractor for 2024.

Sun Coast Roofing and Solar qualified to become a GAF GoldElite™ Contractor based on their commitment to quality workmanship and customer service in commercial roofing. As a GAF GoldElite™ Commercial Contractor, Sun Coast Roofing and Solar is able to offer enhanced GAF warranties and guarantees including the Integrated System Limited Warranty, the System Pledge™ Roof Guarantee for qualified projects, and our premier guarantee, the GAF Diamond Pledge™ NDL Roof Guarantee.

GAF prides itself on partnering with knowledgeable and reputable roofing businesses that share our commitment to delivering you the very best quality and service.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alma Garnett', written in a cursive style.

Alma Garnett  
SVP, Commercial Roofing Sales

A handwritten signature in black ink, appearing to read 'P. Vollmar', written in a cursive style.

Pete Vollmar  
SVP, Sales Operations







**GAF**

**GOLD ELITE**

Commercial Contractor

## Sun Coast Roofing and Solar

is a 2024 GAF GoldElite™ Commercial Contractor

Based on their consistent commitment to excellence and passion for quality, GAF Commercial is pleased to recognize this company as a GAF GoldElite™ Commercial Roofing Contractor. They are eligible to offer the following enhanced GAF Commercial Roofing Warranties and Guarantees for qualified projects:

Diamond Pledge™ NDL Roof Guarantee

System Pledge™ Roof Guarantee

Integrated System Limited Warranty



Alma Garnett  
SVP, Commercial Roofing Sales



Pete Vollmar  
SVP, Sales Operations

**GAF ID: 1003947**

Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. For more information, view the Contractor Terms of Use, available at [gaf.com](https://gaf.com).



# Sun Coast Roofing and Solar

is a Master Elite® Roofing Contractor for GAF

Master Elite® Contractor status is only offered to less than 2% of roofing contractors in North America. Those who have earned this designation have exhibited an uncompromising commitment to the highest standards in sales, service, and installation, and have pledged to ensure that each customer receives the best choice in roofing. Master Elite® Contractors are authorized to offer any GAF enhanced limited warranty.

Account #: 1003947

Certification #: ME19950

Valid Through: 6/30/2025

Member Since: 2010

A handwritten signature in black ink that reads "Bobby Fischer".

**Bobby Fischer**

VP, Contractor Programs, GAF

## Warranties Offered







— 2023 —

GAF 3-STAR PRESIDENT'S CLUB  
**WINNER**





## PRESIDENT'S CLUB AWARD — 3 STAR WINNERS

A&M Home Services, Plymouth, IN

Accent Group Inc., Nutley, NJ

All County Exteriors LLC, Lakewood, NJ

Arry's Roofing Services Inc., Tarpon Springs, FL

Bachman's Roofing Building & Remodeling, Wernersville, PA

Bachman's Roofing Building & Remodeling, Trooper, PA

Bachman's Roofing Building & Remodeling, Orefield, PA

Bachman's Roofing Building & Remodeling, Pittsburgh, PA

Balken Construction Inc., Swannanoa, NC

Bay Area Roofers Inc., Pearland, TX

Campo Roofing, Twinsburg, OH

Carolina Roofing & Vinyl Siding LLC, Clayton, NC

DaBella, Vancouver, WA

Davidson Roofing Company, Richmond, VA

Dr. Roof Atlanta, Roswell, GA

Eiseman Construction Co. Inc., New Britain, PA

Eldridge Roofing & Restoration Inc., Spring, TX

Elite Roof & Solar, Davidson, NC

Feazel Roofing LLC, New Albany, OH

Feazel Roofing LLC, Loveland, OH

Feazel Roofing LLC, Parma, OH

Feazel Roofing LLC, Durham, NC

Feazel Roofing LLC, Indianapolis, IN

Feazel Roofing LLC, Beavercreek, OH

Fidus Roofing & Construction LLC, Saint Augustine, FL

Florida Southern Roofing and Sheetmetal, Sarasota, FL

George J. Keller and Sons, Flanders, NJ

Groover Roofing & Siding Inc., Girard, OH

High Tower Roofing, Lakeland, FL

Homefix Custom Remodeling, Laurel, MD

Homefix Custom Remodeling, Norfolk, VA

Ja Mar Roofing & Sheet Metal, Buda, TX

Kearns Brothers LLC, Livonia, MI

Kidd Roofing, San Antonio, TX

King Quality Construction Inc., Bohemia, NY

KPI2 Enterprises Inc., Langhorne, PA

Lemus Construction Inc., Warminster, PA

Lindus Construction Inc., Baldwin, WI

MHI Roofing, Pittsburgh, PA

Monarch Roofing, Myrtle Beach, SC

Music City Roofers LLC, Nashville, TN

Muth & Company Roofing, Westerville, OH

National Contractors Inc., Ewing, NJ

Neumann Construction & Roofing LLC, San Antonio, FL

New South Roofing Inc., Bainbridge, GA

NexGen Exteriors, Anoka, MN

Paramount Builders Inc., Virginia Beach, VA

Paramount Builders-Richmond Inc., Richmond, VA

Peachtree Restorations, Norcross, GA

Perfect Exteriors of Minnesota Inc., Monticello, MN

Quality First Home Improvement Inc., Citrus Heights, CA

Rapid Roofing, Ypsilanti, MI

Ridge Top Exteriors Inc., Madison, WI

Roman Roofing Inc., Cape Coral, FL

Roof It Right, Orange Park, FL

Roofing by Curry, Sarasota, FL

Shanco Companies LLC, Gaithersburg, MD

Shanco Companies LLC, Lorton, VA

Shanco Companies LLC, Glen Allen, VA

Sharp Construction LLC, Holland, MI

Spann Residential Roofing Inc., Conway, SC

Summit Point Roofing LLC, Ada, MI

Sun Coast Roofing and Solar, New Smyrna Beach, FL

Sun Coast Roofing Services Inc., Hudson, FL

Sutton's, Springfield, IL

Watertight Roofing Services LLC, Lutz, FL

We protect what matters most™



# SECTION N

**Rick Tauscher**

**Sun Coast Roofing Services Inc.**

**7/2/2024 | 16 Photos**



# **Bahamian Club**



## Section 1

1



Exterior of units showing white mansard siding

Project: Bahamian Club  
Date: 6/27/2024, 3:09pm  
Creator: Rick Tauscher

2



Project: Bahamian Club  
Date: 6/27/2024, 3:12pm  
Creator: Rick Tauscher

3



Showing trees blocking the ability to load the roofs with materials

Project: Bahamian Club  
Date: 6/27/2024, 3:12pm  
Creator: Rick Tauscher

4



Trees in the way from loading the roofs with materials

Project: Bahamian Club  
Date: 6/27/2024, 3:13pm  
Creator: Rick Tauscher

## Section 2



1



Stainless steel gas vents to be removed and reset

Project: Bahamian Club  
Date: 6/27/2024, 2:51pm  
Creator: Rick Tauscher

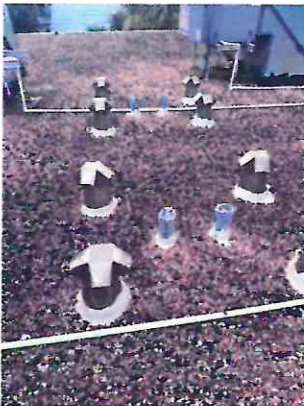
2



Roof edge has been repaired and the gravel stop has been removed. We will install new metal along roof edge to match existing

Project: Bahamian Club  
Date: 6/27/2024, 2:54pm  
Creator: Rick Tauscher

3



All lead stacks will be removed and replaced with TPO boots

Project: Bahamian Club  
Date: 6/27/2024, 3:03pm  
Creator: Rick Tauscher

4



Project: Bahamian Club  
Date: 6/27/2024, 3:04pm  
Creator: Rick Tauscher

## Section 3

1



Roof edge repaired in the past

Project: Bahamian Club  
Date: 6/27/2024, 2:54pm  
Creator: Rick Tauscher

2



Roof edge was worked on around the entire perimeter of the buildings

Project: Bahamian Club  
Date: 6/27/2024, 2:54pm  
Creator: Rick Tauscher

3



Project: Bahamian Club  
Date: 6/27/2024, 3:03pm  
Creator: Rick Tauscher

4



Project: Bahamian Club  
Date: 6/27/2024, 3:03pm  
Creator: Rick Tauscher



## Section 4

1



Existing A/C units will need to have the metal boxes pulled up and then re-flashed to the new roof

Project: Bahamian Club  
Date: 6/27/2024, 2:51pm  
Creator: Rick Tauscher

2



Some units may need to be put on hurricane stands like this one

Project: Bahamian Club  
Date: 6/27/2024, 2:52pm  
Creator: Rick Tauscher

3



Some metal boxes may need to be replaced if unable to repair

Project: Bahamian Club  
Date: 6/27/2024, 2:58pm  
Creator: Rick Tauscher

4



Some A/C units have a multitude of rust, This one has a hole in the bottom

Project: Bahamian Club  
Date: 6/27/2024, 3:02pm  
Creator: Rick Tauscher

# SECTION O





SECTION 07 54 23

THERMOPLASTIC SINGLE-PLY ROOFING

**The Bahamian Club Owners Association  
4150 S Atlantic Avenue  
New Smyrna Beach, FL 32169**

**Assembly 2**

**PREPARED BY:**

**GAF Design Services**

**PROJECT NO: PD-00038175**

*Note: GAF does not practice architecture or engineering. This document is provided as a guide specification and is based on criteria provided to GAF. GAF has not observed the jobsite conditions, contract specifications, or other documents and shall not be construed in any manner to be the designer of record.*

## ***GAF GUIDE SPECIFICATION***

- A. Roofing Terminology: Refer to ASTM D1079 and the glossary of the National Roofing Contractors Association (NRCA) *Roofing and Waterproofing Manual* for definitions of roofing terms related to this section.

### **1.04 SUBMITTALS**

- A. Product Data: Provide product data sheets for each type of product indicated in this section.
- B. Shop Drawings: Provide manufacturers standard details and approved shop drawings for the roof system specified.
- C. Samples: Provide samples of insulations, fasteners, membrane materials and accessories for verification of quality.
- D. Certificates: Installer shall provide written documentation from the manufacturer of their authorization to install the roof system, and eligibility to obtain the warranty specified in this section.

### **1.05 QUALITY ASSURANCE**

- A. Manufacturer's Qualifications: GAF shall provide a roofing system that meets or exceeds all criteria listed in this section.
- B. Installer's Qualifications:
  - 1. Installer shall be classified as a **GAF GoldElite™ Commercial Contractor** as defined and certified by GAF.
- C. Source Limitations: All components listed in this section shall be provided by a single manufacturer or approved by the primary roofing manufacturer.
- D. Final Inspection  
Manufacturer's representative shall provide a comprehensive final inspection after completion of the roof system. All application errors must be addressed and final punch list completed.

### **1.06 PRE-INSTALLATION CONFERENCE**

- A. Prior to scheduled commencement of the roofing installation and associated work, conduct a meeting at the project site with the installer, architect, owner, GAF representative and any other persons directly involved with the performance of the work. The installer shall record conference discussions to include decisions and agreements reached (or disagreements), and furnish copies of recorded discussions to each attending party. The main purpose of this meeting is to review foreseeable methods and procedures related to roofing work.

### **1.07 PERFORMANCE REQUIREMENTS**

- A. GAF shall provide all primary roofing materials that are physically and chemically compatible when installed in accordance with manufacturers current application requirements.

### **1.08 REGULATORY REQUIREMENTS**

- A. All work shall be performed in a safe, professional manner, conforming to all federal, state and local codes.

### **1.09 DELIVERY, STORAGE AND HANDLING**

## ***GAF GUIDE SPECIFICATION***

4. Compressive Strength: 20 psi

### **2.03 MEMBRANE MATERIALS**

A. A smooth type, polyester scrim reinforced thermoplastic polyolefin membrane for use as a single ply roofing membrane. Meets or exceeds the minimum requirements of ASTM D-6878. UL Listed, FM Approved, Dade County Product Approval, Florida Building Code Approved. White membrane is Energy Star Listed, CRRC Listed and Title 24 Compliant.

1. **EverGuard® TPO 60 Mil Membrane by GAF.**

a) 10' X 100', each roll contains 1000 sq. ft. of material weighing 322 lbs.

b) Color: White

### **2.04 CURB/WALL FLASHING MEMBRANE**

#### **A. GENERAL**

1. EverGuard® membrane flashing should be of the same type and thickness as the roof membrane.

2. Because colored TPO membranes may exhibit different welding characteristics, please call the GAF Design Services hotline at 800-766-877-423-7663 Option 4, Option 3 before attempting to weld different-colored TPO membranes with white membranes or flashings.

3. EverGuard® TPO Fleece-Back membranes are optional flashing membranes for all EverGuard® TPO systems. These membranes may be a solution when a contaminated substrate is encountered.

#### **B. FLASHING MEMBRANE**

1. A smooth type, polyester scrim reinforced thermoplastic polyolefin membrane for use as a single ply roofing membrane. Meets or exceeds the minimum requirements of ASTM D-6878. UL Listed, FM Approved, Dade County Product Approval, Florida Building Code Approved. White membrane is Energy Star Listed, CRRC Listed and Title 24 Compliant.

a) **EverGuard® TPO 60 Mil Membrane by GAF.**

### **2.05 ADHESIVES, SEALANTS AND PRIMERS**

A. Sprayable, solvent-based contact adhesive used for bonding smooth EverGuard® and EverGuard® Extreme® TPO membranes. One canister covers 10 squares. **EverGuard® TPO Quick Spray Adhesive** by GAF.

B. Two component, low-rise polyurethane adhesive. Appropriate for application temperatures of 40°F+ (4.4°C). Available in Bag-in-Box, 15 Gal (57L) drums, and SpotShot. **Oly-Bond 500™** distributed by GAF.

C. Solvent based primer for preparing surfaces to receive butyl based adhesive tapes, **EverGuard® TPO Primer**, by GAF.

D. Solvent based seam cleaner used to clean exposed or contaminated seam prior to heat welding, **EverGuard® TPO Seam Cleaner**, by GAF.

E. Solvent based, trowel grade synthetic elastomeric sealant. Durable and UV resistant suitable for use where caulk is typically used. Available in 10 oz. tubes, **FlexSeal™ Caulk Grade Roof Sealant** by GAF.

F. Commercial grade roofing sealant suitable for sealing the upper lip of exposed termination bars and penetrations and around clamping rings. Meets the performance criteria of ASTM D412, ASTM D2196, ASTM D1475 and ASTM D1644, **FlexSeal™ Roof Sealant**, by GAF.

G. Low VOC solvent based primer for preparing surfaces to receive butyl based adhesive tapes, **EverGuard® TPO Low VOC Primer**, by GAF.

H. Low VOC TPO cleaner designed to clean exposed or contaminated seams prior to heat welding to remove any residual soap or revitalize aged membranes. Contains only 50 grams per liter of Volatile Organic Content and



## **GAF GUIDE SPECIFICATION**

3. .045" or .060" thick reinforced TPO membrane fabricated corners. Available in four standard sizes to flash curbs that are 24", 36", 48", and 60" in size. Four corners are required to flash the curb, **EverGuard® Corner Curb Wraps**, by GAF.
4. 0.060" thick molded TPO membrane outside corners of base and curb flashing. Hot-air welds directly to EverGuard® TPO membrane. Size 4" x 4" with 6" flange, **EverGuard® TPO Universal Corners** by GAF.
5. 0.055" molded TPO membrane inside corners of base and curb flashing. Hot-air welds directly to EverGuard TPO membrane. Size 6" x 6" x 5.5" high **EverGuard® TPO Preformed Corners** by GAF.
6. 8" diameter, nominal .050" vacuum formed unreinforced TPO membrane for use in flashing outside corners of base and curb flashings, **EverGuard® TPO Fluted Corner**, by GAF.

### **D. PENETRATION ACCESSORIES**

1. 0.075" thick molded TPO membrane sized to accommodate most common pipe and conduits, (1" to 6" diameter pipes), including square tube. Hot-air welded directly to EverGuard TPO membrane, supplied with stainless steel clamping rings, **EverGuard® TPO Preformed Vent Boots** by GAF.
2. 0.045" thick molded TPO membrane preformed boots are split to accommodate most common pipes and conduits and available in three standard sizes, **EverGuard® TPO Split Pipe Boots**, by GAF.
3. 0.045" thick molded TPO membrane preformed square boots are split to accommodate most common square penetrations and conduits and available in three standard sizes, **EverGuard® TPO Square Tube Wraps**, by GAF.
4. .070 thick molded penetration pocket to provide structure and foundation for the application of a pourable sealant for a variety of roof penetrations, weldable and 9" x 6" x 4" (l x w x h). **EverGuard® TPO Pourable Sealer Pocket**
5. Constructed from spun aluminum and preflashed using .055" thick smooth type, unreinforced thermoplastic polyolefin membrane. Available in a wide range of sizes to allow a proper fit into any size roofing drain. **EverGuard® TPO Drain** by GAF
6. Aluminum drain unit coated with a weldable TPO compound. TPO membrane can be heat welded directly to the drain body, resulting in a strong, secure installation. Each drain is fitted with a BlueSeal® mechanical drain seal for a secure, tight seal into the building drain system. Available in two sizes (3" and 4"), and custom sizes are available. **EverGuard® TPO Coated Metal Drain** by GAF

### **E. WALKWAYS**

1. 1/8" thick extruded and embossed TPO roll 34.25" x 50', heat welds directly to roofing membrane. Unique "diamond tread" traction surface and features a 2" (51 mm) welding strip (smooth border) along each longitudinal edge that is compatible with hand or automatic welders. Available in gray or safety yellow, **EverGuard® TPO Walkway Rolls**, GAF.

## **PART 3 EXECUTION**

### **3.01 SITE CONDITIONS**

- A. Obtain verification that the building structure can accommodate the added weight of the new roofing system.
- B. Confirm the adequacy of the new roofing system to provide positive slope to drain. Eliminate ponding areas by the addition of drainage locations or by providing additional pitch to the roof surface.
- C. Prepare substrate surfaces thoroughly prior to application of new roofing materials. This is particularly important for re-cover and reroofing applications. Providing a smooth, even, sound, clean, and dry substrate minimizes the likelihood that underlying deficiencies will cause premature deterioration or even failure of the new roofing system.
- D. All defects in the roof deck or substrate must be corrected by the responsible parties before new roofing work commences. Verify that the deck surface is dry, sound, clean, and smooth, and free of depressions, waves, or projections.

## ***GAF GUIDE SPECIFICATION***

b) Must be poured over removable forms or must provide for bottom side drying. Poured-in-place structural concrete decks that are poured over non-vented metal decks or pans that remain in place not acceptable.

12. When insulation or roofing is to be adhered with hot asphalt, prime the deck with asphalt/concrete primer, ASTM D 41 at the rate of one gallon per 100 square feet (0.4 L/m<sup>2</sup>). Allow the primer to dry prior to the application of the roofing system.

### **3.03 NAILER INSTALLATION**

#### **A. Acceptable Wood**

1. Solid Blocking: Non-pressure treated wood as required, #2 Grade or better, nominal 1 1/4" (30 mm) x 4" (102 mm) with a minimum thickness of 3 1/2" (88 mm).
2. Shim Material: Plywood, 1/2" (13 mm) x width to match solid blocking.
3. Verify the condition of existing roof nailers and anchor to resist 250 lb. per ft. (550 kg) load applied in any direction. New nailers should meet same load requirements.
4. DRILL-TEC™ HD screws 18" (457 mm) o.c. attachment to structural wood, steel decks with a 1" (25 mm) thread embedment.
5. DRILL-TEC™ spikes or HD screws 18" (457 mm) o.c. attachment to concrete decks. Min. 1" (25 mm) shank or thread penetration.
6. Wood nailers attached to gypsum, concrete, cellular concrete and cementitious wood fiber must be fastened 12" (305 mm) o.c., through the nailer into the substrate with substrate approved DRILL-TEC™ fasteners.
7. Three anchors per length of wood nailer minimum.

#### **B. Metal Blocking**

1. 20 Ga. galvanized steel box with pre-punched holes and supplied with corrosion-resistant fasteners.
2. Closure and finish strip required for metal decking.
3. Secure in place using provided #14 x 1½-in. universal fasteners through pre-punched holes to roof edge.
4. Install end cap and top of box section with #14 x 1½-in. universal fasteners.

### **3.04 INSTALLATION – GENERAL**

- A. Install GAF's EverGuard® TPO roofing system according to all current application requirements in addition to those listed in this section.
- B. GAF EverGuard® TPO Specification #: TFI60
- C. Start the application of membrane plies at the low point of the roof or at the drains, so that the flow of water is over or parallel to, but never against the laps.

### **3.05 INSULATION**

#### **A. GENERAL**

1. Do not apply roof insulation or roofing until all other work trades have completed jobs that require them to traverse the deck on foot or with equipment. A vapor retarder coated lightly with asphalt may be applied to protect the inside of the structure prior to the insulation and final roofing installation. Before the application of the insulation, any damage or deterioration to the vapor retarder must be repaired.
2. Do not install wet, damaged or warped insulation boards.
3. Insulation boards installed in multiple layers must have the joints between boards staggered in all directions a minimum of 6" (152 mm) between layers.
4. Butt insulation boards together with a 1/4" (6.3 mm) maximum space between adjoining boards. Fit insulation boards around penetrations and perimeter with a 1/4" (6.3 mm) maximum space between board and penetration. Do not kick insulation boards into place.
5. Insulation boards installed over steel decking must have boards placed perpendicular to deck flutes with edges over flute surface for bearing support.



## GAF GUIDE SPECIFICATION

- d) Chemical-Based Contamination - Membrane that is contaminated with bonding adhesive, asphalt, flashing cement, grease and oil, and most other contaminants usually cannot be cleaned sufficiently to allow an adequate heat weld to the membrane surface. These membranes should be removed and replaced.

### B. Adhered

1. All work surfaces should be clean, dry, and free of dirt, dust, debris, oils, loose and/or embedded gravel, unadhered coatings, deteriorated membrane, and other contaminants that may result in a surface that is not sound or is uneven.
2. Full-width rolls can be installed throughout the field and perimeter of the roof. Half sheets are not necessary.
3. Overlap roof membrane a minimum of 3" (76 mm) for end laps. For fleece-back membrane, butt ends together and cover joint with 8" (203 mm) wide EverGuard® Flashing Strip heat-welded. Membranes are provided with lap lines along the side laps.
4. Best practice is to install membrane so that the side laps run across the roof slope lapped toward drainage points.
5. All exposed sheet corners must be rounded a minimum of 1" (25 mm).
6. Use full-width rolls throughout the field and perimeter of the roof. Half sheets are not necessary.
7. Membrane laps shall be heat-welded together. All welds shall be continuous, without voids or partial welds. Welds shall be free of burns and scorch marks.
8. Weld shall be a minimum of 1" (25.4 mm) in width for automatic machine welding and a minimum 2" in width for hand welding. Code requirements may supersede these instructions.
9. Roof membrane must be mechanically attached along the base of walls with screws and plates 6" (152 mm) on center.
10. Adhesive should be applied to the membrane at the following rate:
  - a) Applied at a total rate of 10 squares (1,000 sq. ft.) per canister equally to both the substrate and the underside of the membrane. Coverage rates may vary depending on the porosity of the substrate.
11. Use appropriate bonding adhesive for substrate surface, applied with a solvent-resistant roller, brush or squeegee.
12. Adhere approximately one half of the membrane sheet at a time. One half of the sheet's length shall be folded back in turn to allow for adhesive application. Lay membrane into adhesive once the bonding adhesive is tacky to the touch.
13. Roll membrane with a weighted roller to ensure complete bonding between adhesive and membrane.
14. Prevent seam contamination by keeping the adhesive application a few inches back from the seam area.
15. Reference the Adhesive securement tables in the EverGuard® Application and Specifications Manuals for substrate adhesion and compatibility.
16. Roll in membrane using a 150 lb. membrane roller or equivalent.
17. To reduce thermal bridging, a full spray of approved Low Rise Foam Adhesive may be used to attach individual insulation layers or adhere the top layer to a mechanically fastened bottom layer.

## 3.08 FLASHINGS

### A. GENERAL

1. All penetrations must be at least 24" (61 cm) from curbs, walls, and edges to provide adequate space for proper flashing.
2. Flash all perimeter, curb, and penetration conditions with coated metal, membrane flashing, and flashing accessories as appropriate to the site condition.
3. All coated metal and membrane flashing corners shall be reinforced with preformed corners or non-reinforced membrane.
4. Hot-air weld all flashing membranes, accessories, and coated metal. A minimum 2" wide (hand welder) weld or minimum 1 - 1/2" automatic machine weld is required.
5. Consult the EverGuard® *Application and Specifications Manual* or GAF Contractor Services for more information on specific construction details, or those not addressed in this section



## ***GAF GUIDE SPECIFICATION***

4. Flash roof edge scuppers with a coated metal insert that is mechanically attached to the roof edge and integrated as a part of the metal edging.
  5. Alternatively, roof edges may be flashed with a 2-piece snap on fascia system, adhering the roof membrane to a metal cant and face nailing the membrane 8" (152 mm) on center prior to installing a snap-on fascia.
    - a) Submit design drawings for review and approval to Architect or Specifier before fabrication.
    - b) Installing contractor shall check as-built conditions and verify the manufacturer's roof edging details for accuracy to fit the wall assembly prior to fabrication. The installer shall comply with the roof edging manufacturer's installation guide when setting edging.
- F. Parapet and Building Walls:
1. Flash walls with EverGuard® TPO membrane adhered to the substrate with bonding adhesive, loose applied or with coated metal flashing nailed 4" (102 mm) on center to pressure-treated wood nailers.
  2. Maximum flashing height without intermediate fastening is 24" (610 mm) for loose-applied flashing and 54" (1.4 m) for adhered flashing
  3. Secure membrane flashing at the top edge with a termination bar. EverGuard® Water Block shall be applied between the wall surface and membrane flashing underneath all exposed termination bars. Exposed termination bars must be mechanically fastened 6" (152 mm) o.c. (20-year max. guarantee); termination bars that are counter flashed must be fastened 12" (305 mm) o.c.
  4. Exposed termination bars must be sealed with Flexseal™ Caulk Grade Sealant.
  5. Roof membrane must be mechanically attached along the base of walls with screws and plates 12" (305 mm) on center [6" (152 mm) on center for Ballasted Systems]
  6. Metal cap flashings must have continuous cleats or be face fastened 12" (305 mm) o.c. on both the inside and outside of the walls.
  7. Flash wall scuppers with a coated metal insert that is mechanically attached to the wall and integrated as part of the wall flashing.
  8. Roof Transition Anchor (R.T.A.) Strip may be installed as the alternate method of base securement for a RhinoBond® non-penetrating base attachment detail.
- G. Curbs and Ducts:
1. Flash curbs and ducts with EverGuard® TPO membrane adhered to the curb substrate with bonding adhesive, loose applied or with coated metal flashing nailed 4" on center to pressure-treated wood nailers.
  2. Maximum flashing height without intermediate fastening is 24" (610 mm) for loose-applied flashing and 54" (1.4 m) for adhered flashing
  3. Secure membrane flashing at the top edge with a termination bar. EverGuard® Water Block shall be applied between the wall surface and membrane flashing underneath all exposed termination bars. Exposed termination bars shall be mechanically fastened 6" (152 mm) on center for guarantees less than 20 years and 12" (305 mm) on center for guarantees greater than 20 years or that are counter-flashed.
  4. Exposed termination bars must be sealed with Flexseal™ Caulk Grade Sealant.
  5. Roof membrane must be mechanically attached along the base of walls with screws and plates 12" (305 mm) on center [6" (152 mm) on center for Ballasted Systems]
  6. Metal counterflashings may be optional with Adhered flashings depending on guarantee requirements. Exposed termination bars must be sealed with Flexseal™ Roofing Cement.
  7. All coated metal curb flashings and loose applied membrane flashings must be provided with separate metal counterflashings, or metal copings.
- H. Roof Drains:
1. Roof drains must be fitted with compression type clamping rings and strainer baskets. Original-type cast iron and aluminum drains, as well as retrofit-type cast iron, aluminum or molded plastic drains are acceptable.
  2. Roof drains must be provided with a minimum 36" x 36" sump. Slope of tapered insulation within the sump shall not exceed 4" in 12".
  3. Extend the roofing membrane over the drain opening. Locate the drain and cut a hole in the roofing membrane directly over the drain opening. Provide a ½" of membrane flap extending past the drain flange into the drain opening. Punch holes through the roofing membrane at drain bolt locations.

## ***GAF GUIDE SPECIFICATION***

- B. Whenever possible, stage materials in such a manner that foot traffic is minimized over completed roof areas.
- C. When it is not possible to stage materials away from locations where partial or complete installation has taken place, temporary walkways and platforms shall be installed in order to protect all completed roof areas from traffic and point loading during the application process.
- D. Temporary tie-ins shall be installed at the end of each workday and removed prior to commencement of work the following day.

### **3.11 CLEAN-UP**

- A. All work areas are to be kept clean, clear and free of debris at all times.
- B. Do not allow trash, waste, or debris to collect on the roof. These items shall be removed from the roof on a daily basis.
- C. All tools and unused materials must be collected at the end of each workday and stored properly off of the finished roof surface and protected from exposure to the elements.
- D. Dispose of or recycle all trash and excess material in a manner conforming to current EPA regulations and local laws.
- E. Properly clean the finished roof surface after completion, and make sure the drains and gutters are not clogged.
- F. Clean and restore all damaged surfaces to their original condition.

**END OF SECTION**



## The Bahamian Club Owners Association - Assembly 2, 4150 S Atlantic Avenue, New Smyrna Beach, FL 32169

## SPECIFICATION: TFATI60

COMPONENT	TYPE	REQUIRED	ATTACHMENT	RATE OF APPLICATION
DECK	Structural Concrete	Suitable Thickness	Per Code	N/A
INSULATION 1	EnergyGuard™ Polyiso Insulation, 20 psi ASTM C1289 Type II, Class 1, Grade 2 Size: 1.0", 4' x 4' LTTR: 5.7	1 layer	Adhered with: OlyBond500® Insulation Adhesive	Field: 0.75" - 1" ribbons 12" o.c. Perimeter: 0.75" - 1" ribbons 6" o.c. Corners: 0.75" - 1" ribbons 4" o.c. *Adhesion test is required.
SINGLE PLY MEMBRANE	EverGuard® TPO 60 mil White ASTM D6878 Size: 10ft SRI: 94	1 ply	EverGuard® TPO Quick Spray Adhesive	Applied at a total rate of 10 squares (1,000 sq. ft.) per canister equally to both the substrate and the underside of the membrane. Coverage rates may vary depending on the porosity of the substrate.
FLASHING MEMBRANE	EverGuard® TPO 60 mil White ASTM D6878 SRI: 94	1 ply	EverGuard® TPO Quick Spray Adhesive	Applied at a total rate of 10 squares (1,000 sq. ft.) per canister equally to both the substrate and the underside of the membrane.
GUARANTEE	EverGuard® Diamond Pledge™ NDL Roof Guarantee	20 year		Guarantee fee applicable

Requirements above are subject to change. Always review the appropriate Application & Specification Manual to confirm that the requirements provided above are current, and to obtain additional information that is important for a successful installation. This Cut Spec specification shall not waive, supersede or alter the requirements and recommendations found in the most current Application & Specification Manual(s), printed technical bulletins or specific correspondence drafted for this project by Field Services, Design Services, or Technical Services Manager. Application & Specification Manuals and specimen copies of guarantee/warranty documents are available at [www.gaf.com](http://www.gaf.com).  
Note: Your Field Services or Technical Services Managers are the only employees who can approve any deviation from GAF's published specification manual(s).

Each roof has unique requirements. This specification is a representation of products and their installation. To properly assess specific roofing needs, code compliance, system configurations, and warranty eligibility, contact Design Services. The above listed roofing system is based on GAF guarantee requirements and is not intended to modify, negate or alter any requirements specified by the design professional or others. Fastener pullout testing should be performed to ensure acceptable attachment into substrate. Adhesion testing is required prior to guarantee registration to ensure foam adhesive will bond to a given substrate. Any wet or damaged existing decking must be removed and replaced prior to re-roofing.

This system shall be installed by a GAF GoldElite™ Commercial Contractor.

All GAF and EverGuard® accessories shall be used where applicable. GAF Perimeter Edge Metal shall be used where conditions exist.