



ASPHALT ROOF REPLACEMENT CONTRACT/ PROPOSAL

This Contract for Roofing Services is made effective as of June 26th, 2026, by and between _____ of, 86 North St, Douglas, MA and Central Mass Roof Restoration (CMRR) of 42 Walnut Street, Oxford, Massachusetts 01540.

DESCRIPTION OF SERVICES, Beginning TBD, CMRR will provide the following roofing services (collectively, the "Services"):

CMRR proposes to furnish all labor and materials to complete the described work at the property located at, 86 North St, Douglas, MA. CMRR will install protective mesh tarps and sheets of plywood over any lower roofs and walkways to protect all aspects of property during demo. CMRR will remove all existing layers of roofing systems on main house and detached garage (APPROX 27 SQ including waste). CMRR will clean and remove all existing debris from tear off and load into supplied dumpster. CMRR will inspect all existing roof sheathing for any deterioration/ rotted deckboards and or issues.

Upon removal of existing roofing systems CMRR will inspect roof sheathing and if deterioration is found CMRR will supply one sheet of 1/2 CDX plywood sheathing or one 7 1/4 x 3/4 x16' utility board courtesy of CMRR. CMRR will fasten all new sheathing with 2 1/2 ring shank nails.

- Asphalt Shingle Roof Replacement(20.5 Sq)- CMRR will install 6 feet (2 courses) of winter guard ice and water barrier from all leading edges of roofline. All existing roof penetrations, valleys, chimneys, skylights, cheekwalls/ headwalls will be flashed/wrapped with new ice and water barrier. CMRR will install new 30 year synthetic underlayment to remainder of roof deck with proper laps and exposure. CMRR will install new F8 style drip edge and starter strip shingles around all perimeters of roofline. CMRR will install new 30 year architectural shingles of choice (Owens Corning, GAF, Certainteed) to roof with 6" book style stagger per manufacturer spec and hurricane nail for proper fastening. Any valley details will be flashed and installed per manufacturer spec. CMRR will cut ridge sheathing 1.5 inches to either side of ridge pole and install new high efficiency ridge vent and color match cap shingles to all existing ridges/hips of roof. CMRR will flash all inside/outside corners. CMRR will install new step flashing and headwall flashing where all accent roofs meet existing main roof headwall/cheekwall. CMRR will install all new vents and pipe flashings to all existing roof vents and counter flash. Existing chimney will be based flashed per manufacturer spec. New top/ bottom pans will be bent and installed. Existing lead counter flashing will be removed from chimney, CMRR will grind new joints in chimney mortar in preparation to properly



install new 12" lead counter flashing. New lead counter flashing will be installed with appropriate laps and exposure per course and sealed with new elastomeric mortar sealant to allow expansion and contraction.

- Modified low slope porch rolled roof replacement (6.5 sq)- CMRR will install new modified base sheet over entire roof surface with manufacturer designated laps and exposures. CMRR will fasten base sheet with proper fasteners at 10 inch intervals on nailing strips. CMRR will prime all F8 style drip edge with asphalt primer and install new drip edge around entire perimeter of home. CMRR will install new granulated cap sheet over the entirety of the roof and adhere to base sheet. CMRR will fasten cap sheet on lap locations and hot air weld all seams. CMRR will flash all existing penetrations with membrane and hot air weld all flashing details. CMRR will remove two courses of siding at roof to wall transition to ensure new base sheet and cap sheet transition from roof up all headwalls. CMRR will terminate existing roof to wall transition and flash membrane a minimum of 16" onto main house headwall. CMRR will flash all outside corners. CMRR will re-install the existing siding and counter down over new wall membrane.

CMRR will keep jobsite clean during and at the completion of the roofing project. CMRR offers an in house 10YR workmanship warranty as well as the 30YR manufacturer warranty on materials. All estimates are good for 90 days.

SCOPE OF THE WORK: a. CMRR shall provide all labor and materials, to do the above described services to the property.

b. The Roofing work will be performed Monday thru Saturday, statutory holidays excluded unless the parties mutually agree otherwise, provided that the Services will be performed only if weather conditions are favorable, in order to ensure an acceptable finished product.

WORK SITE: This hereby authorizes CMRR to commence and complete the usual and customary excavation and grading on the Work Site as may be required in the judgment of CMRR to complete the Roofing Work. Unless called for in the drawings or specifications, no landscaping, finish grading, filling or excavation is to be performed at the Work Site by CMRR.



PAYMENT: Payment shall be made to Central Mass Roof Restorations, Oxford, Massachusetts 01540, in the amount of (BELOW) at the completion of the services described in this Contract.

- Main House Roof Replacement(15 sq)- \$8,875.00
- Garage Roof Replacement(5.5 sq)-\$2,942.00
- Low Slope Porch Roof Replacement(6.5 sq)-\$4,625.00

In addition to any other right or remedy provided by law, if homeowner fails to pay for the Services when due, CMRR has the option to treat such failure to pay as a material breach of this Contract, and may cancel the Contract and/or seek legal remedies.

INSURANCE: CMRR shall maintain general liability, workers compensation and builder's risk insurance in accordance with the minimum requirements of the state throughout the duration of the Services. CMRR shall provide Homeowner with proof of insurance upon the request.

SURVEY AND TITLE: Homeowner will indicate the property lines to CMRR and will provide boundary stakes by a licensed land surveyor if Homeowner is in doubt about the property boundaries.

CHANGE ORDERS: Homeowner may make changes to the scope of the work from time to time during the term of this Contract. Any such change or modification, however, shall only be made by written "Change Order" signed by both parties. Such Change Orders shall become part of this Contract. Homeowner agrees to pay any increase in the cost of Roofing work as a result of the Change Order. In the event the cost of the Change Order is not known at the time of Change Order is executed, CMRR shall estimate the cost thereof and Homeowner shall the actual cost whether or not it is in excess of the estimated cost.

ACCESS: Homeowner will allow free access to work areas for worker and vehicles and will allow areas for the storage of materials and debris. Homeowner is responsible to have secured area available for delivery and placement of 15 yard dumpster. Any existing vehicles stored on site will need to be relocated before and during this Contract. Driveways will be kept clear for the movement of vehicles during work hours. CMRR will make reasonable efforts to protect driveways, lawns, shrubs and other vegetation.

TERM: This Contract will terminate automatically upon the completion by CMRR of the Services required by this Contract.



CONFIDENTIALITY: CMRR, and its employees, agents, or representatives will not at any time or in any manner, either directly or indirectly, use for the personal benefit of CMRR, or divulge, disclose, or communicate in any manner, any information that is proprietary to Homeowner. CMRR and its employees, agents, and representatives will protect such information and treat it as strictly confidential. This provision will continue to be effective after the termination of this Contract.

Upon the termination of this Contract, CMRR will return to homeowner all records, notes, documentation and other items that were used, created, or controlled by CMRR during the term of this Contract.

WARRANTY: CMRR shall provide its services and meet its obligations under this Contract in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in CMRR's community and region, and will provide a standard of care equal to, or superior to, care used by Contractor's similar to CMRR on similar projects.

CMRR's warranty shall be limited to defects in workmanship within the scope of work performed by CMRR and which arise and become known within 10 year workmanship warranty from the date hereof. CMRR agrees to repair any roofing leaks under normally anticipated weather conditions. Ice damming is not a normally anticipated condition, Damage done to the roof system through no fault of CMRR are not warranted by CMRR. All said defects arising after 10 year workmanship warranty and defects in material are not warranted by CMRR. CMRR hereby assigns to homeowner all warranties on materials as provided by the manufacturer of such materials.

DEFAULT: The occurrence of any of the following shall constitute a material default under this Contract:

- a. The failure to make a required payment when due.
- b. The insolvency or bankruptcy of either party.
- c. The subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency.



- d. The failure to make available or deliver the Services in the time and manner provided for in this Contract.

REMEDIES: In addition to any and all other rights a party may have available according to law, if a party defaults by failing to substantially perform any provision, term or condition of this Contract (including without limitation to the failure to make a monetary payment when due), the other party may terminate the Contract by providing written notice to the defaulting party. This notice shall describe with sufficient detail the nature of the default. The party receiving such notice shall have 7 days from the effective date of such notice to cure the default(s). Unless waived by a party providing notice, the failure to cure the default(s) within such time period shall result in the automatic termination of this Contract.

FORCE MAJEURE: If performance of the Contract or any obligation under this Contract is prevented, restricted, or interfered with by causes beyond either party's reasonable control ("Force Majeure"), and if the party unable to carry out its obligations gives the other party prompt written notice of such event, then the obligations of the party invoking this provision shall be suspended to the extent necessary by such event. The term Force Majeure shall include, without limitation, acts of God, fire, explosions, vandalism, storm or other similar occurrence, orders or acts of military or civil authority or by national emergencies, insurrections riots, or wars, or strikes, lock outs, work stoppages, or supplier failures. The excused party shall use reasonable efforts under the circumstances to avoid or remove such causes of non-performance and shall proceed to perform with reasonable dispatch whenever such causes are removed or ceased. An act or omission shall be deemed within the reasonable control of a party if committed, omitted, or caused by such party, or its employees, officers, agents, or affiliates.

ARBITRATION: Any controversies or disputes arising out of or relating to this Contract shall be resolved by binding arbitration in accordance with the then current Commercial Arbitration Rules of the American Arbitration Association. The parties shall select a mutually acceptable arbitrator knowledgeable about issues relating to the subject matter of this Contract. In the event the parties are unable to agree to such a selection, each party will select an arbitrator and the two arbitrators in turn shall select a third arbitrator, all three of whom shall preside jointly over the matter. The arbitration shall take place at a location that is reasonable centrally located between the parties, or otherwise mutually agreed upon by the parties. All documents, materials, and information in the possession of each party that are in any way relevant to the dispute shall be made available to the other party for review and copying no later than 30 days after the notice of arbitration is served. The arbitrator(s) shall not have the authority to modify any provision of this Contract or to award punitive damages. The arbitrator(s) shall have the power to issue mandatory orders and restraint orders in connection with the arbitration. The decision rendered by the



arbitrator(s) shall be final and binding on the parties, and judgment may be entered in conformity with the decision in any court having jurisdiction. The agreement to arbitration shall be specifically enforceable under the prevailing arbitration law. During the continuance of any arbitration proceeding, the parties shall continue to perform their respective obligations under this Contract.

ENTIRE AGREEMENT: This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Contract. This Contract supersedes any prior written or oral agreements between the parties.

SEVERABILITY: If any provision of this Contract will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Contract invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

AMENDMENT: This Contract may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

GOVERNING LAW: This Contract shall be construed in accordance with the laws of the Commonwealth of Massachusetts.

NOTICE: Any notice or communication required or permitted under this Contract shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

WAIVER OF CONTRACTUAL RIGHT: The failure of either party to enforce any provision of this Contract shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract.

SIGNATORIES: This Agreement shall be signed on behalf of Homeowner by _____, and on behalf of CMRR by Michael Grenier and effective as of the date of first written above.

OWNER:



By: _____

Date

CONTRACTOR:
Central Mass Roof Restoration

By: _____
Michael Grenier

Date