PROPERTY IMPROVEMENT CONTRACT

JVM ROOFING, INC.
Cont. Lic. #1047882

TEL: (760) 294-5866 FAX (760) 839-8205
P.O. Box 300399 Escondido, CA. 92030

This agreement is between "**Contractor**" **JVM Roofing, Inc.** and

Owner / Buyer	Attn; Joe Ghio	Tel		Work		Ext.	
Email		Cell	(619) 261-3002	Fax			
Billing Address		City		State		Zip Code	
Job Address	3333 Hill St.	City	San Diego	State	CA	Zip Code	92106

Description of Project, Contractor agrees to furnish materials and labor and perform the following work:

A) Install (Class A) roof assembly Flat;

1. Remove gravel only and haul away.

2. Install fan fold membrane, mechanically secured.

3. Install white 3"x 4" clad / edge metal at perimeter, mechanically fastened.

4. Install white TPO boots at pipe penetrations, sealed and clamped.

5. Install white 60 Mil TPO, heat welded.

B) See below for rotted lumber pricing

C) Install New Class (A) tile assembly;

1. Remove existing tile and haul away. 2. Install 2 layers modified felt membrane, mechanically fastened with 7/8" cap nail.

3. Install galvanized 24" valley, 4" x 6" tile pan, 2" x 4" roof to wall at side wall,chimney, curbed skylight.

4. Install wood ridge board, wrapped with felt membrane and weather block. 5. Install concrete "S"tile and ridge cap, color= _____.

Dry rot or termite wood is replaced at the rate of $ 85.00 per sheet 1/2" CDX plywood; 7/16 OSB $ 8.00 per lineal ft. 1x4, 1x6, 1x8 boards, T&G,Ship Lap. $ 22.00 per lineal ft. facia: $ 95.00 per hourly carpentry plus materials.
Approximate start date-within 10-15 business days of receipt of signed contract. Approximate duration of work 5-9 business days.
These are only estimate dates, Owner/Buyer will be contacted prior to scheduling. All contracts are subject to approval by JVM Roofing.

Payment: Owner/Buyer agrees to pay a total price of $ 14,700.00 Owner/Buyer represents that this contract is a cash transaction wherein no financing is contemplated and Contractor acts in reliance on said representation. Down payment 10%
Payment Schedule: 50 % upon install of membrane, balance upon completion.
Interest: Overdue payments will bear interest at the rate of 1-1/2% per month.

NOTICE TO THE BUYER: (1) Do not sign this agreement before you read it or if it contains any blank spaces. (2) You are entitled to a completely filled in copy of this agreement. Owner acknowledges that (he/she) has read and recieved a ledgible copy of every document that owner has signed during the negotiation. If Owner cancels this agreement after the right of recession has expired, and before commencement of construction, (he/she) shall pay Contractor the amount of expences incurred to that date plus loss of profit.

You, the Owner (Buyer) have the right to require the Contractor to furnish you with a performance bond. You may cancel this transaction at any time prior to midnight of the third bussiness day after the date of this transaction. Contractors are required by law to be licensed and regulated by the Contractors State license board. Any questions concerning a contractor may be reffered to the registar Contractors State License Board, P.O. Box 26000, Sacramento, CA. 95826

JVM Roofing Project Manager JVM Date 03/23/2026

Owner/Buyer (Approved) Date

Co Owner/Buyer (Approved) Date

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Serving All of San Diego

"WARRANTY"

JVM Roofing Inc.will warrant the workmanship with a 10 year workmanship warranty for the roofing on the above address, as per signed contract. If a roof leak occurs due to JVM Roofing Inc.'s defective workmanship during the warranty period, JVM Roofing Inc. will supply the labor and materials to correct the conditions with no charge to the owner. This warranty does not cover material color/texture changes.

Warranty applies to original purchaser only. In the event owner intends to have any work performed by a third party on said property, and such work involves the puncturing of the roof membrane, excess ware, disturbance, disassembly, and/or reinstallation of any part of the roofing system installed by JVM Roofing Inc., owner must contact JVM Roofing Inc. prior to the disturbance of the roof. This shall allow JVM Roofing Inc. to perform the needed work on a time and material basis. Damage to the roof caused by others and/ or work performed by others on the roofing system will void this warranty on the entire roof. In the event of a roof leak due to JVM Roofing Inc.'s installation, JVM Roofing Inc. will be given the first opportunity to repair any damages as needed.

In the event that JVM Roofing Inc. is called at Owners request, for a leak or service call that is not attributable to JVM Roofing Inc.'s workmanship, Owner agrees to pay a minimum services charge of $250.00. If additional time is needed to diagnose or correct the problem, a charge for additional work shall be agreed upon in writing prior to JVM Roofing Inc. continuing the work.

JVM Roofing JVM Roofing, Inc. Date: 03/23/2026

_____ Date: _____

A one time transferrable warranty is available for an additional fee of Zero