Authentisign ID: F9289920-0977-F111-AC8C-000D3A1CFDCD



IMANI GARRISON

619-972-2546

imani@buildbrothersinc.com

COMPANY CONTACT INFO

844-276-5278

info@buildbrothersinc.com

7765 Arjons Drive
San Diego, CA 92126

Build Brothers Inc. is a fully insured Roofing and Solar company providing quality home-efficient upgrade services all throughout San Diego County.

OUR SERVICES

- Roof
- Solar
- Home Batteries
- HVAC and mini split systems
- Window Replacements

Thank you for the opportunity to provide you information and an estimate on your new project.

The attached proposal is based on the current understanding of your new home improvement needs.

Feel free to contact us with any questions, comments or concerns.

Google ★★★★★

CSLB #992345

FAMILY OWNED AND OPERATED SINCE 2013

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ESTIMATE

Build Brothers Inc.
7765 Arjons Drive Suite A
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(844) 276-5278

Sales Representative
Imani Garrison
(619) 972-2546
Imani@buildbrothersinc.com

Alyssa Rembao
Job #11790 - Alyssa Rembao- 1305 Bakersfield St- Roof
1305 Bakersfield St
Lemon Grove, CA 91945

Estimate #	10789
Date	7/1/2026

Description	Amount
Owens Corning Duration Cool Shingle Roof Installation Scope of Work: - Completely remove all existing roofing materials down to the wood decking and properly dispose of all debris. This proposal assumes 1 layer of of existing roofing material. Additional cost of $.50 per sqft for each additional layer - Inspect roof decking and repair or replace any damaged or rotten wood as needed. Note: Wood repair is NOT INCLUDED in base price and will be billed per Exhibit A. - Install new penetration flashings, drip edge, and counter flashings. All flashings to be painted to match the shingles - Install Titanium UDL25 synthetic underlayment. Install Owens Corning Duration Cool shingles and ridge caps in accordance with manufacturer specifications. - Perform full job site cleanup, including removal and disposal of all roofing debris. -Owens Corning 50-Year Total Protection Roofing System Warranty. - Lifetime workmanship warranty for included added peace of mind. *Rooftop electrical conduit to be deleted and disposed. Existing wiring to be terminated in junction box on the wall.* *Patio cover framing exhibits significant dry rot. Structural repairs to be done by chnage order on a time and materials basis. $90 per man hour plus material cost.*	$21,000.00
Customer Selections	
Extra Layer Tear Off	$600.00
TPO - Low Slope Single-Ply Roofing Membrane	$3,800.00
Job Details	
Ventilation Type: OHAGINS	
Drip Edge Color: TBD	
Shingle Color: DURATION COOL TBD	

Deposit: 10% up to $1,000
Due at start of Construction: 60%
Due upon completion: Remainder + Wood Repair

Sub Total	$25,400.00
Total	$25,400.00

Down Payment Info.
It is against the law for a contractor to collect payment for work not yet completed, or materials not yet delivered. However, a contractor may require a down payment. All licensed contractors in the State of California are required to conform to the rules and regulations of the Contract State License Board and are required to disclose the following information when performing any contracted work. Build Brothers Inc. has the right to charge 10% annual interest rates for late payments past net 30 days upon completion of this contract. In case payment is delinquent and arbitration is required and/or attorneys must be used to collect any outstanding payments for work performed, the client agrees to pay all legal fees if found at fault for nonpayment. Bus. &
Prof Code 5179. Contract State License Board available for information and any complaints. KBI Electric, Inc (dba) Build Brothers Inc. is Bonded. Build Brothers Inc. carries General Liability Insurance and Worker's Compensation Insurance. You the Owner is entitled to a completed copy of this agreement, signed by both you and the contractor, before any work may be started. By signing this document, you the Customer authorizes to fulfill the obligations above until completion for the total cost identified.



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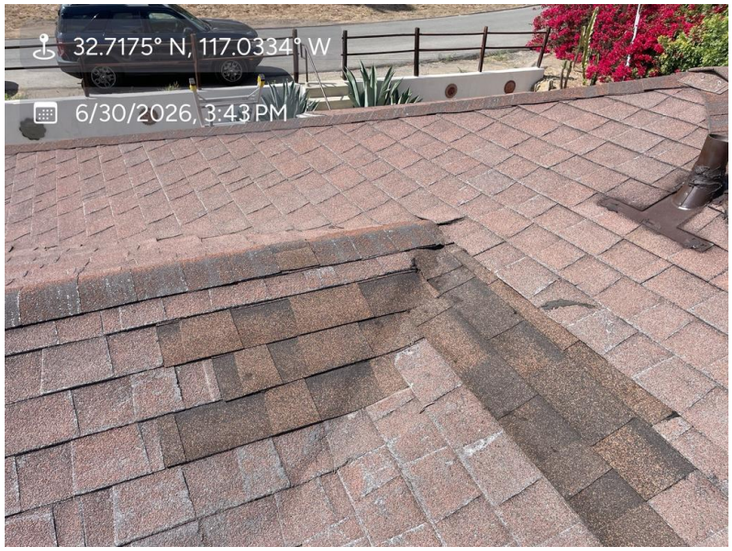
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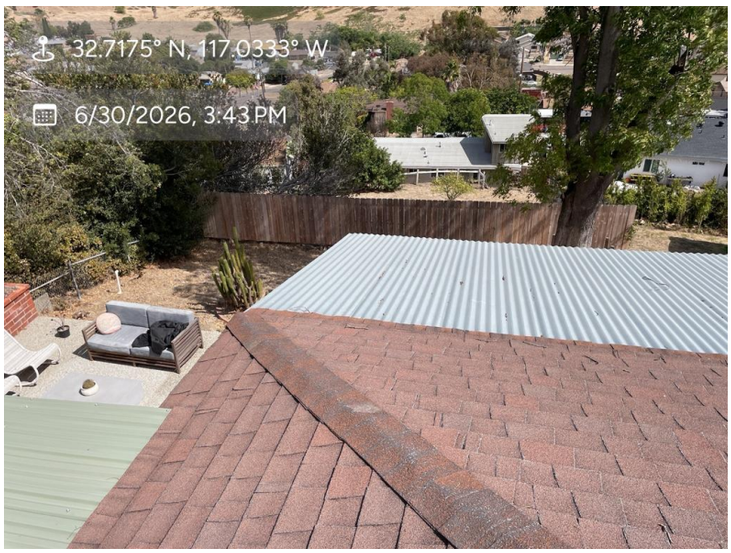
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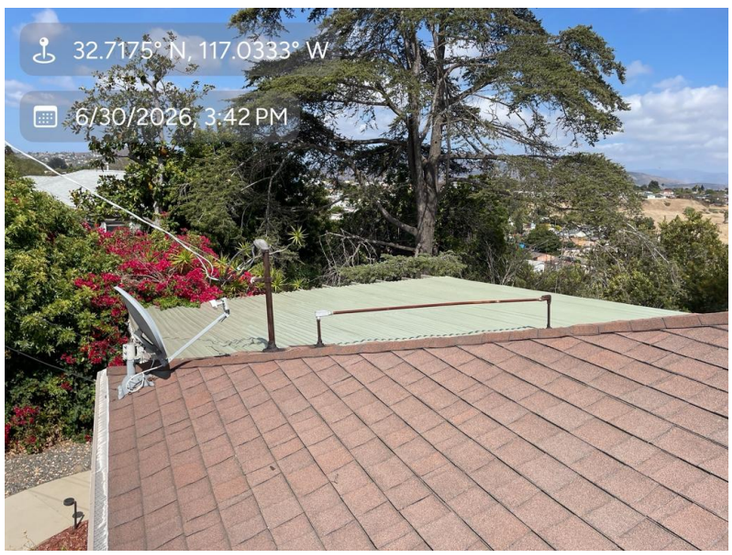
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Alyssa Rembao
1305 Bakersfield St ,

Lemon Grove CA 91945

Roof Preparation

a. Roof removal and construction demolition can be a dirty process. Build Brothers Inc. will use our best practices to keep as much debris on the roof during the tear-off process. We'll use tarps to catch debris, but it is inevitable for nails and trash to fall to the ground.
b. On the day the work begins, please be sure to relocate any fragile items that may be stored against the home that could be damaged by falling roof debris. I.e. classic cars, motorcycles, RV's, etc.
c. Swimming pools should be secured with covers to prevent trash from falling into the pool.
d. Lastly, please keep the driveway free of any vehicles or obstructions so that we can park the dump truck to haul away the discarded roofing material.

Tear-off & Inspection

a. It is typical for us to completely remove existing roof material down to bare sheathing. In some cases, it is acceptable to leave the existing underlayment in place and apply the new layer(s) over the top.
b. Building code allows for 2 layers of roofing, Build Brothers assumes the building to be code compliant. Additional layers create additional work to remove them as well as additional dump fees. If additional layers of roofing are discovered during the tear off process, the additional layers will be invoiced under a change order at $100/sq or $10/sqft.

Repair/Replace.

a. Any defects will be corrected as required such as rotten sheathing or holes greater than one inch.
b. Sections requiring plywood replacement will be re-sheathed with 7/16" OSB (or similar).
c. Rafters and fascia board that are damaged will be replaced with the closest matching lumber available. Structural repairs will be done per California Building code.

The owner is responsible for painting or staining replaced wood. We DO NOT INCLUDE PAINTING unless otherwise included in the scope of work.

Step 1

a. Install desired underlayment with manufacturers approved fasteners.

Step 2

a. Install metal drip edge where required using approved fasteners. Metal drip edge comes in galvanized grey, black, brown, or white. Build Brothers Inc. will install the color identified by the homeowner or match color by fascia.
b. Install new flashings on roof around penetrations, chimneys, Skylights, etc.
c. Install desired ventilation system

Step 3

a. Install roofing product; Shingles, tiles, low-slope solution
b. Install hip and ridge caps and any finish work

Step 4

a. The yard will be cleaned with a magnet sweeper for any remaining nails and all debris will be hauled away
b. A final walk though will be done with the homeowner to confirm 100% satisfaction.

Signature area

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Customer understands the following:

- **Roofing is dirty and loud, there will be dust and debris throughout the entire project. It is typical for nails and small debris to be left behind even after a thorough cleaning.**
- **With certain types of roof sheathing, heavy amounts of dust and debris can fall into the attic and garage during the roofing process. We are not responsible for cleaning dust and small debris from the attic or garage.**
- **Electricity & water is required throughout the project, owner agrees to provide access to power and water from existing outlets and hose spouts. If power is denied by occupants or tenants, owner agrees to pay for a rented generator to provide power.**
- **Skylights will be removed and reinstalled throughout the process, dust and debris will fall in each time they are moved. We are not responsible for cleaning dust and small debris from the home interior. Despite careful handling, the movement can cause old skylights to crack or separate at the seams. Unfortunately, there is nothing that can be done to prevent this and old skylights may need to replaced at owner expense.**
- **Minor drywall damage is possible around the skylight openings and along the ceiling, we do everything we can to avoid this damage. If it occurs, we are not responsible for repair.**
- **Some homes and buildings have electrical wiring and plumbing that does not comply with building codes and is installed too close to the roof surface. Roofing nails can in some cases penetrate these "not to code" wiring or plumbing. If damage occurs to wiring or plumbing, we are not responsible.**
- **Satellite dishes will typically need to be relocated throughout the roofing process, a satellite technician may be required to recalibrate the signal. We are not responsible.**
- **Replacing certain pieces of wood can create minor stucco damage, we are not responsible for repair**
- **TV/Internet Cables and wiring that have been run across the roof over the years will need to be removed/rerouted during the roofing project. Build Brothers will use care in moving the wires but owner understands that Build Brothers will not be capable of rerunning/reconnecting these wires.**
- **If painting has been quoted and included in the scope of work, the owner understands that painting is an additional cost and is not included in the base roof cost.**
- **It is very typical for low-slope roofs to have ponding water issues before AND after our roofing project. Unless previously stated, we will not change the slope of a roof to improve the drainage.**
- **Roofing sealant or Caulking is necessary in some areas during the project, In some situations it will be visible from the ground**
- **Gutters will be left in place if possible. If the Gutters must be removed to replace fascia then we DO NOT reinstall gutters. A Gutter specialist will need to be hired under separate contract.**
- **Roof nail length is dictated by building code. In some houses the roof deck material is not thick enough to prevent nails from penetrating through the eaves or exposed plywood in garages or attics. There unfortunately is nothing we can do to prevent this from happening.**

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Terms and Conditions

Build Brothers Inc. (hereafter referred to as Build Brothers) and Customer and/or approved agent agree to the following **TERMS AND CONDITIONS.**

Roof Color: Color match and color variations are excluded from manufacturer and BUILD BROTHERS warranties. If owner is concerned about color matching roof tiles/shingles please contact BUILD BROTHERS, PRIOR TO START, to discuss options.

NO VEHICLES ALLOWED IN GARAGE DURING PROJECT

Electrical, HVAC & Plumbing: BUILD BROTHERS is not responsible for unforeseen plumbing, electrical or HVAC lines/equipment installed on the underside of roof or building, including but not limited to condensate lines, electrical lines and plumbing lines. BUILD BROTHERS is not responsible for any electrical, plumbing or HVAC malfunctions from normal roof work. Any alteration of electrical service wire MUST be performed by SDG&E or a licensed electrical contractor, at owner's expense. Water intrusion/leaks originating from rooftop equipment, including but not limited to, ductwork, plenums, plumbing/electrical/condensate lines, conduit, equipment pans and gear/mechanical housings are EXCLUDED from our warranty.

BUILDING INTERIOR, GARAGE, ATTIC SPACE: There will be vibrations in the building during the project. BUILD BROTHERS cannot be held responsible for items falling from the ceiling or off the walls. • Anything not securely mounted on the walls or ceilings should be removed prior to the work commencing. • Anything of concern near the eaves of the building, should be removed or covered. • Dust and debris may enter the building interior through the skylight and vent locations. • Anything of concern in the attic or garages, should be removed or covered.

Detached buildings, patio covers/awnings, bay windows and/or bay window roof sections are excluded, unless otherwise noted.

Satellite Dishes: Any dish or antennae mounted on the roof must be removed prior to the start of work. The owner is responsible for the removal and replacement of the dish or antennae.

Skylights: Repair to existing skylight interiors is excluded. Occasionally, existing plaster/paint/drywall will need repairs by others, after skylight flashings are fastened by BUILD BROTHERS. We recommend that older skylights be replaced to avoid leaks. Despite careful handling, the movement of a roof project can cause old skylights to crack or separate at the seams. Unfortunately, there is nothing that can be done to prevent this and old skylights may need to replaced at owner expense. Leaks from skylight domes/frames and/or skylight vents are excluded from our warranty.

Roof Structure: Contract is based on assumption that building is code compliant and SOLID sheeted unless otherwise noted. While diligence will be used to discover all substantially damaged wood, BUILD BROTHERS will not conduct any destructive inspections such as wood probing to find damaged wood. It is the owner's responsibility to have the structure inspected by a licensed Pest Control Company, prior to commencement of roof project, for the purposes of identifying and marking all required wood replacement. Owner agrees that BUILD BROTHERS shall not be responsible for performing said inspection and BUILD BROTHERS shall not be liable for any dry rot or termite damaged boards not identified prior to start by Pest Control Company.

Driveway Access: Proposal is based on clear access to the roof, with large trucks/loading equipment using your driveway. Fragile driveways, power lines, vegetations, etc. that obstruct vehicle access to the roof could result in an extra cost. BUILD BROTHERS will be careful and considerate with your property, however owner/agent assumes all risk of damage to driveway and adjacent driveway areas including but not limited to cracks to driveway and/or tire marks.

Ponding Water: Unless otherwise specified, BUILD BROTHERS cannot be responsible for ponding or standing water created by structural irregularities. Alteration of roof slope is not included, unless specified in scope of work or listed as an option. Gravel roofs that are converted to smooth surface roof system will often show ponding water, which was previously hidden by the gravel.

Roof to Wall Zbar Metal: Replacement of Zbar is EXCLUDED from this proposal unless otherwise noted. Many homes have Zbar metal at roof to wall sections. Zbar metal is a counterflashing which is imbedded into your wall at the stucco/siding. ZBar is considered permanent and cannot be replaced without having a stucco/siding contractor remove/replace the stucco/siding. To avoid the cost of installing all new Zbar metal there could be a compromise in the finished appearance of your Zbar metal due to normal roofing procedures. BUILD BROTHERS will re-seal Zbar metal to ensure integrity but repair/replacement/painting of Zbar metal is EXCLUDED from our proposal and must done by others at owner's expense, if needed. Please contact BUILD BROTHERS to discuss further if needed.

Pet Owners: Roofing work can be stressful to some pets, due to substantial and unnatural noise. Please contact your pet professional in advance of project start for suggestions if your pet is sensitive to this type of disruption.

Pest/Rodents: If you have pest control issues, such as animals or rodents/birds/bees, please call a licensed pest control company. BUILD BROTHERS does not do any pest control work.

Asbestos Notice: The contract price assumes that the existing roof does not contain asbestos or asbestos containing materials (ACM). BUILD BROTHERS is not a licensed asbestos abatement contractor. If BUILD BROTHERS discovers that the existing roof contains ACM, BUILD BROTHERS will notify Owner who will be solely responsible for the additional cost. Owner shall defend, indemnify, and hold harmless BUILD BROTHERS and its employees and agents from all claims, liabilities, cost and expenses (including, without limitation, attorney fees, expert witness fees and costs) arising out of or related in any matter to asbestos or ACM and excepting only such claims as rising solely and exclusively from BUILD BROTHERS gross negligence or intentional and unlawful conduct.

Mold Notice: BUILD BROTHERS Roofing is not responsible for mold, dry rot or fungus. Owner shall defend, indemnify, and hold harmless BUILD BROTHERS Roofing and its employees and agents from all claims, liabilities, costs and expenses (including, without limitation, attorney fees, expert witness fees and costs) arising out of or related in any manner to mold, mildew, dry rot or fungus, and excepting only such claims arising solely and exclusively from BUILD BROTHERS Roofing gross negligence or intentional and unlawful conduct.

Warranty: BUILD BROTHERS will provide a limited labor warranty on our specific areas of repair. Leaks originating outside of our repair area including HVAC or other mechanical units are excluded from our warranty. BUILD BROTHERS Roofing is not liable for special, consequential, or incidental damages. The sole and exclusive remedy of the Owner/Agent for warranty matters is the repair for the defect. No warranty for color variations in roof system.

Arbitration of Disputes: Any dispute arising out of or related to this Contract or its performance shall be resolved by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgement upon the award rendered by any such arbitrator shall be entered in any court having jurisdiction thereof.

Attorney Fees: In any dispute relating to the interpretation or enforcement of this Contract, the prevailing party shall be entitled to its costs and attorney's fees incurred.

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Exhibit A

Wood Repairs/Extra Costs: Wood repair requires EXTRA labor and material charges. Cosmetic and/or minor wood damage will NOT be replaced without request by owner, prior to start of project. When trimming back or removing an old roof, we might find dry rot or termite damage. Wood replacement is done on a “per foot” and/or “per sheet” basis. Once we discover the problem areas, we will make the repairs, and this will become an extra cost as part of this contract **WITH CHANGE ORDER** as an addendum to your final invoice. Billing will be based upon the rates shown below. Substantially damaged wood to be replaced, at the following rates, including material and labor. Damaged wood outside of the roof structure that effects the roof installation is EXCLUDED, such as eave soffits, decks, walls, chimneys etc. Removal and re-installation of RAIN GUTTERS is NOT included. Gutters might have to be removed to repair damaged wood. If a gutter contractor is required, this will be an extra cost to owner. On a well-maintained home this wood repair could add a few hundred dollars. We have seen extremely neglected homes require over $10,000 in structural wood replacement due to termite damage, dry rot, water damage etc. This is rare but possible. Please speak to your estimator further if you have any questions.

*** Wood Replacement Costs**

Replace damaged wood, at an additional cost of:

$6.50 per linear foot for ridge boards

$ 8.50 per linear foot of 1" x trim boards

$ 8.50 per linear foot of Shiplap or common deck boards

$19 per linear foot for 2" x Tongue & Groove

$8.50 per linear foot for Shadow board

$19 per linear foot of Fascia boards

$ 50 per freeze block

$ 70 per rafter tail up to block

$ 90 per rafter tails behind block

$14 per linear foot for rafter replacement within the roof

$ 120 per sheet of OSB Plywood as needed

$ 130 per sheet of CDX plywood as needed

$ 140 per sheet of ¾” to 1” plywood decking as needed

***Any custom, structural or any other wood repair not listed on this exhibit will be billed as a time and material basis - $90 per man hour plus materials.**

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Imani Garrison

Mechanic's Lien Warning

Alyssa Rembao
1305 Bakersfield St ,

Lemon Grove CA 91945

Mechanic's Lien Warning

Anyone who helps improve your property, but who is not paid, may record what is called a mechanics' lien on your property. A mechanics' lien is a claim, like a mortgage or home equity loan, made against your property and record with the county record. Even if you pay your contractor in full, unpaid subcontractors, suppliers, and laborers who helped to improve your property may record mechanics' liens and sue you in court to foreclose the lien. If a court finds the lien is valid, you could be forced to pay twice or have a court officer sell your home to pay the lien. Liens can also affect your credit. To preserve their right to record a lien, each subcontractor and material supplier must provide you with a document called a '20-day Preliminary Notice." This notice is to let you know that the person who sends you the notice has the right to record a lien on your property if he or she is not paid.

BE CAREFUL. The Preliminary Notice can be sent up to 20 days after the subcontractor starts work or the supplier provides materials. This can be a big problem if you pay your contractor before you have received the Preliminary Notices. You will not get Preliminary Notices from your prime contractor or from laborers who work on your project. The law assumes that you already know they are improving your property.

PROTECT YOURSELF FROM LIENS. You can protect yourself from liens by getting a list from your contractor of all the subcontractors and material suppliers that work on your project. Find out from your contractor when these subcontractors started work and when theses suppliers delivered goods or materials. Then wait 20 days, paying attention to the Preliminary Notices you receive.

PAY WITH JOINT CHECKS. One way to protect yourself is to pay with a joint check. When your contractor tells you it is time to pay for the work of a subcontractor or supplier to has provided you with a Preliminary Notice, write a joint check payable to both the contractor and the subcontractor or material supplier.

For other ways to prevent liens, visit CSLB's website at www.cslb.ca.gov or call CSLB at 1-800-321-CSLB (2758). Remember, if you do nothing, you risk having a lien placed on your home. This can mean that you may have to pay twice, or face the forced sale of your home to pay what you owe.

READ AND ACKNOWLEDGED

Customer Acceptance:

Signature area

Date: 7/2/2026

INFORMATION ABOUT THE CONTRACTORS STATE LICENSE BOARD (CSLB) CSLB is the state consumer protection agency that licenses and regulates construction contractors. Contact CSLB for information about the licensed contractor you are considering, including information about disclosable complaints, disciplinary actions and civil judgments that are reported to CSLB. Use only licensed contractors. IF you file a complaint against a licensed contractor within the legal deadline (usually four years), CSLB has authority to investigate the complaint. If you use an unlicensed contractor, CSLB may not be able to help you resolve your complaint. Your only remedy may be in civil court, and you may be liable for damages arising out of any injuries to the unlicensed contractor or the unlicensed contract's employees.

For more information: VISIT CSLB's website at www.cslb.ca.gov CALL CSLB at 1-800-321-CSLB (2752) WRITE CSLB at P.O. Box 26000, Sacramento, CA 95826

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Imani Garrison

THREE-DAY RIGHT TO CANCEL

Alyssa Rembao
1305 Bakersfield St ,

Lemon Grove CA 91945

THREE-DAY RIGHT TO CANCEL

You, the buyer, have the right to cancel this contract within three business days. You may cancel by emailing, mailing, faxing, or delivering a written notice to the contractor at the contractor's place of business by midnight of the third business day after you received a signed and dated copy of the contract that includes this notice. Include your name, your address, and the date you received the signed copy of the contract and this notice.

If you cancel, the contractor must return to you anything you paid within 10 days of receiving the notice of cancellation. For your part, you must make available to the contractor at your residence, in substantially as good condition as you received it, any goods delivered to you under this contract or sale. Or, you may, if you wish, comply with the contractor's instructions on how to return the goods at the contractor's expense and risk. If you do make the goods available to the contractor and the contractor does not pick them up within 20 days of the date of you notice of cancellation, you may keep them without any further obligation. If you fail to make the goods available to the contractor, or if you agree to return the goods to the contractor and fail to do so, then you remain liable for performance of all obligations under the contract.

_ NOTICE OF RIGHT TO CANCEL

Notice of Cancellation

_____

(Enter date of transaction)

You may cancel this transaction, without any penalty or obligation, within three business days from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the seller of you cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence in substantially as good condition as when you received, any goods delivered to you under this contract or sale, or you may, if you swish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do not 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, or send a telegram to:

BUILD BROTHERS Roofing, Inc.
7765 Arjons Dr. Suite A
San Diego, CA 92126

not later than midnight of

_____

(Date)

I hereby cancel this transaction

_____

(Date)

_____ (Buyer's Signature)