



Next Generation Roofing Contractors of Florida, LLC
NEXT GRC, LLC - #CCC1330759
6237 Ashley Drive Lakeland, FL
1115 Commerce Street Lake Mary, FL
(855) 247-6249

CONSTRUCTION AGREEMENT

MICHAEL EDWARDS HOA PRESIDENT,
in care of 9th Fairway Condo at Green Dolphin Park
1800 & 1900 Golfview Drive, Tarpon Springs, FL 34689

Mobile Phone: (734) 765-7289
Work Phone: _____
Email: bigmikeed@aol.com

SCOPE OF WORK:

1. Removal of current foam roofing system
2. Renail deck up to code
3. Install 2" ISOBOARD, mechanically fastened direct deck
4. Mechanically attach 1/2" Coverboard
5. Properly re-flash A/C Unites and Roof Penetrations
6. Replace all vents
7. Replace all pipe jacks
8. Replace drip edge around perimeter
9. Install mechanically fastened 60mils TPO
10. Includes all dump fees and trash removal
11. Replace rusted wall flashing per code
12. Coordinate and communicate to HVAC company
to ensure all AC units are properly detached and reset
and in working condition.

ROOF SPECIFICATIONS:

- ROOF SPECIFICATIONS**
See signed contract with
material specification,
quantities, and pricing.
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- Protect HOA Landscaping Where Applicable
- Roll HOA Property with Magnetic Roller
- Furnish Permit
- Provide HOA on-site supervision
- Quality Control Inspection

This Contract includes these additional documents:

- Scope of Work
- Progress Payment Schedule
- Prestart Checklist

TERMS: By Signing this Agreement, the Property Owner authorizes Next GRC to obtain labor and material in accordance with contract price and Property Owner authorizes Company to accomplish the replacement or repair. During the course of the project, Property Owner agrees to pay Company any monies received from approved and signed change orders, which would be paid in addition to contract price below. Furthermore, customer understands they are responsible for items not listed on this contract or scope of work on a time and material basis.

CONTRACT PRICE: \$419,745.85

INSURANCE/MORTGAGE COMPANY NOTE: I hereby authorize the insurance company and/or the mortgage company below to make any checks payable jointly to Property Owner and Next GRC Roofing & Restoration.

Property Owner Name(s):

MICHAEL EDWARDS HOA PRESIDENT,
in care of 9th Fairway Condo at Green Dolphin Park, Inc.
Signature Michael Edwards
Date: 1/30/2025

Next GRC Representative:

Uzziel Jaramillo, NextGRC Owner
Signature [Signature]
Date: 1/30/2025

Terms and Conditions

This contract and any agreement made pursuant thereto (the "Agreement") is between Next GRC (the "Company") and the customer(s) named herein on the reverse side. This Agreement is subject to all appropriate law, regulations, and ordinances in the State of Florida and these terms and conditions.

1. This Agreement is composed of this page, the reverse (or front page) side of this page, the Pre-Start Checklist, the Scope of work Attachment if applicable, and all other documents referenced in or incorporated into this Agreement.
2. Each Agreement is subject to approval of our credit department and office without exception. This Agreement and all applicable warranties shall not be assigned except by or with the written permission of the Company.
3. SHOULD DEFAULT BE MADE IN PAYMENT OF THIS AGREEMENT, CHARGES SHALL BE ADDED FROM THE DATE THEREOF AT A RATE OF ONE AND ONE HALF (1 ½) PERCENT PER MONTH (18% PER ANNUM) WITH A MINIMUM CHARGE OF \$2.00 PER MONTH. IF PLACED IN THE HAND OF AN ATTORNEY FOR COLLECTION, YOU SHALL PAY ALL ATTORNEYS FEES, COSTS, AND LEGAL FILING FEES INCURRED.
4. The Company shall have no responsibility for damages from rain, fire, tornado, windstorm, or other perils, as it is normally contemplated to be covered by HOMEOWNER'S INSURANCE or BUSINESS RISK INSURANCE, or unless a specified written agreement be made therefore prior to commencement of the work at your residence (the "Project.") During the duration of the Project, your homeowner's insurance will be responsible for any interior damage as long as the Company has taken appropriate action to protect the roof during the repair/replacement period. The company is not responsible for any mold, fungi, interior damage resulting from mold or fungi, or the abatement of any said items.
5. The quotation on the face hereof does not include expenses or charges for bond insurance premiums or costs beyond normal insurance coverage, and any such additional expenses, premiums, or costs shall be added to the amount of the Agreement.
6. Replacement of deteriorated decking, fascia boards, and roof jacks, ventilators, flashing or other materials, unless otherwise STATED IN THIS AGREEMENT, are NOT INCLUDED and will be charged as an extra, on a time and material basis.
7. This Company shall not be liable for failure of performances due to labor controversies, strikes, fires, weather, inability to obtain materials from usual sources, or any other circumstances beyond the control of the Company, whether of a similar or dissimilar nature
8. The Company is not responsible for any damages on or below the roof due to leaks by excessive wind driven rain, ice, or hail during the period of warranty. EXCESSIVE WIND IS 70 M.P.H
9. Property Owner acknowledges the value of the Contractor Services provided by Next GRC. This value includes the on-site property inspections, travel to and from property inspections, as well as meetings with third party representatives, when required. Next GRC Roofing & Restoration will provide the necessary equipment and tools, ladders and safety equipment needed for inspections, estimates and reports. Property Owner understands there is a considerable investment of time for the Contractor Services, as well as time and material costs spent on the production of photos, satellite imagery, measurements, as well as writing reports and estimates as required by any third party. This may include multiple site visits and phone calls with local engineers, attorneys, suppliers, manufacturer's representatives, insurance representatives, and/or other parties. In the event Property Owner cancels this agreement for any reason, Property Owner agrees to immediately pay Next GRC in any actual incurred costs pertaining to their project, based on above services, plus 15% material restocking fee.
10. THIS CONTRACT CANNOT BE CANCELLED ONCE WORK IS COMMENCED ON THE PROJECT EXCEPT BY MUTUAL WRITTEN AGREEMENT OF THE PARTIES.
11. This Agreement may not be amended, modified, or otherwise changed except by a writing executed by the parties. If any provision of this Agreement should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this contract shall not be affected thereby
12. The Company's maximum liability in the event of any default by it shall be the original cost of labor and materials for the Project which you agree shall be a liquidated sum. You hereby release, indemnify, and hold the Company (including its owners, employees, and agents) harmless from and against all other liabilities, claims, causes of action, damages, losses and expenses (including attorney's fees and costs,) including by not limited to, any property damage or personal injury incurred by your or any other party related to or arising out of the services rendered by the Company on the Project. This indemnification extends to all responsibilities and undertaking as set forth in this Agreement and all warranty exclusions as indicated in this Agreement and in the warranty provided to you by the Company.
13. If there are solar panels on the roof, homeowner agrees to take all necessary steps to remove, protect, and reinstall the same. Under no circumstances will the Company be responsible for damage to them during the Project.
14. The company is not responsible for construction problems associated with your home. If pointed out to the Company, we will attempt to assist you on correcting them on a time and material basis.
15. The Company is not responsible for any damages related to leaks from skylights unless the Company completed the skylight replacement.
16. Labor Warranty is for 2 years on roof replacement, 1 year on siding replacement, 1 year on gutter repairs.
17. Payments are to be made: SEE PROGRESS PAYMENT SCHEDULE.
18. Pay per Trade Policy: Customer agrees to pay in full at the completion of each trade on the project. Company reserves the right to collect payment in full per trade prior to beginning on the next trade.
19. Company Retainage Policy: Customer agrees to pay in full at the time of completion of each contract. The maximum allowable retainage for any punch-out will be 5% of original contract price.
20. The Company's failure to enforce any right under this Agreement shall not be construed as a waiver of any subsequent right to enforce the same or any other right, term or condition.



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SCOPE OF WORK

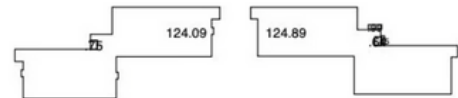
MICHAEL EDWARDS HOA PRESIDENT,
in care of 9th Fairway Condo at Green Dolphin Park
1800 & 1900 Golfview Drive, Tarpon Springs, FL 34689

Mobile Phone: (734) 765-7289
Work Phone: _____
Email: bigmikeed@aol.com

This scope of work is to replace the roofs on buildings 1800-1900 at 9th Fairway Condo at Green Dolphin Park in Tarpon Springs, FL

1. Removal of current foam roofing system on building 1800-1900
2. Renail deck up to code
3. Install 2" ISOBOARD, mechanically fastened direct deck
4. Mechanically attach 1/2" Coverboard
5. Properly re-flash A/C Units and Roof Penetrations
6. Replace all vents
7. Replace all pipe jacks
8. Replace drip edge around perimeter
9. Install mechanically fastened 60mils TPO
10. Includes all dump fees and trash removal
11. Replace rusted wall flashing per code
12. Coordinate and communicate to HVAC company

Totals	
Ridges:	0ft 0in
Eaves:	71ft 11in
Rakes:	22ft 7in
Valleys:	0ft 0in
Hips:	0ft 0in
Wall Flashing:	1,369ft 4in
Step Flashing:	0ft 0in
Gutters:	0ft 0in
Parapet Wall	1,313ft 4in
Tear Off:	251.81 SQs (25,180.55 sq ft)

MISC TRADES: HVAC COORDINATION:

NEXTGRC to coordinate and communicate with licensed HVAC company to ensure all AC UNITS are properly detached & reset and in the same working condition that they were in prior to the start of the roofing project. See AC bid already done by Tarpon Air fo details and price, which are part of this overall contract price.

PROJECTED START DATE: WEEK OF MON FEB 17

Property Owner Name(s):

MICHAEL EDWARDS HOA PRESIDENT,
in care of 9th Fairway Condo at Green Dolphin Park, Inc.
Signature: Michael Edwards
Date: 1/30/2025

Next GRC Representative:

Uzziel Jaramillo, NextGRC Owner
Signature: [Signature]
Date: 1/30/2025

Tarpon air
 2135 Santa Barbara Blvd, Unit 102
 Cape Coral, FL 33991
 CAC 1819938

ESTIMATE

Next GRC Roofing 1900
 1900 Golf View Drive
 Tarpon Springs, FL

Estimate # 0192745
Estimate Date 10/21/2024

Item	Description	Unit Price	Quantity	Amount
Service	Uninstall each unit. Includes pumping down, cutting the copper lines, disconnecting power, disconnect tstat wires, and remove from roof	195.00	64.00	12,480.00
Product	Aluminum stands per stack on roof. There are a total of 8 stacks per building. We will bolt the stands to the existing curbing.	320.00	16.00	5,120.00
Service	Bring the units back onto the roof once roof is finished. Reinstall the units onto the new aluminum stands. Extend copper lines, electrical wires, and tstat wires to reach the new hieght of the stands. Once connected we will hurricane strap every unit to the stands.	220.00	64.00	14,080.00
Product	R410A per unit on average. Each 2.5 ton unit requires 8lbs of refrigerant due to the length of copper lines from consensing unit to the air handler.	205.00	64.00	13,120.00
<p>NOTES: This estimate is for both buildings combined. We are not liable for any units that might not be working prior to us removing them from the roof and putting them back and reinstalling them. We recommend that the units are tested prior to us taking them down. If there are any units not working we can offer a price for a new unit if needed. We will offer one flat price for anyone needing a new unit which will be cheaper than normal being that we are already removing the units and reinstalling them.</p>				
Subtotal				44,800.00
Total				44,800.00
Amount Paid				0.00
Estimate				\$44,800.00



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PROGRESS PAYMENT SCHEDULE

MICHAEL EDWARDS HOA PRESIDENT,
 in care of 9th Fairway Condo at Green Dolphin Park
 1800 & 1900 Golfview Drive, Tarpon Springs, FL 34689

Mobile Phone: (734) 765-7289
 Work Phone: _____
 Email: bigmikeed@aol.com

Details	Amount
TOTAL CONTRACT PRICE	+ \$419,745.85
5% DOWNPAYMENT – RECEIVED FRI NOV 22, 2024	+ \$22,950.00
NEW BALANCE	+ \$396,795.00
PLANNED PROGRESS PAYMENT SCHEDULE:	+
*We are flexible and can make adjustments as needed to work with HOA funding during the build process.	
1) PROGRESS PAYMENT DUE NOW:	(\$100,000)
2) Roof Passes Decking & Dry-In Inspection:	(\$125,000)
3) At Substantial Completion, Roof is installed:	(\$125,000)
4) Pass Final Inspection, completed punch list	(\$46,795)
5)	()
Payment Schedule	New Contract Amount \$ \$419,745.85
Paid Date: / / Check# _____ Amount \$ \$22,950.00	1st Payment \$ \$22,950.00
Paid Date: / / Check# _____ Amount \$ _____	New Contract Amount \$ \$396,795.00
Paid Date: / / Check# _____ Amount \$ _____	Balance Due \$ \$100,000
Paid Date: / / Check# _____ Amount \$ _____	New Contract Amount \$ \$296,795.00

Property Owner Name(s):

MICHAEL EDWARDS HOA PRESIDENT,
 in care of 9th Fairway Condo at Green Dolphin Park, Inc.

Signed by: *Michael Edwards*
 Signature _____
 Date: 1/30/2025

Next GRC Representative:

Uzziel Jaramillo, NextGRC Owner

Signed by: *Uzziel Jaramillo*
 Signature _____
 Date: 1/30/2025



Next Generation Roofing Contractors of Florida, LLC
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PRESTART CHECKLIST

MICHAEL EDWARDS HOA PRESIDENT,
in care of 9th Fairway Condo at Green Dolphin Park
1800 & 1900 Golfview Drive, Tarpon Springs, FL 34689

Mobile Phone: (734) 765-7289
 Work Phone: _____
 Email: bigmikeed@aol.com

1. Would you like to be notified prior to the work starting? Yes No
2. Daytime phone number where you can be reached? **Home:** _____ **Work:** _____
3. Are there any valuables on shelves what may fall due to vibration from hammering? Yes No
4. Do you have outside water and electric that we can utilize if the need arises? Yes No
5. Customer had been informed that in rare cases normal vibration from roof replacement may cause plaster or drywall blemishes which are beyond the contractor's control. (Customer responsibility) Yes No
6. Where would you like the shingles delivered if they cannot be put on the roof? _____
7. Do you have exposed decking such as cathedral ceilings, carports, porch, or soffit areas where nails might protrude through wood decking? Yes No
Building Code requires nails to be a certain length and special measures must be taken in order to prevent nail protrusions. By checking NO, the customer ^{initial} understands that the company will not be responsible for any exposed nails in those above mentioned areas. P.O. Initials: ME
8. Are there any existing leaks in the roof? Yes No (Explain and be exact in description): _____
9. Do you have any requests or special instructions that would help us better serve you? Yes No Explain: _____
10. Any hidden conditions or building code related issues which result in additional labor and/or material costs will require a signed change order to proceed. Customer understands that company may ^{initial} issue a stop work order if change order is not accepted. For example, (rotten decking, fascia, gas vents, etc.) P.O. Initials: ME
11. The Company will take all reasonable precautions to protect the driveway and/or pavers during the roofing project. Customer understands that the Company cannot be held ^{initial} responsible for damages to driveway and/or pavers cause by 3rd party dump and/or waste disposal services. P.O. Initials: ME
12. Customer understands that existing framing issues such as uneven rafters and bowed sheeting are not the responsibility of Next GRC Roofing & Restoration to fix and will only be repaired if needed and on a time and material basis. P.O. Initials: ME
13. Customer understands that company is not responsible for any mold or any damages as the result of mold. P.O. Initials: ME
14. Customer had ~~been~~ advised that if new decking is required, the work will be done at an additional cost of \$65 per sheet. P.O. Initials: ME
15. Customer understands our pay per trade policy. Company reserves the right to collect payment in full per trade prior to beginning any work on the next trade. P.O. Initials: ME
16. CUSTOMER UNDERSTANDS THAT CHECKS MUST BE MADE PAYABLE ONLY TO Next GRC Roofing & Restoration - NO EXCEPTIONS. P.O. Initials: ME
17. Payments are to be made: Half down payment AND customer agrees to our percentage of completion billing policy. Company reserves the right to bill proportionately based on percentage of work complete. Customer understands that company may issue a stop order if requested progress payment is not received. P.O. Initials: ME
18. Customer agrees to pay in full at the time of completion of each contract. The maximum allowable retainage for any punch-out will be 5% of original contract price. P.O. Initials: ME



Property Owner Name(s):
 MICHAEL EDWARDS HOA PRESIDENT,
 in care of 9th Fairway Condo at Green Dolphin Park, Inc.
 Signed by: Michael Edwards
 Signature _____
 Date: 1/30/2025

Next GRC Representative:
 Uzziel Jaramillo, NextGRC Owner
 Signed by: [Signature]
 Signature _____
 Date: 1/30/2025

10/23/2024
 Claim Information



Next Generation Roofing Contractors
 NEXT GRC, LLC.
 P.O. BOX 391196
 Deltona, FL 32739

Company Representative
 Uzziel Jaramillo
 Phone: (863) 602-8657
 uzziel@nextgrcroofing.com

Jim McNabb
9th Fairway Condominium at Green Dolphin Park, Inc.
 1900 Golf View Drive
 Tarpon Springs, FL 34689
 (863) 602-8657

Job: Jim McNabb

Roofing Section

10% downpayment to sign & secure the build contract, source and allocate materials, and put this project on our build schedule. We can always postpone the build 30-60-90 days, while waiting on special assessment for SBA funding, but its extremely important to source and "allocate" those materials now, as prices will rise dramatically in the next 30 days.
 up to 2 sheets of wood included. each sheet extra are at \$120 each.

LIMITED WARRANTY: The Company warrants that all work shall meet industry standards and shall provide the Customer a (2) two-year warranty with respect to the Company's work. The Company shall transfer to the Customer all Manufacturers' written warranties upon request. Within such warranty period, THERE ARE NO OTHER WARRANTIES EXPRESS OR IMPLIED, AND THERE IS NO IMPLIED WARRANTY OF MERCHANTABILITY. This warranty inures to benefit and is enforceable only by the Customer. The Company is not liable for incidental or consequential damages. No warranty exists until the Company is paid in full. The manufacturer of materials used by the Company offers a limited warranty on material sold and any and all claims by the Customer for breach of that warranty of any type must be brought directly against the manufacturer. Customer hereby waives any and all claims for breach of manufacturers' warranties against the Company and will be supplied with the warranty information from the manufacturer after payment for the complete work. A specimen copy of the warranty by the manufacturer is available upon request. The Company is not responsible for

any damage below the roof due to leaks, by excessive wind of 50 mph, ice-dams, hail, any other damage caused by storms, pre-existing or future construction defects, or lack of maintenance during the period of the warranty. If the property is subject to wind that exceeds 50mph, any warranties issued by the Company are void and of no effect.

	Qty	Unit
GAF EverGuard TPO Full Sheet - .060 - 10'x100' - White	290.84	SQ
GAF EverGuard TPO Coated Metal - 4'x10' - White	1095.00	SF
GAF EverGuard TPO Split Boot - 3"-5" - White	48.00	EA
GAF EverGuard TPO UN55 Detail Membrane - 24"x50'	5.00	RL
GAF EverGuard TPO T-Joint Cover - UN-40 - White	50.00	EA
GAF EverGuard TPO Seam Cleaner (1 Gal)	12.00	EA
GAF EverGuard TPO Pourable Sealer Pocket - White	16.00	EA
GAF EverGuard TPO Cover Tape - 6"x100' - White	136.00	LF
GAF EverGuard TPO Cut Edge Sealant (1 Pint) - Clear	30.00	EA
GAF EnergyGuard Polyiso Insulation - Grade 2 - 2.0 - 4'x8'	908.87	EA
Mule-Hide DensDeck Insulation - 1/2 - 4'x8'	908.87	BRD
GAF Drill-Tec Steel Plate - 3" (1000 Cnt)	3.00	BX
GAF EverGuard Barbed Seam Plate - 2 3/8" (1000/BX)	5.00	BX
GAF Drill-Tec #14 HD Roofing Fastener - 6" (500 Cnt)	12.00	BX
GAF EnergyGuard Tapered Polyiso Foam Insulation - Grade 2 - X - 4'x4'	2900.00	SF
GAF EnergyGuard Tapered Polyiso Foam Insulation - Grade 2 - Y - 4'x4'	2900.00	SF
Other - Dumpster- Large- Approx 5-7 tons of debris	12.00	EA
Low slope single ply install	290.84	EA
low slope install 2"	290.84	EA
Low slop install tapered ISO	290.84	EA
Remove low slope	290.84	EA
Low Slope - Remove ISO	290.84	SQ
Crane	10.00	EA

\$315,282.96

A/C

	Qty	Unit
Per Bid Item	1.00	EA

\$44,800.00

Sub Total	\$360,082.96
Tax	\$12,606.29
Overhead	\$31,528.30
Profit	\$31,528.30
Discount: EMS Repair Credit	(\$16,000.00)
TOTAL	\$419,745.85

Finance as much as \$100,000 • Starting at \$1,025/month with **Acorn** FINANCE • **APPLY**



 Company Authorized Signature

11.21.2014

 Date

 Customer Signature

 Date

 Customer Signature

 Date