

TOP COATS ROOFING

Top Coats Roofing

A Division of Joe K. Veal Enterprises, Inc.

Joe K. Veal

534 Satilla Road, Ocilla, GA 31774-4144

Office 229-468-7757 Fax 229-468-0809

e-mail sales@topcoatsroofing.com

Estimate for: Irwin County Courthouse Synthetic Slate Tile Roof
Submitted to: Irwin County Board of Commissioners
225 E. 4th St.
Ocilla, GA 31774

April 23, 2026

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We hereby furnish this scope of work and estimate for the materials and labor necessary for the completion of: **Installation of new Eco Star Synthetic Slate Tile Roof in color of choice to meet manufacturer's specifications.**

1. Remove old slate tiles, felt, roof accessories, and OSB decking.
2. Install ¾ inch plywood sheathing.
3. Repair damaged framing and other woodwork as needed. (Not included in estimate) (See Note 1 below)
4. Replace damaged or missing wall flashing and eave flashing as needed.
5. Remove existing valley flashing and install new copper valley flashing as needed.
6. Install heat resistant underlayment.
7. Install new chimney flashing.
8. Install new Eco Star Synthetic Slate Tile roof.
9. Install new roof penetration flashings.
10. Issue 20 Years Materials warranty and 10 Years labor warranty.
11. Thoroughly clean area of debris and sweep for nails with magnetic pickup tool.
12. Dispose of all debris generated by the proposed scope of work.

Note: Some conditions of the roof are concealed from view and are only discovered during the removal of the existing roof. These conditions and the extra charges incurred when they exist are as follows:

- 1. Damaged or missing woodwork will be charged at the rate of \$14.00 per board foot of plank decking, Tong and Groove decking will be charged at Labor and Materials plus 20%, \$15.00 per board foot of rafter and joist, \$14.00 per lineal foot of 1x4 and 1x6 fascia and trim boards, \$16.00 per lineal foot of 1x8 fascia and trim boards, \$10.00 per square foot of soffit, \$10.00 per square foot for painting of woodwork. *Wood charges may increase due to the abnormal demolition work caused by storm, tree and other debris impacts that may be worse than we were able to determine.*

All materials are guaranteed to be as specified, and the above work to be performed and completed in a workmanlike manner for the estimated sum of: **Two hundred Fifteen thousand, four hundred forty-four dollars (\$215,444.00)** with payments to be made as follows: balance upon completion of job \$215,444.00. If balance is not paid within 5 days, 1.5% interest will be added monthly until paid and all collection costs will be added to the amount.

Any alteration or deviation from above involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. Not responsible for water damage before, during or after completion of contract. All agreements contingent upon accident or weather delays beyond our control.

Respectfully Submitted,

Joe K. Veal, CEO
Joe K. Veal Enterprises, Inc.

NOTE: This proposal price is subject to change without notice due to volatility in building products markets.

ACCEPTANCE OF ESTIMATE

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Vermont Slate Tile Roof \$215,444.00

Date _____ Signature _____