



5 McKeveett Heights - Tile Lift and Relay
Date: 04/23/2026



Presented To

Patrick Ramirez
1208 East Ventura Street
Santa Paula CA 93060

Presented By

Stephen Steric

It started with a simple belief: property owners deserve better than contractors who disappear after the job. In Southern California's demanding construction market, we saw too many building owners and facility managers struggling with unreliable contractors, poor communication, and substandard work that led to costly repairs.

That's why we founded Hawk Construction & Maintenance with a different approach. Instead of cutting

corners or chasing quick profits, we built our foundation on three core principles:

1. show up when promised
2. do what we say we'll do
3. stand behind our work long after the job is complete.

We look forward to working with you throughout this project and seeing the plans become a reality. This is the Hawk Promise.

Sincerely,

-Your Team at Hawk Construction & Maintenance, Inc.



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Title: 5 McKeveett Heights - Tile Lift and Relay

Hawk Construction & Maintenance, Inc.

717 E. Main St,

Ventura, CA 93003

(805) 652-2400

License # 1134727

Inspected & Written by:

Stephen Steric

(805) 727-1060

stephen@builtbyhawk.com

CUSTOMER

Patrick Ramirez
1208 East Ventura Street
Santa Paula, CA 93060

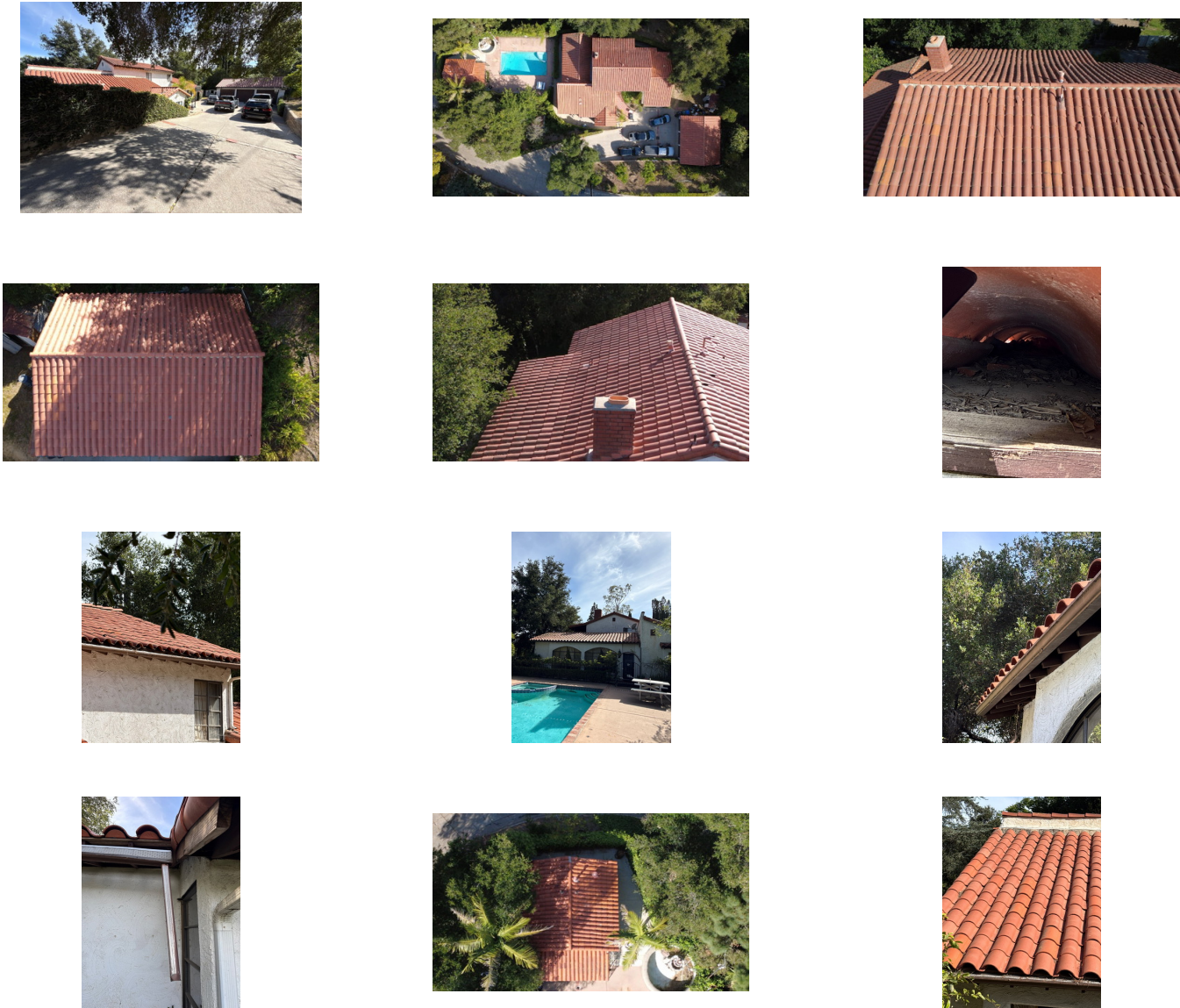
SERVICE ADDRESS

5 McKeveett Heights
Santa Paula, CA 93060



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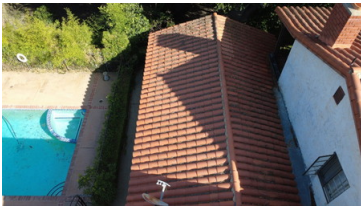
PHOTOS





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PHOTOS





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SUMMARY

Tile Lift and Relay Estimate

Link to the photos: <https://app.companycam.com/galleries/ytKgWF9s>

Scope of Work

- Remove all existing roof tiles and stack neatly on roof
- Remove existing underlayment down to roof deck
- Re-nail any loose roof decking
- Replace damaged or rotten wood decking up to **10% of total roof square footage** (additional repairs billed separately if exceeded)
- Re-frame new openings for attic vents as needed
- Install new 2" drip edge metal
- Remove and replace bird stop around the entire roof perimeter, including the front of the house, to provide a consistent installation throughout
- Install **Polyglass Polystick MTS PLUS self-adhered high-temperature waterproof underlayment**
- Install new **O'Hagin low-profile roof vents**
- Install new pipe flashings and chimney flashings
- Reinstall all existing one-piece Mission clay roof tiles, nail and set in mortar/cement as needed
- Provide and install replacement tiles for any broken or damaged units as needed to complete the relay
- Complete full jobsite cleanup and debris removal

Warranty

- **Limited Lifetime POLYGLASS SELECT CONTRACTOR WARRANTY**
- **10-Year Workmanship Warranty**

Estimated Duration

- Approximately 10-12 **working days**

Notes

- This scope is based on a standard tile lift and relay for an existing one-piece Mission clay tile roof.
- New bird stop will be installed around the entire perimeter, as the existing bird stop is missing at most areas and will be removed and replaced in full for consistency.
- All work and materials will comply with **local building codes** and **manufacturer specifications**.



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- Any **unforeseen conditions** (e.g., concealed structural damage) will be documented and require client approval prior to additional work.
- Hawk Construction will maintain full site safety and cleanliness throughout the project.
- **Permit will be obtained by Hawk Construction, and reimbursed at cost by owner.**

Pricing & Payment Terms

Price includes Volume, and local preferred pricing

Owner promises to pay or cause to be paid Hawk Construction & Maintenance, Inc. in consideration of the following:

For: Items as outlined above

- 10% or \$1,000 Deposit due upon signing, whichever is less
- 30% Due upon job start
- Balance due upon substantial completion



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Item	Total
Tile Lift & Relay	\$46,693.00
Additional Tiles	\$4,000.00
<i>Additional tiles for damaged/ old tiles, includes up to 350 tiles</i>	
Bird Stops	\$1,800.00

Subtotal: \$52,493.00

Subtotal	\$52,493.00
Tax: (0%)	\$0.00
Total	\$52,493.00





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TERMS & CONDITIONS

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS STATE LICENSE BOARD, WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A PATENT ACT OR OMISSION IS FILED WITHIN FOUR YEARS OF THE DATE OF THE ALLEGED VIOLATION. A COMPLAINT REGARDING A LATENT ACT OR OMISSION PERTAINING TO STRUCTURAL DEFECTS MUST BE FILED WITHIN 10 YEARS OF THE DATE OF THE ALLEGED VIOLATION. ANY QUESTIONS CONCERNING THE CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS STATE LICENSE BOARD, POST OFFICE BOX 26000, SACRAMENTO, CALIFORNIA 95826.

Notes:

Price is valid for thirty (30) days only. Proposals need to be resubmitted to Hawk Construction & Maintenance, Inc. Representative for current pricing thereafter.

Replacement of damaged wood other than what is stated already in scope of work will be considered a change order. Board sheathing is replaced @ \$5.50 per foot, Plywood (7/16" OSB) @ \$5.50 per square foot, Rafter tails @ \$22.00 per foot, Fascia boards @ \$16.00 per foot. Other types of wood not listed will be quoted before installation. All exposed wood will be primed (Painting is available for an additional \$4.00 per foot with a \$400 minimum). Any and all other structural repairs needed, not visible at the time of original job walk, deemed necessary by City Inspectors, building owners or their representatives, or Representatives of Hawk Construction & Maintenance, Inc. will be an additional charge (Change order presented before corrections are made).

Permits are not included into the base price unless otherwise stated.

Base price includes roof removal of one layer. Additional layers of roofing needing to be removed would be billed at \$0.70 per square foot per layer. Hawk Construction & Maintenance, Inc. is not responsible for correcting the slope of the framing. Hawk Construction & Maintenance, Inc. may reduce ponding and increase positive water-flow for \$5.50 per square foot per 1" of build up for an additional charge. Trip charge of \$500 minimum for changes to original scope of work.

Annual roof inspection required to inspect for maintenance items to keep warranty in good standing. Maintenance items include, but not limited to: roof debris, sealants, mastic, caulking, cements and coatings. If a leak should occur during the warranty period, a copy of annual maintenance records will need to be provided to Hawk Construction & Maintenance, Inc. to keep warranty coverage valid.

Any request for service to provide repairs past the completion date will need to be provided to Hawk Construction & Maintenance, Inc. in writing along with a copy of the contract. Verification of the service area will be performed to ensure warranty coverage. Report any defects in workmanship to us within 30 days of discovery. Our liability under this warranty is limited to the cost of repairing defective workmanship. We are not responsible for incidental or consequential damages.

Areas under warranty will be repaired or replaced, that may prove to be defective in its workmanship or materials within the extension of the warranty. Unusual abuse or negligence of the coverage area will nullify the warranty and the owner or representative will be held responsible for the cost of the service call.

Approval of this proposal allows Hawk Construction & Maintenance, Inc. marketing rights to post, hang, affix Hawk Construction & Maintenance, Inc. approved marketing banners for all properties serviced by this contract. Marketing approval is set for up to fourteen (14) working days from the end of project completion.

The warranty does not cover any unforeseen or hazardous waste disposal (asbestos, lead etc...), if found before, during or after contract services. Hawk Construction & Maintenance, Inc. will not be held liable for any damage to the interior or exterior of the serviced structure, existing equipment (HVAC units, electrical, satellite dishes, etc.). Hawk Construction & Maintenance, Inc. is not to be held liable for pest damage, extreme weather or acts of God.

Any controversy or claim arising out of or relating to this contract or breach thereof, shall be settled by mediation under the Construction Industry Mediation Procedures of the American Arbitration Association. If within 30 days after service of a written demand for mediation, the mediation does not result in settlement of the dispute, then any unresolved controversy or claim arising from or relating to this contract or breach thereof shall be settled by arbitration administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Construction Schedule: It is a violation of Contractors License Law for a Contractor, without lawful excuse, to fail to commence



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work within 20 days of the date designated in the Contract. Contractor agrees to commence work within 20 calendar days unless otherwise stated and agreed upon, to prosecute said work thereafter diligently and continuously to completion, and in any and all events, to substantially complete the same within (see scope of work section above) after the commencement of work, subject to such delays as are permissible under the following paragraph:

The time during which Contractor is delayed in said work by (a) acts of the Owner or his agents or employees or those claiming under the agreement with or grant from Owner, or by (b) acts of God which Contractor could not have reasonably foreseen and provided against, or by (c) stormy or inclement weather which necessarily delays the work, or by (d) any strikes, boycotts, or like obstructive actions by employees or labor organizations and which are beyond the control of Contractor and which he cannot reasonably overcome, shall be added to the time for completion by a fair and reasonable allowance.

Owner shall provide all labor and materials not included in the Contract Price in such a manner as to not delay the progress of the Contractor or shall reimburse Contractor for all losses caused by said delay.

Liens: Contractor shall promptly pay all valid bills and charges for material, labor, or otherwise in connection with or arising out of the construction of said Structure and will hold Owner of the property free and harmless against all liens and claims of lien for labor and material. Contractor shall have the right to prelim and lien subject property in any event of non-payment subject to this contract.

Changes/Addenda: If the original quantities are so changed that application of the agreed Contract Price would cause a hardship on the Contractor, there shall be an equitable adjustment of the Contract Price. For extra work not covered by this Contract, the Contractor shall receive compensation equal to the actual cost of materials, labor and equipment plus 30% for profit and overhead. Should the Owner, lender or any Governmental Inspector require any modification of the work, such work shall be added to the Contract Price and paid for by the Owner on a cost plus 30% basis.

Loss: In the event that the work, before completion, is wholly or partially destroyed, through no fault of the Contractor, then the loss shall be solely at the expense of the Owner.

Payment/substantial completion: Owner represents that the construction fund is sufficient to pay the Contract Price and all additional work requested by the Owner. Contractor shall have the right to stop work and remain idle if any progress payment is not paid when due.

Final payment, per the Payment Schedule, is due upon Substantial Completion. Substantial Completion is defined as the point at which the space or structure is usable for the purpose for which it was intended. At that point a final "punchlist" (list of minor details to be completed) is determined. Twice the value of any remaining work will be withheld from the final payment and remitted upon completion of the punchlist.

Disputes: Any disputes pertaining to the execution of this Contract shall be submitted to the Contractors State License Board for arbitration. The cost of such arbitration, if any, shall be borne equally by Contractor and Owner.

Please call your Hawk Construction & Maintenance, Inc. representative for clarification prior to job start on any of the above statements.

Notice of Cancellation: You, the buyer, may cancel this transaction at any time prior to the midnight of the third business day after the date this proposal is accepted, provided the work is not agreed upon to be completed prior.

You may cancel this transaction, without any penalty or obligation within three business days from the date this proposal is accepted. If you cancel, any property traded, any payments made by you under this contract, and any negotiable instrument executed by you will be returned within 10 days following receipt by the seller of your cancellation notice, and any security interest arising out of this transaction will be canceled.

If you cancel, you must make available to the seller, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk. If you make the goods available to the seller and the seller does not pick them up within 20 days of the date of your cancellation, you may retain or dispose of the goods. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice to Hawk Construction & Maintenance, Inc..

I hereby cancel this transaction on _____



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APPROVAL

This Estimate has been accepted on _____ by Patrick Ramirez

Signature: _____