



Date: 9/3/2026
From: Jeff Sutter

Thank you for this opportunity to provide you with an estimate. Please call me directly on my cell phone 262-328-7017 or email me directly at jeffstheroofer@gmail.com if you have any questions and/or if you would like to move forward with your project.

The following contract is regarding the property at:

**2568 N Buffum St
Milwaukee, WI 53212**

FULL ROOF & GUTTER REPLACEMENT ESTIMATE

PROJECT OVERVIEW

This proposal includes a complete tear-off and replacement of the existing roofing system utilizing a complete CertainTeed roofing system designed to improve long-term waterproofing performance, ventilation, flashing protection, and overall roof durability.

The new roofing system will include upgraded ice and water protection, synthetic underlayment, new flashing systems, ventilation improvements, and detailed waterproofing at critical roof transition and penetration areas.

TEAR-OFF & DECK INSPECTION

- Complete tear-off and disposal of three existing layers of roofing materials.
- Remove existing underlayments, vents, flashings, and roofing accessories as necessary.
- Inspect roof decking during tear-off for signs of rot, deterioration, moisture damage, or structural concerns.
- Replace any rotten or damaged wood decking as necessary.
- Wood replacement billed at \$95 per hour plus materials.
- Any additional roofing layers discovered during tear-off beyond the three layers quoted will be charged at \$100 per square per layer.
- Clean and prepare roof deck for installation of the new roofing system.

ROOF DECK RE-SHEETING

- Furnish and lay new 7/16-inch OSB roof sheathing over the designated roof area.
- Secure new sheathing according to current building standards.
- Provide a solid, code-compliant substrate for proper roofing system installation.
- Cost of the 7/16-inch OSB re-sheating is included within all roofing system options listed in this proposal.



WATERPROOFING SYSTEM

- Apply ice and water shield along all roof eaves, extending a minimum of 24 inches past all heated wall lines.
- Ice and water shield will hang a minimum of 3 inches over the eaves and be secured to the fascia.
- Run ice and water shield through all valley areas.
- Apply ice and water shield at all roof-to-wall intersections.
- Seal all roof penetrations and leak-prone areas with ice and water shield.
- Lay synthetic roofing underlayment across all remaining roof surfaces.
- Ensure complete weather-resistant protection beneath the finished roofing system.

ATTIC VENTILATION SYSTEM

- Set new slant-back roof vents at a rate of one vent per 300 square feet of attic space.
- Position vents strategically to maximize attic airflow and ventilation performance.
- Proper attic ventilation helps reduce heat buildup, moisture accumulation, premature shingle aging, and the potential for ice dam formation.

FLASHING & EDGE METALS

- Secure new gutter apron along all eave areas.
- Run new drip edge along all rake edges.
- Set new steel W-valley flashing in all valley sections.
- Remove and replace all plumbing vent pipe flashings.
- Remove the existing chimney flashing and counter-flashing.
- Fabricate and install a new chimney flashing system — base/apron flashing, step flashing woven into each course of shingles, and a back-pan saddle (cricket) as needed to divert water around the chimney.
- Cut a reglet into the masonry and set new metal counter-flashing, sealed for a long-term watertight transition.
- Tie the chimney flashing system fully into the new roofing system.
- Tie all flashing components cleanly into the roofing system.

ROOFING SYSTEM INSTALLATION

- Install the complete CertainTeed roofing system.
- Lay CertainTeed starter shingles along all eaves and rake edges.
- Fasten CertainTeed architectural shingles per the selected system option.
- Cap all hips and ridges with matching CertainTeed hip and ridge cap shingles.
- Apply all roofing materials according to manufacturer specifications and accepted roofing industry standards.
- Perform complete cleanup and magnetic nail sweep upon completion.



OPTIONAL GUTTER REPLACEMENT

Complete Seamless Gutter System

- Remove and dispose of existing gutters and downspouts.
- Fabricate and hang new 5-inch seamless aluminum gutters.
- Add oversized 3x4-inch downspouts.
- Secure gutters using hidden hangers and screws; fasten downspouts using straps and screws.
- Pitch the gutter system for optimal drainage and direct water safely away from the structure.
- Match color as closely as possible to existing finishes.

PREMIUM FLASHING UPGRADE

Included with 4-Star & 5-Star Roofing Systems

- Cut back all siding at roof-to-wall transitions approximately 6 inches above rooflines.
- Remove existing roof-to-wall flashing assemblies and step flashing systems.
- Apply new ice and water shield extending a minimum of 6 inches up exposed wall surfaces.
- Weave new step flashing into each course of shingles.
- Fit new roof-to-wall flashing components.
- Reinstall and secure siding after flashing work is completed.
- Create a substantially improved waterproofing system at critical roof-to-wall transition areas.



ROOFING SYSTEM OPTIONS

★★★ CERTAINTEED 3-STAR LANDMARK SYSTEM

Roofing System	\$23,073
7/16-Inch OSB Re-Sheeting	\$5,852
10-Year Workmanship Warranty Included	

Roof Replacement Investment: \$28,925

OPTIONAL ADDITIONS

New 5-Inch Seamless Gutters with Oversized 3x4 Downspouts (212 LF)	\$3,825
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PROJECT SUMMARY

★★★ CERTAINTEED 3-STAR LANDMARK SYSTEM + Selected Additions	\$32,750
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Pricing generated 9/3/2026 · Price book v2026-06-20 · Proposal valid 30 days from date of issuance.



Terms: 1/2 upfront and balance upon completion. Payments are due within 30 days. Standard Roofing & Restoration is not responsible for a delay in payment due to insurance payouts. We accept cash, check, and credit cards (Visa, Mastercard, Discover and American Express); there is a 3.6% non-refundable charge added to each transaction if a credit card is used.

For questions about billing or payments, please call Natalie at 262-403-6539 · billing@standardroofs.com

*Note: All debris to be hauled away by Standard Roofing and Restoration. Tarps and plywood will be used to protect the house and landscape as the roofing project is being done. Any permits needed for the project will be taken care of by Standard Roofing and Restoration. Once one of our crews starts a job the same crew will be there every day until the job is completed, depending upon the weather.

If accepting estimate, mail signed contract to:

Standard Roofing and Restoration

6255 State Road 144

West Bend, WI 53095

Sincerely,

Jeff Sutter

262-328-7017

jeffstheroofer@gmail.com

Jake Wycklendt (Owner)

jaketheroofer@gmail.com

Accepted By:

Print Name: _____

Signature: _____



(1) Binding Mediation and Arbitration Process: Standard Roofing & Restoration is a family-owned business that prides itself on honesty, quality, and the ability to share our knowledge of the trade due to decades of hands-on experience. We are transparent with our customers from start to finish. In the unlikely situation where there are disagreements or misunderstandings, we insist upon getting the help of neutral Wisconsin professional associations to help us select a binding arbitrator and binding arbitration process. If, for whatever reason, the arbitration process does not lead to a satisfactory resolution, the client will be responsible for the client's legal fees and Standard Roofing & Restoration will be responsible for its legal fees.

(2) Lien Rights: We and others who furnish labor and/or materials for this project may have lien rights on the land and buildings if not paid. Late payment charges of 1.5% per month for past due balances, annual charge of 18%, and, if client does not pay as agreed, any/all guarantees/warranties are null and void.

(3) Substantial Project Completion: On projects over \$5,000.00 that are substantially complete (e.g., 95% of the work has been done and the house is not in danger from the elements, but not able to be totally completed for reasons outside of our control, e.g., bad weather, or awaiting the arrival of a small part), we would like to be paid the contract price minus double the cost of the unfinished item. For example, if the total project cost was \$10,000.00 and we are finished except for a weathervane whose labor and material cost \$500, we would be happy to find you withholding \$1,000 until the weathervane is installed and pay us \$9,000 of the contract price. Prices may change after 30 days from the date of our proposal. Guarantees apply only to the original purchaser of our services and products.

(4) Misrepresentations and Product Substitutions: There may be occasions where there is a misunderstanding about some of the finer, subtler points of the project. For example, it is understood that we are expected to follow the manufacturer's instructions in applying your shingles, but there are phrases in the instructions that are sometimes impossible to actualize in the real world (e.g., perfectly uniform shingle exposures on a roof deck that is never without some swaying or swelling). Product Substitutions: if a specified product is unavailable, we may substitute a product that is essentially the same. In such situations we insist that our clients waive the right to sue us for double damages plus attorney's fees. If it turned out that one of our foremen betrayed our trust and used an inferior substitution, the cost of such a deviation would be determined by a mediator and the homeowner would waive his/her right to seek double damages plus legal fees for such imperfections in our work on their behalf.

(5) Extra Layer(s): If there are extra layers of roofing found, there will be an additional charge of \$100 per square (10ft x 10ft area) to remove those layers, unless a different rate is quoted to you within the body of the written contract.

(6) Ice Dam Problems: On a handful of our many projects, heavy snow and large ice dams have overloaded the system's capacity. In such circumstances we removed the ice dams at cost and encouraged the owners to consider electric cables. We would only advise that if your roof turned out to be among the minority that required cables.

(7) Miscellaneous: We will be responsible for fixing any damage to your interior that comes from a leak clearly caused by workmanship errors on our part. However, we will not be responsible for such interior work if the leak was caused by other aspects of the roof system (e.g., faulty shingles, chimney, siding, gutters, etc.) that we did not contract to fix. Likewise, we will not be responsible for any mold that occurs in your house, given the many variables contributing to the emergence of mold (e.g., excessive humidity, insufficient ventilation, etc.). **Before work begins it is the homeowner's responsibility to cover any items in the attic and/or garage** with a tarp to protect them from dust & debris that may occur during roofing projects. The customer should also use their best judgment regarding removing pictures from interior walls, which may come loose during the installation.



Roofing Labor Warranty for Workmanship

Warranty Term: 10 Years

This Roofing Labor Warranty for Workmanship is provided by Standard Roofing and Restoration to the original purchaser of roofing services provided by Standard Roofing and Restoration. This Warranty is intended to cover any issues related to the workmanship performed by Standard Roofing and Restoration during the installation or repair of the roofing system.

Coverage:

1. Standard Roofing and Restoration warrants that the roofing services provided by its technicians will be performed in a professional and workmanlike manner, adhering to industry standards and best practices.
2. The Warranty covers any defects in workmanship that may arise as a result of improper installation techniques, poor craftsmanship, or failure to meet industry standards.
3. During the Warranty period, Standard Roofing and Restoration will promptly address and remedy any issues arising from its workmanship at no additional cost to the Customer.

Terms and Conditions:

1. This Warranty is valid for a period of 10 years from the Effective Date, starting from the completion of the roofing project.
2. The Warranty is transferable to subsequent owners of the property upon written notice to Standard Roofing and Restoration.
3. The Warranty is subject to the following conditions:
 - a. The Customer must provide proof of purchase or original invoice to initiate any warranty claim.
 - b. The Customer must notify Standard Roofing and Restoration in writing of any issues covered by this Warranty within 30 days of discovering the problem.
 - c. The Customer must allow Standard Roofing and Restoration a reasonable opportunity to inspect and repair the issue before undertaking any remedial action.
 - d. The Warranty does not cover damage resulting from improper maintenance, acts of nature, accidents, vandalism, or misuse.
 - e. The Warranty does not cover any components or materials not supplied by Standard Roofing and Restoration, such as roofing shingles or other roofing system components.
 - f. The Warranty is void if the Customer fails to make full and timely payment for the roofing services provided.

Claims Process:

1. To make a warranty claim, the Customer must contact Standard Roofing and Restoration in writing, providing detailed information about the issue and any supporting documentation.
2. Upon receiving a valid claim, Standard Roofing and Restoration will promptly schedule an inspection to assess the problem.
3. If the issue is found to be covered under this Warranty, Standard Roofing and Restoration will undertake the necessary repairs or replacement to rectify the problem.
4. Standard Roofing and Restoration will make reasonable efforts to complete the repairs in a timely manner, taking into account factors such as weather conditions and material availability.

Limitation of Liability:

1. Standard Roofing and Restoration's liability under this Warranty is limited solely to the repair or replacement of the specific workmanship issue covered by this Warranty.
2. Standard Roofing and Restoration shall not be liable for any indirect, incidental, or consequential damages arising out of the use or performance of the roofing system, including but not limited to loss of profits, loss of use, or any other economic loss.

This Roofing Labor Warranty for Workmanship represents the entire agreement between the Customer and Standard Roofing and Restoration regarding the workmanship of the roofing services provided. It supersedes any prior agreements, representations, or warranties, whether written or oral, and cannot be modified or amended except in writing signed by both parties.

By accepting the roofing services provided by Standard Roofing and Restoration, the Customer acknowledges and agrees to be bound by the terms and conditions of this Warranty.



Customer Pre-Project Checklist

The following requests are made by Standard Roofing & Restoration to the occupants in the interest of ensuring the project is completed to the best possible outcome. We kindly ask that you complete the following prior to the project's start date:

Attic Items: If you have storage or other items in your attic, we suggest that you cover the items with plastic (or a tarp) prior to the project start. During the roof tear-off process some debris can fall through the small gaps in the existing roof decking and end up in your attic. Even if your roof decking is not gapped, there is usually some dust or debris adhered to the inside of the roof decking which can release during the project. Covering your items will prevent them from becoming dusty and dirty.

Lawn Items: If you have items in your lawn, we suggest moving them into the garage, a shed, or far away from the roof to prevent damage. Although our workers are especially careful, there is always the possibility of a tool or building material being accidentally dropped during the project. We want your lawn items (patio furniture, grills, fireplaces, garden décor, etc.) to be safe during the project, so we ask that you move the items if possible.

Trees, Bushes, Plants: Although our workers are top-of-the-line exterior remodelers, they are not trained arborists. It is our customers' responsibility to trim and/or cut back any trees, bushes, plants, etc., before the project begins. If this is not done, our workers may be forced (if their workspace is impeded) to cut back the interfering foliage. Avoid this situation by taking care of this prior to project start.

Wall Items: Please use discretion regarding what items you leave hanging on your interior walls during the project. Occasionally a picture or other item can find its way off the wall during the work. If you have a fragile or sentimental item hanging on your wall, please consider removing it for the project's duration.

Grass & Pet Waste: We ask that you cut the grass (with a lowered blade if possible) and remove pet waste prior to the project start. Low-cut grass significantly helps us perform a more thorough cleanup — some nails inevitably fall off the roof, and our magnetic rolling rake works far better in short grass. Pet waste (if not picked up) finds its way onto our boots, then onto our ladders, then onto your new roof.

Thank you for choosing Standard Roofing & Restoration!