



ESTIMATES

APR 23, 2025

We can help you with
Roofing, Restoration, & Remodeling
Residential & Commercial

peter@stashpropertyrestoration.com
219-743-3818

FREEDOM PARK

17105 Cline Avenue
Lowell, Indiana
46356

INTRODUCTION

Hi,

Thank you for the opportunity to quote on the repairs to your home. Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

1. Removal and disposal of old materials
2. Supply and install new materials per approved building codes
3. Acquire all necessary permits and pass building inspections.
4. Clean up of entire work area (all nails and other materials)
5. Your own dedicated Production Foreman
6. All employees are background-checked
7. We are Licensed to work in your town.
8. 5-year Workmanship Warranty on complete projects - (Full Roof)

We don't want you to be personally liable should a worker happen to get injured therefore we maintain current workmen's compensation insurance for all employees and crews. We carry two million dollars of liability insurance.

As well, we have mandatory safety training for our staff to ensure safe practices always. Once the job is complete, we complete an additional full inspection of your home to ensure we did everything correctly and up to our strict standards and that the job site is spotless.

If you have any questions, please give me a call. We always want to provide the best value to our clients.

Kind regards,

Peter Martin Project Manager
peter@stashconstruction.com
219-743-3818

CERTAINTEED LANDMARK

Description
Certaiteed Roof Products
Remove and replace all shingles with Certaiteed Landmark
Starter - these are the shingles required for starter rows on your roof
Ridgecap shingles
Ridge venting - the most efficient way to help heat exhaust from your attic
Certaiteed Diamond Deck Synthetic Underlaymentt - adds a second layer of protection over your entire roof
Certaiteed Winterguard Ice & Water Shield
Drip Edge - White - flashing used to protect the bottom edge of your roof
Pre-bent step flashing. Remove siding around dormers. Install ice and water shield from roof deck up the wall 12" Install new step flashing. Re-install siding. The dormers are currently leaking this will rectify the issue. Just installing new shingles WILL NOT ALLEVIATE THE PROBLEM.
Replace rotted/damaged exposed fascia wood. Recap with aluminum.
Replace damaged/ missing aluminum fascia.
You will recieve a 50 year material warranty and 10 year labor warranty.

Quote subtotal	\$24,500.00
Total	\$24,500.00

LANDMARK® COLOR PALETTE



Cobblestone Gray



Colonial Slate



Georgetown Gray



Pewter



Moire Black



Driftwood



Weathered Wood



Heather Blend



Burnt Sienna



Resawn Shake



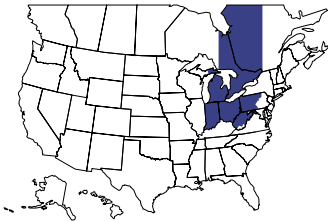
Hunter Green



Scan code for more information

NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.

Landmark®
Series
available in
areas shown



CertainTeed

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LANDMARK® PRO COLOR PALETTE



Max Def Burnt Sienna



Max Def Cobblestone Gray



Max Def Colonial Slate



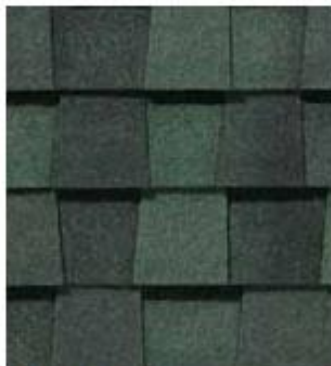
Max Def Driftwood



Max Def Georgetown Gray



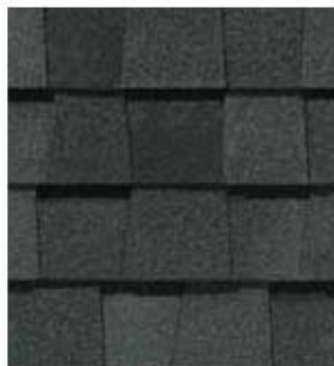
Max Def Heather Blend



Max Def Hunter Green



Max Def Mission Brown



Max Def Moiré Black



Max Def Pewter



Max Def Prairie Wood



Max Def Resawn Shake



Max Def Shenandoah



Max Def Weathered Wood

Max Def Colors

Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.

AUTHORIZATION

Certainteed Landmark

\$24,500.00

Name: Freedom Park

Address: 17105 Cline Avenue, Lowell, Indiana

Estimates valid for 30 days from date of estimate / A 50% deposit is required before any project begins.

Customer Comments / Notes

My Product Selections

Shingle color

Metal color

Siding color

Freedom Park:

Date:

By signing this form I agree to and confirm the following: I certify that I am the registered owner of the above project property, or have the legal permission to authorize the work as stated. I agree to pay the total project price and understand that this work will be completed in accordance with industry best practices.

TERMS AND CONDITIONS

This Home Construction Agreement (the "Agreement") is between Stash Construction Inc. dba Stash Property Restoration ("Stash" or "we" or "us"), and you, the undersigned customer ("Customer"), for the performance of construction services for the described property ("Property") addressed in the Estimate, which is incorporated into this agreement ("Estimate"), and as of the date signed below ("Effective Date"), who agree as follows:

1. Our Services. Stash will perform the scope of work to repair or restore the Property to the same condition in which the Property existed before the damage, loss, or expense occurred, or to a comparable condition, as agreed by you and Stash (our "Services"). Stash is being hired as an independent contractor, and not an employee or any other affiliation with you. Stash may subcontract all or any portion of the work, provided such assignment does not affect your rights and privileges under this Agreement. Stash will provide our Services in accordance with the Estimate in a professional and workmanlike manner with all reasonable professional standards. In accordance with our professional standards, we will provide you a copy of our insurance on the Project and permits, when necessary. If a license or permit is necessary for any part of our Services, this Agreement is conditioned upon the appropriate party obtaining the necessary licenses or permits before any parts of our Services that require such licenses or permits commence. The "Project" means our Services on the Property under the terms of this Agreement.

No painting, staining, seeding, landscaping, or decorating are included in this Agreement unless expressly specified. Stash shall not be held responsible for any (a) existing violations of applicable building regulations or ordinances, whether cited by the appropriate authority or not; or (b) abnormal or unusual pre-existing conditions including, but not limited to, damage caused by termites or dry rot, filled ground or ground of inadequate bearing capacity, rock and other material not removable by ordinary hand tools, inadequate electrical wiring systems for the load imposed by the work under this Agreement, and plumbing, gas, waste and waterlines not shown on documents or plans that you furnish. Correction of any such violations or abnormal conditions shall be considered additional work.

Stash will provide an estimate with the scope of work to be performed ("Estimate"). No upfront payment is required to generate the Estimate, but will be required prior to starting work.

2. Documents for Project. Documents for Project are the documents on which we relied to create the terms of the Project, which may include, but are not limited to any specification, plans, sketches, renderings, plans, pictures, and blueprints ("Documents for Project"). Documents for Project are incorporated solely for reference as a basis for the scope of our Services and terms of the Estimate. Stash does not warrant, represent, or guarantee the accuracy or sufficiency of the Documents for Project. Measurements, sizes and shapes in plans and specifications are approximate and subject to field verification. Unless otherwise specified, all dimensions are exterior dimensions. You shall be solely responsible for the accuracy of markers or boundary lines indicated to Stash and as detailed plans and specifications approved by you. If a land survey is required for any reason to confirm markers or boundary lines, you agree to pay for such survey. Prior to the start of construction, you shall give Stash a copy of any restrictions, easements or rights of way relating to the property.

3. Access and Facilities. You agree to provide free access to work areas for workers and vehicles, and to provide areas to store materials and debris. You cannot perform other work prior to completion by Stash. Unless otherwise specified, all water, sewer, gas, and electric utilities from the servicing agency to the point of entry at your property line (or to the metering device as required) are your responsibility. You agree to provide, at your expense, electricity at the Property as may be required by Stash for our Services. In compliance with federal, state, and local law, you agree to make drinking water and toilet facilities available to all workers or to compensate Stash for the cost of rented units. Any interruptions regarding accessibility/usability to said utilities may result in additional charges. Stash shall not be obligated to keep gates and doors closed during normal working hours. Stash shall not be held liable for damage to curbs, driveways, walks, patios, lawns, shrubs or other vegetation unless caused by the gross negligence of workers, vehicles, equipment, materials or debris. Stash will also not be liable for any damage to personal property (such as pictures, china, all fragile, expensive or other valuables) left in the Property or that portion of the Property involved in the Project, rather it is your responsibility to remove all personal property prior to Approximate Starting Date. You give us permission to move your personal property as necessary, but we are not responsible for any personal property that may be damaged. Owner will not interfere with the progress of work on-site. Owner will restrain all pets, and Stash will not be responsible for any release or harm to pets caused by Owner's failure to restrain their pets.

4. Materials. Stash agrees to furnish the materials for the Project. All materials furnished under this Agreement shall be construction grade and meet industry standards. Where brand names have been specified, Stash may at its option

I acknowledge that I have read and understand this page. Initials: _____

select substitutes when such substitutions are due to unavailability or other circumstance beyond Stash's control. All substitutions shall be consistent in quality and character to the selections previously specified. For those selections of materials requiring special considerations including, but not limited to, cash-deposits-to-insure-production, Stash may, at its option, require you to pay such required deposits directly to the distributor or manufacturer rendering such services. It is understood that when matching existing conditions such as color, size, planes and texture, Stash will provide materials so as to match, as closely as possible, the existing materials. However, Stash does not guarantee materials will match existing conditions. If, for any reason, we accept material furnished by you, then those material, and their warranties, will be your responsibility, and Stash will not be held responsible for damaged material or returns/replacement of those materials.

5. Payment. Stash shall be compensated for the Services by the amount stated below, with the initial payment to be paid prior to starting work, and the final payment to be paid upon substantial completion of the work (which is considered complete after one round of Punchlist items). The total price includes the price for the Project in the Estimate, along with any additional work and from Change Orders ("Contract Price"). The Contract Price will be reflected in the latest estimates of the Services as provided by Stash and incorporated into this Agreement ("Estimate"). Payments that are made become non-refundable. Nothing in the Contract or any advertisement will be considered an advertise, offer, or promise to pay or rebate any part of an insurance deductible to induce you to enter into a contract or hire us. This includes any allowances or discounts (such as our military or first responders discount) against the contract price or other fees or charges, as well as any gifts, prizes, bonuses, coupons, credits, referral fees, the display of a sign or advertisement on your property.

6. Financing. Except as you and we have otherwise agreed in writing, you shall be responsible for any and all loan financing associated with the Project and payments to Stash. If you are obtaining financing from a third party, you agree to apply for such financing without delay. You shall indemnify, defend, hold-harmless, and release Stash from any and all claims, losses, damages, and injuries resulting from, or in connection with, any such loan financing and claims of your lenders and creditors, including attorneys' fees and court costs.

7. Punchlist. You agree to review and must promptly either approve the Project or to request items for the Punchlist ("Punchlist") within 7 days. Only one round of Punchlist items is included. If you take possession or allow other contractors to perform services on the Property prior to our substantial completion date, you are waiving all items that could be included in the Punchlist and accepting the Property "As-Is". Communications are not considered Punchlist items if they do not provide clear, actionable next steps based on such comments and/or corrections. You may not bring any further concerns, objections, or corrections, claims, or requests after the Warranty Period.

8. Change Orders. A "Change Order" means any additional instructions or Services, changes to Services, or direct the omission of previously agreed Services by you or your authorized agent or any regulatory agency having jurisdiction over the Project, or due to necessity as discovered during the course of performing our Services. If we provide you a notice of changes negotiated with you or your authorized agent, your signature or electronic confirmation (e.g. text or email) on that notice will also constitute a "Change Order" and be in compliance with Ind. Code 24-5-11-10(d). If we perform services on a verbal request or direction that would be in a Change Order, then Stash shall determine the amount by which the Contract Price will be adjusted as a result of performing such Change Order Work and notify you of that amount for your signature or approval by electronic confirmation, which then becomes a Change Order. If you have more than one signatory on this Agreement, only one of your signatures or approval by electronic confirmation will be necessary to execute a Change Order. No deduction for overhead and profit shall be made on a Change Order which results in a net credit to you.

9. Timing and Delays. The time frame is subject to change based on requested or necessary Change Orders, and third party delays. You acknowledge that Stash's ability to meet the Approximate Completion Date is dependent on prompt performance of your obligations under this Agreement. Any such delay you cause shall not constitute a breach of this Agreement by Stash. We shall not be responsible for any delay in or failure to complete any part of the Project if such delay or failure is due to any cause or circumstance beyond our reasonable control, which include, by way of example but not limitation, requests by you or your authorized agent, time for you to choose materials, any changes discovered while performing our Services such as unanticipated repairs or restoration required after Services begin, unexpected adverse site conditions, negotiations with your authorized agent or a liable third party, governmental action or restrictions, delays in obtaining licenses or permits or inspections, strikes or other labor disputes, fire or other casualty, accidents, failure or delays in delivery by third parties, force majeure, acts of God, pandemics, war, supply chain shortages or delays or price increases, civil commotion, flood, earthquake or weather. If any one or more of the foregoing occur, then the Approximate Completion Date shall be appropriately extended.

10. Termination. The term of this Agreement shall be the amount of time necessary to complete the Project. So long as we have given seven (7) days' prior written notice, we may terminate this Agreement upon your breach, which includes: (a) if any payment is late by not being paid at the project in this Agreement, or (b) if our services are suspended not by us for more than fifteen (15) days, or (c) if you deny us access to the site, or (d) if you allow access to other persons or companies to the installation area during the duration of our work on the Project, or (e) if you abuse any of our employees, agents, or subcontractors, or (f) if you otherwise breach this Agreement following seven (7) days' written notice to cure. Overdue payments to be made by Owner will bear an interest at the rate of 1.5% per month (for a rate of 18% per annum). You shall remain responsible for all costs of collection of open balances, including reasonable attorney fees and court costs. Stash reserves the right to pursue all legal and equitable remedies, including work

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stoppage. Stash shall be entitled to retain all amounts previously paid and shall, at its option, be relieved and discharged of any further liability or obligation under this Agreement. Stash may seek such other compensatory damages and lost profits as may be established under law. You will be liable to Stash for Service performed as part of the Contract Price due up to the time work stopped and for all losses sustained by Stash, whether for materials, equipment and tools, overhead, profit, fees, or other damages of any nature.

You may terminate this Agreement if Stash breaches this Agreement following seven (7) days' written notice and, pursuant to Ind. Code 32-27-3-12, an opportunity to cure. INDIANA CODE 32-27-3 CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT FOR DEFECTIVE CONSTRUCTION AGAINST THE CONTRACTOR OF YOUR HOME. SIXTY (60) DAYS BEFORE YOU FILE YOUR LAWSUIT, YOU MUST DELIVER TO THE CONTRACTOR A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE YOUR CONTRACTOR THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR PAY FOR THE DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE CONTRACTOR. HOWEVER, IF YOU UNREASONABLY REJECT A REASONABLE WRITTEN OFFER, AND COMMENCE AN ACTION AGAINST THE CONTRACTOR, A COURT MAY AWARD ATTORNEYS' FEES AND COSTS TO THE CONTRACTOR. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER STATE LAW, AND FAILURE TO FOLLOW THEM MAY AFFECT YOUR ABILITY TO FILE A LAWSUIT.

If you terminate this Agreement, you will be responsible for any amounts currently due to include but not be limited to: any labor performed or materials purchased up to the date of termination, the costs associated with Stash winding the Project down, and reimbursement for all profits lost by Stash, due to you terminating the Agreement. In the event that you terminate this Agreement, there will be NO REFUNDS on any deposits or any other amounts paid to Stash.

You may only demand the return of any amount you previously paid to us which is in excess of the fair market value of the work we completed at that time, and you agree that this shall be your exclusive remedy for any breach by us and there shall be no other remedy available to you. In no event shall Stash be liable for any indirect, incidental, special, consequential, exemplary, or punitive damages arising out of or relating to the materials or the services provided by Stash, even if Stash has been advised of the possibility of such damages, and notwithstanding the failure of essential purpose of any limited remedy. In such event, once you have received the return of difference, both you and we are each relieved from our responsibilities under this Agreement, and you are entitled to finish the Project and dispose of it at your discretion, without any accounting to Stash.

11. Indemnity and Insurance. You agree to indemnify, defend, hold-harmless, and release Stash from any and all damages, liabilities, costs, losses, or expenses arising out of any claim, demand, or action by a third party arising out of any breach of your responsibilities or obligations, representations, or warranties under this Agreement, including any and all damages, liabilities, costs, losses, expenses, or attorneys' fees arising out of any claim, demand, or action by a third party arising out of the enforcement of this Indemnification clause, except in any instance of gross negligence or willful misconduct by Stash. You agree to name Stash as an additional loss payee on your property insurance, so as to secure Stash for loss due to, but not limited to fire, vandalism, flood, earthquake or any other insurable peril not within the control of Stash. Stash agrees to carry worker's compensation and public liability insurance to insure you against damages or defects caused by Stash, its employees, or any agents acting on its behalf. Both parties agree to furnish each other with evidence of said insurance upon request.

12. Warranty. Stash represents and warrants that all materials and workmanship of Stash, its employees, and subcontractors are protected against defects not due to ordinary wear, improper use, or Causes or Circumstances beyond our Control provided in Section 7 for one (1) year from the substantial completion date ("Warranty Period") (unless longer by law or provided in an Estimate). No warranty is provided for Materials furnished by you, even when installed by Stash. Flatwork, cracking, or scaling or concrete; movement or settlement of soil; change in paint color after sample has been chosen; lack of care of the Property; excessive weather conditions; and work performed by other contractors are not warranted. This limited warranty extends only to you and is not transferrable. To the extent permitted by applicable law, all warranties given by manufacturers pertaining to materials used by Stash in connection with the project will be passed through and inure to your benefit. THERE IS NO IMPLIED WARRANTY OF MERCHANTABILITY NOR ANY IMPLIED WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE. THERE ARE NO WARRANTIES EITHER EXPRESS OR IMPLIED WHICH EXTEND BEYOND THE DESCRIPTION WITHIN THIS PARAGRAPH.

13. Lien Rights. If you fail to make timely payment in accordance with this Agreement, Stash reserves the right to file a Mechanics Lien against the property in accordance with Indiana law. You shall remain responsible for all attorney fees, recording costs, and other expenses incurred to file such lien, to perfect such lien, and foreclose on such lien.

14. Possession. During construction and prior to the final payment, we shall have sole and exclusive physical possession of the Property or that portion of the Property involved in the Project. Should you or you allow other occupants to take possession prior to completion or payment in full, we shall, at our option, be relieved and discharged of any further liability or obligation under this Agreement and the Contract Price shall be due and payable at once.

15. Permission. Except for when the client under this Agreement is a homeowners or property owners association, Stash will not be responsible for any permission or fees required by an homeowners or property owners association. You are solely responsible for any permission required by a homeowners or property owners association. Additionally, Stash will not be responsible for any zoning, variance, or special exception requirements, but relies on you to know if the Property is properly zoned for the Project.

16. Promotion. Stash may take pictures or videos of you or your Property to prepare the Estimate and throughout the

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execution of Services. Stash retains the right to reproduce, publish and display pictures or videos ("Content") of the Project in Stash's portfolios and websites. In exchange for services, you irrevocably grant Stash the absolute right and permission to use, edit, and publish Content (and those who have agreed to have their image, name, and/or testimony captured), and Stash shall not be liable for claims of libel or violation of any right of publicity or privacy.

17. Dispute Resolution. If a dispute to this Agreement arises between you and Stash where Stash is owed outstanding amounts, Stash may elect to resolve the dispute by the court of law in Porter County, Indiana. Customer agrees that all claims against Stash must be brought in binding arbitration through Construction Dispute Resolution Services, LLC, who may appoint a representative or agent (together "CDRS") (www.constructiondisputes-cdrs.com). The CDRS "General Arbitration Rules and Procedures", the "Federal Arbitration Act", and Indiana Law shall govern. Customer acknowledge that by utilizing binding arbitration (except for matters brought by Stash in a court of law) they are waiving their right to utilize the court system to settle their dispute through the litigation process. Any final award that is rendered by CDRS as an arbitrator shall be binding on the Parties and is enforceable in a court of law.

18. General Provisions. This Agreement, with the incorporated Estimate and Change Orders, comprises our entire understanding, and supersedes all prior and contemporaneous agreements, understandings, and discussions relating to Services and Project. Failure by either party to enforce any right or seek to remedy any breach under this Agreement shall not be construed as a waiver or continuing waiver of such rights. Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law; but, if any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect and the invalid or unenforceable provision shall be replaced by a valid or enforceable provision. This Agreement may be executed in multiple counterparts with each counterpart deemed to be an original.

19. Acknowledgments. You represent and warrant that you hold unencumbered title to the Property other than its mortgage, the Property is zoned appropriately for the Project and the resulting use of the Property following completion of our Services, the dimensions, construction, and configuration of the Property are suitable for the performance of the Services, and no covenants or restrictions exist which limit or preclude our Services upon the Property under this Agreement to the best of your knowledge. You represent and warrant that you will be responsible for all unforeseen, unexpected, or unanticipated extra costs that relate to the Project being completed on the Property or as required by local municipalities that is not considered within the standard general building requirements, with such standard to be determined by Stash.

This Agreement must be accepted within 14 days or the offer will be voidable by us. Please direct any questions or issues to the front office: 219-924-0266 and notifications@stashconstruction.com

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