

C&D Roofing and Restoration



COOL-ROOFING PROPOSAL

GE Silicone Cool-Roof Restoration System

Home and Parking Roof & Parapets Measure Approximately 1195 Square Ft.

925 West College Street,
Los Angeles, CA 90012

02/24/2025

Sean Tweedy – Project Management

9 HALSTED CIRCLE, ALHAMBRA, CALIFORNIA 91801 LICENSE #707412

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SCOPE OF WORK: COMMERCIAL COOL-ROOF COATING RESTORATION

ROOF INSPECTION FINDINGS – Arial Imagery via Google

The roof appears to be a torched down modified bitumen system of unknown age with parpats at the South and East side of the main roof. White patches indicate past or currently active leaks along with maintenance performed at the roof's penetrations and exposed HVAC ducting.

SYSTEM RECOMMENDATION

A GE Enduris high-solids silicone system will waterproof this roof while providing noticeable cooling during the warmer months. This cool-roof system does not require the costly removal of the existing roof, This project will take approximately 1 week to complete and does not require building permits or inspections. The parking roof has been included since the home's roof is smaller than our pricing minimum.

DEMO AND SURFACE PREPARATIONS

- Prior to power washing, thoroughly inspect all roof surfaces for wood rot and make necessary repairs.*
- Inspect and clear out rain gutters and downspouts to ensure proper drainage. Gutters will be cleared out to the ground level only. Any underground blockages will need to be handled by a licensed plumber.
- Repair all splits, open seams, tears, cuts, and blisters in the membrane and flashings, and any other conditions affecting the water tightness of the roof prior to the commencement of pressure washing. All repairs shall be made in accordance with NRCA guidelines and good roofing practices.
- Any mechanical equipment and roof penetrations including stacks, vents, and pipes to be secured properly, sealed, and made completely watertight.
- Using a broom and/or leaf blowers, remove dirt and debris from roof and parapet surfaces.
- The roof shall be power washed using a power washer with greater than 2,000 psi and appropriate detergent. All areas affected by algae, mildew, or fungus shall be treated with a tri-sodium phosphate or equivalent detergent.
- Clear water rinse until all cleaning residue is removed. Allow 24-48 hours for complete drying before application of coating system.

GE Enduris High-Solids Silicone Cool-Roof System

1. Curbs, stacks, roof flashings, and other penetrations: Apply Enduris reinforced sealant at 60 wet mils extending three inches horizontally and three inches up vertical surfaces ensuring a smooth and continuous watertight finish.
2. Roof and Parapet surfaces: Apply GE Enduris high-solids silicone to the roof field at a rate of 2.5 gallons per 100 square feet using a 40 mil notched trowel and $\frac{3}{4}$ " nap roller to ensure an even coating across the entire roof field.
3. Parapet Sheet Metal or Roofed Copings and : Install silicone or polyurethane sealant at exposed fasteners and sheet metal overlaps. Roofed copings are also protected with Enduris silicone.
4. Furnish and Install: Enduris reinforced silicone sealant at drain and scupper surrounds and the interior of scuppers.
5. Dispose of construction debris. Limit roof traffic should for a minimum of 3 days.



GE High-Solids Silicone Cool-Roof Restoration System

20-YEAR MATERIALS WARRANTY, 10 YEAR NO LEAK LABOR WARRANTY

Base Bid \$5,500.00

- This project should take approximately 1 week to complete.
- A professionally cleaned and maintained portable restroom may be placed on site.
- Roof access via ladders
- *Plywood/roofing replacement billed at \$350 per 4x8 area. This includes removal of wood rot, plywood replacement, roofing underlayment and new cap sheet roofing membrane.
- Other requested repairs billed at Time & Materials. \$89.50/hr
- Proposals are valid for 45 days.
 - Exclusions: Any items not mentioned above.
- Labor (Workmanship) warranty is provided by C&D Roofing and covers cost of materials and labor necessary to repair system. Details are included in the warranty packet provided after all payments have been made. Sample warranty packet is available upon request.

9 HALSTED CIRCLE, ALHAMBRA, CALIFORNIA 91801

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CONTRACTOR AGREEMENT

THIS AGREEMENT made this 03/06/2025 by and between C & D Roofing and Restoration., hereinafter called the Contractor and hereinafter called the Owner/Owners' representative.

WITNESSETH, that the Contractor and the owner for the considerations named agree as follows:

ARTICLE 1. SCOPE OF THE WORK the Contractor shall furnish all the materials and perform all the work described in the specifications entitled Exhibit "A" (Page 4 titled A: Scope of work) at the building(s) located at 925 West College Street, Los Angeles, CA 90012.

ARTICLE 2. COMMENCING DATE: March/April 2025 and will take approximately 3-5 days to complete.

ARTICLE 3. THE CONTRACT PRICE the owner shall pay the contractor for the material and labor to be performed under the Contract price of \$5,500.00 subject to additions due to unforeseen circumstances. This price does not include damage to the building not apparent in the original job walk and/or exclusions and Alternates in the above-mentioned projects including repairs.

ARTICLE 4. PROGRESS PAYMENTS. The contract price shall be paid in the manner following with payments made to Dean Tweedy:

Scheduling Deposit	\$500.00
Commencement	\$2,250.00
Progress due at Completion of Prep.	\$2,250.00
Completion of roof and gutter work.	\$500.00

ARTICLE 5. GENERAL PROVISIONS To the extent of the required law all work shall be performed by licensed Contractor to manufacturer specifications and in line with roofing practices outlined by the manufacturer and California State License Board.

All change orders shall be in writing and approved/signed by both by Owner and Contractor. All change orders and/or additions will be due 5 business days from invoice date (not including retention) and all progress payments must be up to date for changes to commence.

Contractor agrees to remove all debris and leave the exterior premises in their original clean condition. Contractor reserves the right to place a 3'x8' banner at work site while contracted work is being done.

Contractor shall not be liable for any delays due to circumstances beyond its control, including unavailability of materials. Owner shall not be billed for such delays. Read Articles 1 - 5 & Initial MSCT

By _____
(Owner's Name and Signature)

Date: 24/03/25

By Dean Tweedy
Dean Tweedy - Contractor

Date 03/06/2024



GE Enduris Silicone Coatings can be applied in one coat, due to its solvent free formulation. Acrylic roof coatings, in general, must be applied in multiple coats, or it will mudcrack, blister, or never completely cure. This happens because the water in the acrylic coating must evaporate and if it is applied too thick, it will skin over and the water underneath cannot escape without damaging the surface of the coating.

GE Enduris Silicone Roof Coatings are much more flexible than acrylic coatings. When silicone cures, it forms a rubber polymer matrix, which is permanently flexible, even through hot or cold cycles. GE Silicones has been testing this for more than thirty years, in real time. The samples applied three decades ago are still as flexible as the day they were applied. This provides the roof with a coating that stretches and moves, and does not break. Acrylic roof coatings generally begin to lose their flexibility after only one year in the sun, and become even more brittle as time goes on.

GE Enduris Silicone is non-sacrificial. This product is inorganic, which means it does not break down the way other products do over time. Once applied, silicone will stay the same thickness indefinitely. Acrylic coatings will lose between 1-2 mils every year due to weathering. This means that a much thicker coating is needed to last.

In general, GE Silicones Enduris Roof Coating is a superior product to most acrylic roof coatings. Its longevity, ease of use and physical capabilities make it the coating of choice for many contractors and building owners.

NOTE: This comparison is by no means exhaustive and is in no way comparing GE Enduris Silicone Roof Coating to any single acrylic coating technology. It is a general comparison based on common products sold in the roofing market during the creation of this document.



Application Guidelines

Enduris 3500 silicone roof coating should be applied as received and dilution with solvent is not recommended. If settling in the package has occurred, gently stir the material immediately prior to use.

Enduris 3500 can be cleaned up before it has cured by wiping alternately with solvent and dry rags. Cured material can be removed from surfaces with a razor blade or scrubbed off with steel wool or synthetic abrasive pads and solvent. To control overspray, avoid spraying in winds that may cause drift. Care should be taken to avoid overspray onto adjacent building materials, vehicles, plants, etc. Surfaces not intended for coating should be masked or covered. Enduris 3500 silicone roof coating should be sprayed or rolled ensuring uniform build and thorough coverage and can be applied in one coat. If applying in multiple coats, allow adequate time between each coat for the coating to cure before applying additional coat. Final cured film thicknesses must be free of voids, pinholes, cracks or blisters.

Application Temperature

Enduris 3500 silicone roof coating can be applied throughout the year as long as the substrates being coated are completely dry. Frost and/or moisture will interfere with adhesion. Lower temperatures will lengthen the skin over, tack free and ultimate cure time and may require an overnight cure in winter months to allow the top coat application to proceed (film build may not be sufficient to allow walk over). Higher temperatures will accelerate the cure rate and decrease the open time of the coating.

Surface application temperature ranges from 0°F (-17°C) to 120°F (48°C). Contact MPM technical services for applications outside of normal temperature ranges.

Application Equipment

Enduris 3500 silicone roof coating can be applied by spraying, rolling or brushing. Enduris 3500 silicone roof coating works with most commercially available spray application equipment that can maintain pressure of 3,300 psi at the tip while spraying 2 gallons per minute.

Contact spray equipment manufacturers for spray rig and tip sizes and hose recommendations.

For Enduris Bleed Blocker a 1/2" to 3/4" (12-19mm) nap roller cover is recommended. For Enduris 3500 silicone roof coating a 1 1/4" to 1 1/2" (32-38mm) nap roller cover, for use with coatings containing solvent is recommended.

When a squeegee is used back rolling is required.

Other application tools include, but are not limited to: Wet mil gage, "chip" or paint brush, cigar rollers, roller frames, solvents (for clean-up), shears (for cutting fabrics) and any PPE required.

Limitations

Enduris 3500 silicone roof coating should not be considered for:

- Use on pedestrian, deck or frequent traffic bearing surfaces.
- Cold storage roofing application without vapor barrier, cryogenic tank applications, or continuous water immersion service.
- Unprepared surfaces including but not limited to those that are wet, dusty, oily, mildewed, heavily chalked, blistered or structurally unsound.
- Building materials that might wick oil or solvents. These include, but are not limited to, certain vulcanized rubber products, tapes, failed sealants, some caulking compounds and asphaltic/mastic materials unless appropriate preparation or primers are used. Consult MPM technical services for primer recommendations.
- Surfaces where adhesion has not been verified by testing.
- Inclement weather may negatively affect uncured Enduris 3500 silicone roof coating by displacement of uncured material; therefore, application of coating should not proceed if heavy rain, hail or snowfall is impending or expected within 1 hour of application. Note: In colder temperatures 1 hour may not be sufficient time to form a firm skin and become tack free.
- Enduris 3500 silicone roof coating requires atmospheric moisture to aid in curing. It is not suitable for use in unventilated spaces.

Typical Physical Properties

Typical physical property values of Enduris 3500 silicone roof coating as supplied and cured are set forth in the tables below:

Typical Properties – Supplied

Property	Value ⁽¹⁾	Test Method
Solids Content Volume	90	ASTM D1644-01
Tack Free Time	20-30 minutes	ASTM D3960
Skin-Over Time	10-15 minutes	WPSTC C-560
Viscosity	22,000 centipoises	ASTM D2196
Tensile Strength	204 psi (1.41 MPa)	ASTM D2370
Elongation	540%	ASTM D2370
Durometer Hardness Shore A	36	ASTM D2240
TVOC	<24 g/L	EPA Method 24
Solar Reflectance - Initial ⁽²⁾	88%	ASTM C1549
Emittance - Initial ⁽²⁾	90	ASTM C1371
SRI Value - Initial ⁽²⁾	111	ASTM E1980
Solar Reflectance - Aged ⁽²⁾	55%	ASTM C1549
Emittance - Aged ⁽²⁾	89	ASTM C1371
SRI Value - Aged ⁽²⁾	65	ASTM E1980
Permeance	9.3 perms	ASTM E96 (BW)
Tear Resistance	32 lbf/in.	ASTM D624
Low Temperature Flexibility	Pass	ASTM D522 (B)
Resistance to Wind-Driven Rain	Pass	TT-C-555B

(1) Typical properties are average data and are not to be used as or to develop specifications.
(2) Values derived from testing on Enduris 3502 (white).



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER SIP Insurance Services - Pasadena 301 E. Colorado Blvd, Suite 205 Pasadena CA 91101	CONTACT NAME: Ricardo Ramos PHONE (A/C No, Ext): (626)535-8362 FAX (A/C No): (626)564-6565 E-MAIL ADDRESS: rramos@sipbokers.com
INSURED C&D Restoration Painting & Specialty Coatings Inc 9 Halsted Circle Alhambra CA 91801	INSURER(S) AFFORDING COVERAGE INSURER A: Mesa Underwriters Specialty Insurance Company INSURER B: California State Compensation Insurance Fund INSURER C: United Financial Casualty Company INSURER D: Palomar Excess & Surplus Insurance Company INSURER E: INSURER F:

License#: OM93299

C&DREST-01

COVERAGES	CERTIFICATE NUMBER: 1521909905	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			MP0082001009059	11/26/2024	11/26/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000 \$
C	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			989604318	11/26/2024	5/28/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$			PESX0013460	11/26/2024	11/26/2025	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
B	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	906389624	7/1/2024	7/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Subject to all policy terms, exclusions, and conditions.

RE: Evidence of Insurance;

CERTIFICATE HOLDER	CANCELLATION
For Information Purposes Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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