

Agreement

Prepared for:

Venessa Silveira
125 S Forbes
Lakeport, California 95453
000-000-0000 / Venessadee@yahoo.com



HQ - 4949 S Macadam Ave
Portland, Oregon 97239
243610



Date	Agreement
03/06/2025	134175
Sales Rep	

Keystone Exteriors
Phone: (720) 605-3705
Email: support@mykeystone.us

Keystone Exteriors
HQ - 4949 S Macadam Ave
Portland, Oregon 97239
Phone: 564-213-8501

Agreement

Venessa Silveira
125 S Forbes
Lakeport, California 95453
000-000-0000 / Venessadee@yahoo.com

Included

Product		Description
Keystone Exteriors Information		CSLB: 1122333 Offices: 915 Highland Pointe Suite 250, Roseville, CA 95678 – (916) 926-0690 1999 S Bascom Ave Suite 700, Campbell, CA 95008 – (669) 444-4495 3558 Round Barn Blvd, Suite 200, Santa Rosa, CA 95403 – (707) 466-0480 450 N Brand Blvd, Suite 600, Glendale, CA 91203 - (213) 788-1443
Plywood		Bid Includes 10 sheets of Plywood. \$65 per sheet if additional plywood needed.
Roofing Accessories Leak Barriers WeatherWatch Mineral-Surfaced Leak Barrier		Apply on the roof deck, typically along the eaves, valleys, and other vulnerable areas. Its main function is to create a watertight barrier that prevents water from seeping through the roof, especially in areas where ice dams can form or heavy rain occurs. This extra protection helps prevent leaks and water damage inside the home.
GAF Pro-Start - Starter Strip Shingles		Apply along the edges of the roof, specifically at the eaves (the lower edge of the roof) and the rakes (the sloped edges of the roof). Their main function is to create a secure base for the first row of shingles, helping to prevent wind uplift and water infiltration. This ensures the roof's edges are properly sealed and protected from potential
GAF TigerPaw		Apply directly on the roof deck, underneath the shingles. Its primary function is to provide a durable, moisture-resistant barrier that helps protect the roof from water infiltration in case of damaged shingles or severe weather. Additionally, it offers enhanced breathability compared to traditional felt, reducing the risk of moisture buildup and extending the life of the roof.



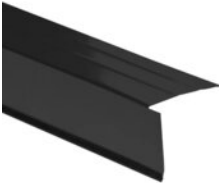
Experience deep, rich shingle colors with the improved Timberline HDZ® RS, the ultimate choice for reflective shingles. Its refreshed color options feature our enhance EcoDark® granule technology. These shingles can be used to comply with the Cool Roof Requirements of Title 24 and the LA County Green Building Standards Code* while also enhancing the curb appeal of your home.



Apply at the peak of the roof. Its main function is to provide continuous ventilation for the attic by allowing hot, moist air to escape, which helps regulate temperature and prevent moisture buildup. This ventilation is especially important in cold climates, as it helps reduce the risk of ice dams forming on the roof, ensuring the roof's longevity and energy efficiency.



Apply along the roof's ridges (the highest points where two roof slopes meet). Their primary function is to provide a finished look while protecting these vulnerable areas from water infiltration. TimberCrest Ridge Caps are designed to match the style of the main shingles, offering a seamless appearance and added durability against wind, rain, and other weather elements, ensuring the roof's overall performance and longevity.



Apply along the rake edges (the sloped edges) of the roof. Its primary function is to protect these edges from water infiltration, wind damage, and other weather-related issues. By covering the exposed edges, Rake T-Metal helps prevent water from seeping under the shingles and into the roof deck, ensuring the roof's structural integrity and extending its lifespan. It also gives the roof a clean, finished appearance.



Apply along the edges of the roof, typically at the eaves (the lower edges) and sometimes along the rakes (the sloped edges). Its main function is to direct water away from the roof and into the gutters, preventing water from seeping under the shingles and causing damage to the roof deck or fascia. By guiding water away from vulnerable areas, Drip Edge helps protect the roof from leaks, rot, and other moisture-related issues, ensuring the roof's durability and performance.



Apply in the valleys of a roof, where two roof slopes meet and create a V-shaped angle. Its primary function is to provide a durable, watertight barrier that channels water off the roof and into the gutters, preventing water from penetrating the roof deck at this vulnerable area. By directing water flow efficiently, Valley Metal helps protect against leaks, erosion, and other moisture-related damage, ensuring the roof's longevity and performance in these critical sections.



Nails are used to secure roofing materials, like shingles, to the roof deck. They ensure that the roofing components stay in place and perform their protective functions effectively.



We replace all pipe flashings to ensure a watertight seal around roof penetrations, preventing leaks and protecting your roof from water damage.

Flash Roof Boot Electric



We replace all roof boot flashings for electrical conduits to ensure a watertight seal, preventing leaks and protecting your roof from water damage.

Smart Plug



Apply as needed to cover holes from pre-existing box vents

Dump Fee



Remove and dispose of existing roof and gutters. Complete cleanup included.

Gutters



Free Gutter Replacement

Downspout



Free Downspout Replacement

10 Year Roof Maintenance / 10 Year Workmanship Warranty



Inspect, clean, and treat roof annually. Clean gutters.

SIDING, FASCIA/SOFFIT



After the tear off, our team will inspect the wood and notify the office if any parts need to be replaced.

Any woodwork not specified in this agreement whether it be changing fascia, rafter tails, rake boards will be sent a change order.
The price for woodwork is \$7.50 per foot if the wood is 1' and \$10.50 per foot if the wood is 2'

Roofing Warranty GAF Golden Pledge Warranty



This project includes the GAF Golden Pledge Warranty, which offers enhanced coverage for both materials and workmanship. It provides up to 50 years of protection for GAF roofing materials and a 25-year workmanship guarantee, ensuring peace of mind and long-term protection for your investment.

Roof Permit



We will coordinate with the local building department to comply with state and local code. Permit fees are included in this agreement.

Scope Of Work

Main house: 2160 sqft

Customer Information

Venessa Silveira	000-000-0000	Date: 03/06/2025
125 S Forbes	Venessadee@yahoo.com	Rep: Keystone Exteriors
Lakeport, California 95453		

Total Order

Subtotal	\$32,458.21
Discount	-\$10,711.21
Total Contract Amount	\$21,747.00

Payment Schedule

Down Payment (0%)	\$0.00
At Roof Completion (100%)	\$21,747.00

<i>Venessa Silveira</i>	Venessa Silveira	2025-03-07
Homeowner 1 Signature	Homeowner 1 Name	Date
Homeowner 2 Signature	Homeowner 2 Name	Date
Keystone Exteriors Representative		Date

All homes are different and may require alternative installation requirements. This form represents additional work that may need to be performed by Keystone Exteriors over and above what is specified in the original contract. This form also represents certain precautions you should take to minimize problems during the improvement project that are beyond our control. The items listed below will represent the full extent of work to be performed. Any alterations or deviation from these specifications involving extra cost for material and labor, will only be executed upon written orders, and will become an extra charge, over the sum on the contract.

 V.S. (initial here) HOME AS A CONSTRUCTION SITE: Your home will be a construction site during the installation of your Baths, Roofing, Siding, Windows, Doors or Gutters and it can be noisy. There may be a significant amount of job debris associated with your exterior installation, most of which will be cleaned up and removed by the end of each day, and upon completion. However, it is possible some nails or debris may be missed during the site cleanup. We recommend the homeowner uses caution when walking around the construction site (especially children and pets) to avoid possible injury. Though Keystone Exteriors will strive to do an excellent clean up on your project, there may be a few nails or small debris that may be missed.

 V.S. (initial here) INSURANCE: All work in the following proposal is covered by the appropriate insurance and local and state licensing required by law.

 V.S. (initial here) OUTSIDE YOUR HOME: During the home improvement process some damage may occur to the surrounding plants and shrubbery. Keystone Exteriors will take every precaution to protect plants/shrubbery; however their replacement is not included in the proposal. Customer is responsible for trimming trees and bushes at least two feet from the house. If customer hasn't trimmed shrubbery by the time work has started; contractor has permission to trim back shrubbery two feet from the house at the regular labor rate. You're landscaping may show signs of wear and tear from the cleanup and general foot traffic. Our experience shows in the vast majority of cases, the grass and any other effected plants will completely recover within a few weeks. If you have specific items that need special protection, please let us know before the project begins. Please remove all potted plants, outdoor furniture and items that could be damaged to a safe place. Cover all non-movable items: especially in garages, patios and storage confines. Move all cars, boats, etc. from your driveway and garage to prevent possible damage from falling debris. Doing so also provides access for material deliveries, drop boxes, and allows access to your vehicle. If the driveway is blocked, additional charges will be levied for hand loading of materials and packing the debris away.

 V.S. (initial here) SETUP / JOB ACCESS: Keystone Exteriors has your approval to access the driveway for delivery of the materials and a dump truck (if applicable). If the homeowner chooses not to assume liability for the consequences of having equipment access the property, there may be an additional charge. Please let us know where you would like us to stage your materials (where to place the materials, dumpster, park vehicles, and where to store our equipment). Keep in mind that everything Keystone Exteriors uses needs to be as close to the house as possible and the workers need access to a grounded electrical source in order to run their equipment. Please ensure all pets and animals are properly secured. Keystone Exteriors will attempt to protect the surface of your driveway, although minor scratches or cracks may occur. Please notify Keystone Exteriors prior to starting the job if you have a sprinkler system, septic field or well and if so the location(s). Keystone Exteriors is not responsible for any electrical issues caused by using standard construction equipment.

 V.S. (initial here) PETS: Please keep all pets out of the install work area. Company is not responsible for injuries to pets if they occur during our installation. We want your pets to stay safe.

 V.S. (initial here) WEATHER: Keystone Exteriors will not install in any weather that may cause damage to your home or to the materials being installed. Keystone Exteriors holds the right to install at Keystone Exteriors's discretion. Keystone Exteriors cannot install during heavy rainfall. Keystone Exteriors cannot install when the weather is overly hot because the temperature on the roof can ruin the shingles. Keystone Exteriors cannot install during inclement weather that may cause a safety hazard.

 V.S. (initial here) NAILS THROUGH SOFFIT & IN ATTIC: Via the GAF warranty and Code, Keystone Exteriors is required to use nails to adequately install your shingles. These nails will come through your soffit material and into your attic. Keystone Exteriors is not responsible for any damage or painting that these nails may cause.

 V.S. (initial here) UNDER ROOF DECK / IN ATTIC: Keystone Exteriors is not responsible for any repairs or replacement of any materials underneath the roof decking or inside the attic. (Example: Not responsible for exhaust vents; connecting them and/or replacing.)

V.S. (initial here) **FLASHING, SIDING, GUTTERS & GUTTER COVERS:** Step flashing and roof to wall flashing provides a watertight transition between roofing materials, walls, skylights and chimneys. To ensure a quality and proper install, Keystone Exteriors may have to replace the flashing or cut back the siding and/or gutters to get new flashing in place. While Keystone Exteriors does its best to not damage any existing siding and/or gutters, sometimes the siding and gutters do not cooperate and may need some minor repair or paint. Debris from the roof removal can also cause damage to other exterior parts of the home. Keystone Exteriors is not responsible for any damage caused by debris from roof removal, nor any siding, gutter, and/or gutter cover repairs or painting.

V.S. (initial here) **VENTILATION:** Keystone Exteriors will not be responsible for any issues related to ventilation. Ventilation is installed to code but some homes may not allow installation of a full ventilation system depending on the type of home.

V.S. (initial here) **SKYLIGHT:** If you were sold new skylights with your roofing project Keystone Exteriors will install and make sure the skylights are properly flashed. Keystone Exteriors is not responsible for any interior finish work that may be needed. If Keystone Exteriors is not replacing your skylights Keystone Exteriors will not be responsible for any sheetrock or paint repair if there is any interior damage during the re-flashing of your current skylights. ** Keystone Exteriors strongly suggests replacement of existing skylights.

V.S. (initial here) **MATERIAL IN ATTIC:** To install the venting system Keystone Exteriors will be cutting into the ridge of your home, this may cause debris to fall into your attic. Your estimate does not include covering your belongings or removing any small debris that may fall into your attic during the install process. If you have belongings stored in your attic you may want to cover or remove them.

V.S. (initial here) **SATELLITE DISH:** If you have a satellite dish on your roof, Keystone Exteriors will remove it for the roofing install. If you no longer have the need of it then Keystone Exteriors will dispose of it for you. If you are still using the satellite dish then you will need to have your service provider come reattach and realign the satellite dish. Keystone Exteriors is not responsible for any service charges that you may incur. Keystone Exteriors will not reinstall the satellite dish.

V.S. (initial here) **INTERIOR OF HOME:** During your roof install there will be a lot of movement and heavy material shifting on your roof. There will be pounding of nails as well as nail guns being used. Keystone Exteriors is not responsible for any damage to items inside your home, including pictures that may fall during the install, chandeliers, light fixtures and bathroom vent fans (vent fans are an HVAC issue and Keystone Exteriors is not responsible). Keystone Exteriors recommends that you remove pictures from your walls and pull anything glass or fragile away from the walls. Company is not responsible for removing or reinstalling any type of HVAC/AC Units.

V.S. (initial here) **FINAL PAYMENT:** The crew will need you to sign the completion paperwork on the day the roof installation is complete. Please note that the roof project and the gutter installation are separate. Final payment is due upon completion of the roof, even if the gutters have not yet been installed.

V.S. (initial here) **EXTRA MATERIAL:** Additional material is ordered for every job to ensure a continuous flow of work, any leftover material belongs to Keystone Exteriors.

V.S. (initial here) **WOOD REPLACEMENT:** Should Keystone Exteriors have to replace any type of wood material during installation, Keystone Exteriors will not paint the wood and painting is not included in any additional costs incurred. At no point, under any circumstances, will Keystone Exteriors be responsible for or perform any painting activities. All agreements must be in writing. Verbal agreements made with the representative or any employee will not be valid. Normal work hours may vary by project location and season but should fall between the hours of 8AM and 8PM Monday-Friday (work may occasionally be done on the weekends depending upon installer availability). Acceptance of Proposal: The above or attached prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

V.S. (initial here) If any litigation or arbitration is brought to enforce or interpret any of the terms of this contract, or if suit or action is instituted in a Bankruptcy Court for the United States District Court to seek relief from an automatic stay, to obtain adequate protection, the party not prevailing shall pay the prevailing party's attorney fees, costs, and disbursement upon hearing, trial, and any appeal therefrom

ACCEPTED BY:

Venessa Silveira

Customer signature

2025-03-07

Date _____

KEYSTONE EXTERIORS REPRESENTATIVE

MAKE ALL CHECKS PAYABLE TO KEYSTONE EXTERIORS - ADDITIONAL ADDENDUM OR C/O MUST BE APPROVED BY CUSTOMER

HOME IMPROVEMENT CONTRACT

This Home Improvement Contract ("Contract") is entered into by and between

Contractor:

AllSquare Roofing LLC DBA Keystone Exteriors

915 Highland Pointe Dr.

Roseville, CA 95678

License No.: 1122333

Phone: 916-926-0690

Customer Information

Name: Venessa Silveira

Address: 125 S Forbes Lakeport, California 95453

Phone: 000-000-0000

1. DESCRIPTION OF WORK

The Contractor agrees to perform the following work at the Client's property located
125 S Forbes Lakeport, California 95453

Roof Replacement. Also See Attachment Titled "AGREEMENT"

2. CONTRACT PRICE

The total contract price for the work performed under this Contract is specified in the agreement recently signed.

- Payment Schedule:

PAYMENT IS DUE WHEN ROOF REPLACEMENT IS COMPLETE, AND BEFORE FREE GUTTERS RECEIVED.*

*We are not subject to any inspections. Payment is due on the day the roof is completed.

3. TIME OF COMPLETION OF THE ROOF PROJECT

The Contractor agrees to commence work on or about TBD and to complete the work within 7 business days of start date, subject to delays due to unforeseen circumstances.

The Client has the right to cancel this Contract within three (3) business days after signing. To cancel, the Client must provide written notice to the Contractor at the address listed above.

The Contractor certifies that they are licensed and insured to perform the work specified in this Contract. A copy of the Contractor's license and insurance certificate is attached as Exhibit A.

****NOTICE OF CONSTRUCTION LIEN****

****ATTENTION!****

Upon the recording of the enclosed CONSTRUCTION LIEN with the county recorder's office of the county where the property is located, your property is subject to the filing of a legal action seeking a court-ordered foreclosure sale of the real property on which the lien has been recorded. That legal action must be filed with the court no later than 90 days after the date the mech CONSTRUCTION lien is recorded.

The party identified in the enclosed mechanics lien may have provided labor or materials for improvements to your property and may not have been paid for these items. You are receiving this notice because it is a required step in filing a CONSTRUCTION lien foreclosure action against your property. The foreclosure action will seek a sale of your property in order to pay for unpaid labor, materials, or improvements provided to your property. This may affect your ability to borrow against, refinance, or sell the property until the CONSTRUCTION lien is released.

****CUSTOMER ADDRESS:****

125 S Forbes Lakeport, California 95453

****BECAUSE THE LIEN AFFECTS YOUR PROPERTY, YOU MAY WISH TO SPEAK WITH YOUR CONTRACTOR IMMEDIATELY, OR CONTACT AN ATTORNEY, OR FOR MORE INFORMATION ON MECHANICS LIENS GO TO THE CONTRACTORS STATE LICENSE BOARD WEB SITE AT www.cslb.ca.gov****

Keystone Exteriors
915 Highland Pointe Dr.
Roseville CA, 95678
CSLB#1122333

CERTIFICATE *of* SIGNATURE

REF. NUMBER
NVDYK-8BG3T-TAYZF-DPSWC

DOCUMENT COMPLETED BY ALL PARTIES ON
07 MAR 2025 21:40:34 UTC

SIGNER

VENESSA SILVEIRA

EMAIL
VENESSADEE@YAHOO.COM

TIMESTAMP

SENT
07 MAR 2025 20:34:16 UTC

VIEWED
07 MAR 2025 21:39:15 UTC

SIGNED
07 MAR 2025 21:40:34 UTC

SIGNATURE

Venessa Silveira

IP ADDRESS
174.194.137.29

RECIPIENT VERIFICATION

EMAIL VERIFIED
07 MAR 2025 21:39:15 UTC

