



Milwaukee Wisconsin
333 North 121st St
Wauwatosa, WI 53226

Phone: 866-380-7663

Company Representative
Kyle Barker
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05/20/2026
Claim Information

Kyle & Meghan Reiser
2380 North 115th Street
Wauwatosa, WI 53226
(262) 957-7841

Job: Kyle & Meghan Reiser

New Roofing Installation - HDZ Shingles - Golden Pledge Warranty

	Qty	Unit
Remove and dispose one layer of existing shingles	12.00	SQ
Install new 7/16" OSB sheathing on top of spaced decking. Price per each sheet of OSB. Front half of roof	18.00	EA
Install GAF Weather Watch ice and water shield - two square per roll Six feet on all eaves - allows for recommended minimum of 24 inches inside warm wall of home.	3.00	EA
Install GAF Feltbuster synthetic underlayment - 10 square per roll	1.00	EA
Install GAF Pro Start starter shingle on eaves and rakes - 120' per bundle	2.00	EA
Install GAF Timberline HDZ lifetime dimensional shingles with StainGuard Plus™ Algae Protection, WindProven™ Infinite Wind Speed Protection, and Class 3 impact-resistance rating	14.00	SQ
Install aluminum drip edge on rakes - 10' per stick	14.00	EA
Install GAF Master Flow slant back vent	4.00	EA
Install closed-cut valley - 50' each Includes new ice and water shield and metal beneath	1.00	EA
Install lead boot pipe flashing	2.00	EA
Install chimney flashing - standard size (up to 24"L x 24"W) Counter flashing will be installed as a continuous straight-cut unless otherwise specified.	1.00	EA
Install GAF Seal-A-Ridge cap shingles on ridges and hips - 23' per bundle	3.00	EA
Install shingles with 1-1/4" coil roofing nails - 20 square per box	1.00	EA
10/12 to 12/12 pitch roof	8.00	SQ
Replace powered attic fan Model: AirVent #PC12 Power Fan with Humidistat *Homeowner responsible for disconnecting power to enable installation of replacement unit	0.00	EA
GAF Golden Pledge Warranty - 50 year non-prorated coverage on GAF materials, 25 year craftsmanship coverage by GAF	1.00	EA
Remove and dispose of satellite dish	1.00	EA
Permit to be pulled by Ridge Top Exteriors, if required by municipality. Cost will be added to final invoice.	1.00	EA

\$14,862.87

Sub Total	\$14,862.87
Discount: Cash or Check Payment Discount (This discount is also available with our 10 year financing plan)	(\$3,269.83)
TOTAL	\$11,593.04

THE TERMS AND CONDITIONS BELOW ARE INCORPORATED HEREIN BY REFERENCE.

BY SIGNING BELOW, THE PARTIES ARE APPROVING AND ACCEPTING THE TERMS AND CONDITIONS.

****Important: Contractor is not responsible for any damage to curbs, sidewalk, or driveways caused by the weight of delivery vehicles, equipment, or trailers. ****

Any roof decking that does not meet manufacturer's specifications or building code requirements will be replaced at homeowner's expense at \$75.00 per sheet of OSB or \$7.00 per lineal foot of 1x roof board. Any siding sheathing that does not meet manufacturer's specifications or building code requirements will be replaced at homeowner's expense at \$95.00 per sheet of OSB. Any damaged rafters or wall studs will be replaced on a project specific time and material basis. Homeowner agrees to have these costs added to final invoice. A 3% surcharge will be imposed on all credit card payments which is not greater than our cost of acceptance.

Down Payment. A down payment that has been agreed upon by both THE CUSTOMER and THE COMPANY on the PAYMENT SCHEDULE shall be due upon execution of this Contract and the balance shall be due upon the terms of the PAYMENT SCHEDULE. Customer shall have the right to receive lien waivers in writing from all contractors, subcontractors and material suppliers at the time final payment is made. The price on this proposal is valid for 15 days after the initial date the proposal was given. The Company shall commence work within 150 working days, or on a start date mutually agreed upon by the Company and Customer. Completion shall occur on or before ninety (90) working days thereafter, subject to the Terms and Conditions of this Contract. Notwithstanding the foregoing, the Company in no event shall commence work until all required permits have been issued.

Final Payment. The balance shall be due upon substantial completion, not upon final inspection, of each project (job or trade) specified in the adjoined Scope of work. Substantial completion means that all major work except for minor corrections, reapplications, or adjustments have been completed. Any adjustments, corrections, or reapplications required after substantial completion of the project is considered warranty work after final payment has been made.

Customer's Duties. Customer shall: (a) provide the Company unobstructed access to the project location and site and shall keep persons and pets away from the work area; (b) provide necessary utility connections to enable Company to perform the work; (c) remove, protect and reinstall Customer's personal property including, but not limited to, all satellite dishes, pool covers, hot tubs, grills, and lawn furniture; and (d) secure storage for Company's materials and equipment necessary to complete the work. Customer agrees that the direction and supervision of the work by any subcontractor rests exclusively with the Company and Customer agrees not to issue any instructions to, or otherwise interfere with, Company's direction and supervision of the work. If the work is delayed or suspended at Customer's request, Customer agrees to pay any increase in the cost of labor or materials occurring during the delay. Customer warrants and represents that it is the owner of the real estate upon which services will be rendered. (e) All HOA approvals to include specific manufacturer, style and colors of products are Customer's responsibility.

****Construction Materials.*** *All materials and work shall be furnished in a workman-like manner in accordance with the generally accepted practices in the Milwaukee County, Wisconsin metropolitan area and the manufacturer's recommendations. Any and all left over material is property of the Company.

Delay. Work shall be completed within the number of working days indicated in this Contract, unless delay occurs due to a work stoppage by any public authority or the Customer, adverse weather conditions, labor disputes, changes by Customer or government authorities, unavailability of materials or supplies, unavoidable casualties, accidents, environmental hazards, or other causes outside of Company's control, Customer's failure to make payment as required by this Contract, or any other cause beyond the Company's sole control. Any such delay shall extend the time of performance Or, at the Company's option, terminate this Contract if the cause of the delay cannot be resolved within fourteen (14) days. It is not necessary for you to be home while we complete your project. If you take time off work to be home and we have to change the installation date, Ridge Top Exteriors will not be liable for any lost wages or costs you may accrue as a result of this scheduling change. Our schedule can change daily, personnel scheduling conflicts, material distribution or weather may cause delays to the schedule. The Contract Price includes standard trip charges relative to the estimated project. If you have us stop work for any reason, there will be a charge of \$250/hour. If you request that we pull off of the project and return at a later date, there will be an additional charge of \$250/trip.

Changes. Changes to the scope of work of this Contract will be made only upon execution of a written Change Order.

Warranty. Company warrants that its work performed under this Contract will be free from defects in **craftsmanship** for the periods specified below, beginning from the date of completion.

Roofing, Siding, Gutter and Door Replacement Projects: Seven (7) years

Commercial Properties and Membrane Roofing: Three (3) years, unless otherwise provided for.

Repairs: One (1) year, unless otherwise noted on the contract. Warranty coverage for repairs is discretionary and may vary depending on the type of repair performed.

Window Replacement Projects: Lifetime warranty on craftsmanship, the window frame, and the glass. This lifetime warranty is one-time transferable from the original purchaser to a new owner. The second owner must notify Ridge Top Exteriors in writing within 30 days after the property transfer for warranty coverage to be transferred. Other than this one transfer, this warranty may not be transferred or assigned, directly or indirectly.

Manufacturer-Backed Warranties: Certain projects may include manufacturer-backed extended warranties. When applicable, these extended warranties will supersede and take precedence over the Company's standard craftsmanship warranties, including the seven (7) year craftsmanship warranty.

The window warranty is subject to specific exclusions and limitations, including but not limited to:

- (a) Damage resulting from misuse, negligence, or lack of proper maintenance by the Customer;
- (b) Natural disasters or severe weather events, such as high winds, hail, floods, or other extraordinary environmental conditions;
- (c) Manufacturer-specific exclusions as detailed in the product documentation provided at the time of installation.

This warranty is Customer's exclusive remedy against Company, is conditioned upon Customer's payment of all amounts due to Company, and ends upon any conveyance of the property by the Customer, except as otherwise noted for one-time transferrable warranties.

This warranty does not cover, and Company has no responsibility for:

- (i) Items covered under any subcontractors' or manufacturers' warranties provided to Customer;
- (ii) Items not installed by Company or its subcontractors;
- (iii) Ordinary usage and normal wear and tear, normal deterioration, or failure by Customer to properly maintain the work;

- (iv) Shrinkage or cracking of wood due to natural tendencies of wood to shrink and crack;
- (v) Damage from environmental exposure, including resetting or detaching existing gutter guards, ice dams, or expansion and contraction of building materials;
- (vi) Materials purchased by Customer;
- (vii) Consequential damages of any kind;
- (viii) Any interior work (e.g., drywall or wood trim unless otherwise specified) related to the installation or removal of skylights, windows, patio doors, or sun tunnels.

All implied warranties, including those of fitness and habitability, are expressly waived. Company shall perform warranty repairs or replacements, at its option, within sixty (60) days after receiving written notice from Customer during the applicable warranty period dependent on material and labor availability.

Extras. All additional costs incurred by the Company for any of the following shall not be included in the cost of work and Customer shall pay these costs in addition to the cost of work: costs attributable to (1) any public body, inspector, architectural control committee unless the result of Contractor's negligence; or (2) undisclosed site conditions, including but not limited to, any defect or abnormality in existing improvements, lead paint or asbestos, or (3) any other unusual conditions.

Insurance. Customer shall maintain property and casualty insurance and general liability insurance covering the work location.

Insurance Proceeds. The Customer shall assign to the Company all and any proceeds from any claim made by the Customer on any casualty or homeowner's insurance policy relative to the Loss, which proceeds shall be applied to the amounts owed to the Company. Notwithstanding any other term of this Agreement, supplemental items or charges agreed to by the Customer's casualty or homeowner's insurer will be invoiced to Customer, and Customer shall be obligated to pay the amounts so invoiced upon receipt of the invoice. Customer shall assign and deliver to Company any and all proceeds received from Customer's casualty or homeowner's insurer relative to the supplemental items or charges.

Company Insurance. The Company maintains liability and property damage insurance in the amount of \$1,000,000.00 per person and an amount of \$1,000,000.00 per occurrence of bodily injury and an amount of \$100,000.00 per occurrence for property damage. In addition, the Company maintains property damage insurance in the amount of \$100,000.00 per occurrence to cover any work not in conformity with applicable governmental statutes or codes.

Cancellation of Contract. This Contract may be cancelled unilaterally by the Customer by notifying the Company in writing within three (3) calendar days after signing this Contract. In the event of cancellation of this Contract by the Customer thereafter, the Company shall receive compensation from the Customer for all costs of labor and materials and all other expenses incurred to that date plus the Company's anticipated profit under this Contract. Customer acknowledges receipt of two (2) copies of "Customer's Right to Cancel."

This Contract may be cancelled unilaterally by The Company prior to work commencing if Contract is not approved by Company management. All downpayment money will be returned to The Customer in the event of a Company cancellation due to management non-approval. In the event of increased material and/or labor costs The Company reserves the right to update pricing prior to work commencing on the project. Any updated pricing would need to be signed off by The Customer on a written change order prior to work commencing. The Customer has the right to unilaterally cancel the Contract when presented with updated pricing.

Lead Based Paint Pamphlet: If the property was constructed prior to 1978, Contractor has provided Customer and Customer acknowledges receipt of the lead hazard information packet prior to work commencing on the property informing Customer of potential risk of lead hazard exposure from renovation activity to be performed on the property.

RIGHT TO CURE NOTICE: Wisconsin law contains important requirements you must follow before you may file a lawsuit for defective construction against the contractor who constructed your dwelling or completed your remodeling project or against a window or door supplier or manufacturer. Section 895.07 (2) and (3) of the Wisconsin Statutes requires you to deliver to the contractor a written notice of any construction conditions you allege are defective before you file a lawsuit, and you must provide your contractor or window manufacturer the opportunity to make an offer to repair or remedy the alleged construction defects. You are not obligated to accept any offer made by the contractor or window or door supplier. All parties are bound by the applicable warranty provisions. Customer hereby acknowledges receipt of the brochure required under Sec. 101.148 of the Wisconsin Statutes.

Prime Contractor *

Notice of Lien Rights

As required by the Wisconsin Construction Lien Law, you are hereby notified that persons or companies performing, furnishing, or procuring labor, services, materials, plans, and/or specifications for your property located at the address above, may have lien rights on your land and buildings if they are not paid.

Those entitled to lien rights, in addition to the undersigned prime contractor, are those who Contract directly with you or those who are required to and do give you notice within sixty (60) days after they first perform, furnish, or procure labor, services, materials, plans, and/or specifications for the construction.

Accordingly, you will probably receive identification notices from those who perform furnish, or procure labor, services, materials, plans, and/or specifications for the construction. You should give a copy of each notice you receive to your mortgage lender, if any. The undersigned prime contractor agrees to cooperate with you and your lender, if any, to see that all potential lien claimants are duly paid.

I/ We, the undersigned acknowledge receipt of this notice.

* A prime contractor is anyone who performs, furnishes, or procures labor, services, materials, plans, and/or specifications for construction under a contract directly with the Owner of the property being improved, and as provided in Wisconsin Statutes 779.01(2)(d).

Miscellaneous. If payment is not received as required herein, Customer agrees to pay a late payment charge of 1.5% per month on the outstanding balance, which is an annual rate 18%. Customer agrees to pay all costs incurred in the collection of any amounts owed, including Company's attorneys' fees, court costs, and expert witness fees. Customer further agrees to hold harmless and indemnify Company from all claims, demands, liabilities, lost profits, losses and damages, including reasonable attorneys' fees, arising out of or related to any act or omission of Customer in connection with this Contract or incurred by Company in connection with enforcing any of its terms. This Contract represents the entire Contract between the parties. This Contract is not assignable by either party without the other party's written consent. Any legal proceedings concerning this Contract shall be commenced in Dane County Circuit Court. Any changes to this Contract must be in writing and signed by both parties. This Contract is binding upon, and insures to the benefit of, the parties hereto and their respective legal and personal representatives, voluntary and involuntary successors and assigns.

Illinois Projects

If the real property to be improved by Company pursuant to this Contract is located in the State of Illinois, then the Contract includes the following terms and conditions, and to the extent of any conflict between the following and the preceding terms and conditions, the following terms and conditions shall control.

Estimate Charges. The parties acknowledge and agree that the Company did not charge Customer for any estimate prepared or provided in connection with this Contract.

LIEN NOTICE. THE LAW REQUIRES THAT THE CONTRACTOR SHALL SUBMIT A SWORN STATEMENT OF PERSONS FURNISHING LABOR, SERVICES, MATERIAL, FIXTURES, APPARATUS OR MACHINERY, FORMS OR FORM WORK BEFORE ANY PAYMENTS ARE REQUIRED TO BE MADE TO THE CONTRACTOR.

Right to Cancel. Customer may cancel this Contract at any time before midnight on the earlier of the fifth business day after Customer has received written notification from Customer's insurer that all or any part of the claim or Contract is not a covered loss under the insurance policy or the thirtieth business day after Customer's insurer has received properly executed proof(s) of loss from Customer. Customer acknowledges receipt of a separate "Notice of Cancellation" further explaining these rights.

Home Repair Pamphlet. Customer acknowledges receipt of the pamphlet "Home Repair: Know Your Consumer Rights" prior to executing this Contract.

Governing Law and Venue. This Contract represents the entire Contract between the Parties and is governed by the laws of the State of Illinois. Any legal proceedings concerning this Contract shall be commenced in Lake County Illinois Circuit Court.

☐ Yes ☐ No Use on referral list

☐ Yes ☐ No Use photos on website

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_____ Company Authorized Signature	_____ Date
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_____ Customer Signature	_____ Date
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_____ Customer Signature	_____ Date
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