

From the Ground Up Construction
18340 Sherman Way, Reseda CA 91335 Tel. 8182129571
License # 943573

This Construction CONTRACT is between Valerie *Griffin*

and From the Ground Up Construction INC. 18340 Sherman way, Reseda CA 91335

Work Located at 741 W 40th St, *Santa Pedro, CA* Dated on 11/11/2024
90731

Scope of work

1. Site Preparation and Safety Setup

- **Safety and Access Setup:** Install ladders, scaffolding, and other necessary access equipment to create a safe work environment around the roof perimeter.
- **Property Protection:** Use tarps and protective coverings to safeguard landscaping, walkways, and any other areas around the work zone from debris and tools.

2. Ridge Cap Replacement

- **Inspection of Ridge Caps:** Perform an inspection of all ridge caps, identifying any areas of deterioration or damage.
- **Removal of Old Ridge Caps:** Carefully remove existing ridge caps without disturbing the underlying shingles.
- **New Ridge Cap Installation:**
 - Install new ridge cap shingles in alignment with the roof's existing shingle pattern, ensuring a secure fit.
 - Use roofing nails per manufacturer recommendations, ensuring all fasteners are secure and meet LADBS requirements.
- **Sealing Ridge Caps:** Apply roofing sealant to nail heads on ridge caps, adding an extra layer of protection against moisture intrusion.

3. Valley Sealing

- **Inspection of Roof Valleys:** Inspect valleys to identify any areas where shingles may be lifting or where previous sealant has worn down.
- **Clean and Prepare Valleys:** Clean valleys of any debris, leaves, or loose materials, ensuring a clean surface for sealing.
- **Sealant Application:** Apply high-quality roofing sealant along the valleys, focusing on seams and areas prone to water accumulation to prevent leaks.

- **Shingle Reinforcement:** Re-secure any loose shingles in the valley area, ensuring they lie flat and are properly adhered.

4. Pipe and Vent Sealing

- **Inspection of Pipe and Vent Flashing:** Inspect all roof penetrations, including vent stacks, pipes, and any HVAC or plumbing vents, for signs of wear, cracking, or sealant failure.
- **Removal of Old Sealant:** Remove any deteriorated or cracked sealant around pipe and vent bases to ensure a clean surface for resealing.
- **Sealant Application:** Apply a generous amount of roofing sealant around each pipe and vent base, ensuring full coverage and adherence to prevent leaks.
- **Flashing Check and Adjustment:** Adjust existing flashing around pipes and vents as needed to ensure proper fit and water resistance, securing with roofing nails as required.

5. Chimney Flashing Repair and Sealing

- **Inspection of Chimney Flashing:** Examine flashing around the chimney for gaps, cracks, or areas where the flashing has lifted away from the roof or chimney.
- **Old Sealant Removal:** Remove any failing or loose sealant to provide a clean base for new application.
- **Flashing Adjustment:**
 - Re-secure or replace sections of flashing as necessary to ensure proper alignment with both the chimney and the roof.
 - Ensure flashing is tightly adhered to prevent water intrusion, using masonry nails or roof-safe adhesive if required.
- **Sealant Application:** Apply roofing-grade sealant along the flashing edges where the chimney meets the roof, sealing all seams and preventing moisture penetration.

6. Minor Touch-Ups and Final Inspection

- **Loose Shingle Reinforcement:** Identify and secure any loose shingles throughout the roof that may have lifted over time, ensuring a flush and watertight installation.
- **Roof Penetration Sealing:** Inspect and seal any additional minor penetrations, such as satellite mounts, or small vents, with roofing-grade sealant.
- **Final Walkthrough and Quality Check by David:**

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- David will conduct a thorough inspection of all completed work, including ridge caps, valleys, pipe and vent seals, and chimney flashing, ensuring compliance with LADBS standards.
- Verify that all sealants are applied correctly, shingles are securely fastened, and all touch-ups are thorough.

7. Site Cleanup and Final Walkthrough

- **Debris Removal:** Remove all work-related debris from the roof and surrounding property, leaving the area clean and free of hazards.
- **Magnetic Sweep:** Perform a magnetic sweep around the property to collect any stray nails or metal fragments.
- **Client Walkthrough:** Conduct a walkthrough with the client to review completed work, answer any questions, and confirm satisfaction with the roof tune-up.

Materials Included

- **Ridge Cap Shingles:** High-quality shingles for ridge cap replacement
- **Roofing Sealant:** Waterproof, weather-resistant sealant for valleys, pipe and vent bases, and chimney flashing
- **Flashing Material:** New or replacement flashing as needed for the chimney area
- **Fasteners and Adhesives:** Roofing nails and adhesive for securing ridge caps, flashing, and minor touch-ups

Exclusions

- Framing or structural adjustments
- Any additional repairs or replacements beyond the scope described (will require a change order and client approval)

Compliance with LADBS Codes

All work will be completed in compliance with LADBS roofing standards, including guidelines for waterproofing, flashing, and shingle installation. Inspections and necessary adjustments will be made to ensure code compliance.

Note: All inspections will be performed directly by David to verify compliance and quality.

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Cost Estimate and Timeline

- **Total Project Cost:** \$3600.00
- **Estimated Timeline:** 1-3 days

Warranty

From the Ground Up Construction provides a **5-year warranty on labor** for all roof tune-up services performed. This warranty covers workmanship and materials provided by us.

NOTE: **The Contractor shall perform the work in accordance with all applicable regulations set forth by the Los Angeles Department of Building and Safety and the Contractor State License Board. The Contractor shall not be liable for any damages or claims arising from unforeseen conditions or delays beyond their control, including but not limited to, adverse weather conditions, supply chain issues, or changes in project scope requested by the Client. The anticipated completion date for the project is [insert completion date or timeline, e.g., "90 days from the start date"]. The Contractor will make reasonable efforts to complete the work within this timeframe but cannot guarantee completion on this date due to potential unforeseen circumstances. By signing this contract, the Client acknowledges and agrees to these terms and understands that adjustments to the completion timeline may be necessary.**

Price: \$3600.00

Date: November 12, 2024

Payment schedule:

100% payment upon finish \$ 3600.00

No further work will be completed until payment schedule payment is made INITIAL

