



EXTERIOR REMODEL

AUG 01, 2025

SCOTT NEIL

9917 west 143rd Street
Orland Park, IL
60462

rafa@rosalesroofingllc.com
7085954130

PHOTOS



Re-flash gutter edge roof membrane

Re-flash wall flashing at siding wall



Remove stucco



Re-flash roof membrane at gutter edge

JAMES HARDIE SIDING

Description	Unit	Qty
Scope of work		
James Hardie Siding Installation - Horizontal Remove all current siding (1 layer, including stucco). Wrap building with house wrap and tape accordingly around perimeter penetrations and corners. Install starter course at the base of all perimeter walls. Supply and install Pre-finished Hardie siding using the following: Hardie Plank HZ5 7-1/4" (6" reveal) - Woodgrain finish - Statement collection Hardie Trim NT3 - Woodgrain finish Accurately cut and install Hardie siding planks to custom lengths, complete with: corner trim boards (5" corner) to provide a finished edge for the siding panel; trim pieces around all window and door openings (5/4 x 4"); application of caulk and sealant to all joints, seams, and around flashing to prevent water infiltration; seam flashing between butt joints of each plank; custom-cut mounting blocks for all light, hose and vent penetrations. All siding elevations to have Hardie Trim installed along all edges for a picture frame finish Install Z-flashing and roof to wall flashings as needed per manufacturer Install custom cut pvc trim at arched entry, install panel to fill gap for front elevation entryways (x2) Picture frame around sign on right elevation Siding Color: TBD Trim Color: Midnight Black	SQ	23
James Hardie Siding Installation - Shake *Inset panels above windows - Front elevation Remove all current siding. Wrap area with house wrap and tape accordingly around perimeter penetrations and corners. Install starter course at the base of all perimeter walls. Supply and install Pre-finished: Hardie Shingle HZ5 Straight edge Shingle Panel Hardie Shingle HZ5 Staggered edge Shingle Panel Shake color:	SQ	1
Plywood Install Only - 1/2 Install 1/2" OSB Sheathing wherever LP Siding will be installed for a flat, even substrate suitable for proper siding installation	Items	75

Furring strip install
CMU - Masonry wall
Required for LP Installation

LF 275

Install suitable wood 1x3 furring strips spaced every 16" with approved masonry fasteners/anchors every 16-24"
as needed for vertical or specialty siding

Debris removal SQ
Includes disposal

Permits & Fees

Permit & Inspection EA 3
Included as required by local municipalities in relation to approved scope of work.

Warranty

Includes 5 year workmanship guarantee Items
Includes 5 year workmanship guarantee

Estimate subtotal \$39,743.44
Total \$39,743.44

FASCIA + SOFFIT + GUTTERS

Description	Unit	Qty
Fascia & Soffit		
Aluminum soffit - Remove and Replace - 12 Remove and dispose of existing aluminum soffit	LF	225
Ensure soffit substrate is open adequately for maximized intake ventilation. Cut wood soffit as needed		
Supply and install triple 4" aluminum soffit.		
Install vented soffit along gutter/intake edge (Quantities vary per ventilation requirements)		
Install solid soffit panels at all other locations		
Aluminum Fascia - Remove and Replace Remove and dispose of existing aluminum fascia	LF	345
Supply and install custom on-site bent aluminum fascia Profile to match existing		
Color:		
Gutters		
Oversized Gutter System Replacement Replace the entire existing gutter system with aluminum 6" gutters and 3" x 4" downspouts complete with mitered corners (and drain adapters if/where applicable).	LF	330
Gutter LF: 250		
Downspout LF: 80		
Color:		
*Downspout locations to remain in same location unless specified otherwise		
Estimate subtotal		\$6,763.72
Total		\$6,763.72

ADDITIONAL SCOPE

Description	Unit	Qty
Roofing		
Flat Roof Repair Area 1: Gutter edge above concrete wall Re-flash gutter edge roof membrane for proper gutter installation from additional width change of wall Area 2: 1st floor Rear bump out room Re-flash gutter edge roof membrane for proper roof transition along gutter edge Install proper wall flashing at siding wall transition	SQ	2
Window & Door		
New Window Install *East elevation EIFS elevation Cut in and install a new window. Owner to supply window Includes rough framing Does not include interior finishing Flash and seal with siding accordingly	EA	1
Window Replacement - Vinyl - With Window Remove and replace existing window. Install using standard grade, single hung, vinyl window. Does not include interior finishing Flash and seal with siding as needed	EA	5
Exterior Door Replacement - Labor Only Remove and replace existing entry door Does not include interior finishing Flash and seal with siding as needed	EA	2
Exterior Door Replacement *Upstairs apartment Remove and replace existing entry door Does not include door Does not include interior finishing Flash and seal with siding as needed	EA	1

New Window Install	EA	2
Right elevation - Near sign		
Cut in and install a new window		
Owner to supply window		
Includes rough framing		
Does not include interior finishing		
Flash and seal with siding accordingly		

Wood Deck

Wood Deck Replacement - Treated	SQFT	20
2nd floor balcony		
Replace decking board along wall transition for proper leak barrier install		

Wood Deck Replacement - Treated	SQFT	10
Rear apartment entry landing		
Remove and replace wood decking		
Does not include and framing or structural repairs		

Estimate subtotal	\$7,987.75
Total	\$7,987.75

SIGNING & UPGRADES

☒ James Hardie Siding	\$39,743.44	Name:	Scott Neil
☒ Fascia + Soffit + Gutters	\$6,763.72	Address:	9917 west 143rd Street, Orland Park, IL
☒ Additional Scope	\$7,987.75		
			Final Price \$54,494.91

Deposit

30% due before work begins	\$16,348.47 (30%)
30% due after Trim install or 50% completion	
Remaining balance due upon completion of work	

Customer Comments / Notes

Scott Neil:		Date: 8/20/2025

TERMS & CONDITIONS

This Agreement is hereby made between Rosales Roofing LLC., (herein referred to as the "Company") and the customer named in the proposal (hereinafter referred to as the "Client"), jointly "Parties" and shall be validated upon the signing of the attached proposal ("Proposal"), which includes an itemized list of tasks to be performed at the location specified in the Proposal. This Agreement becomes effective as of the date the Proposal is signed.

1. Statement of Intent. Subject to the terms and conditions of this Agreement, the Client engages the Company to perform certain home improvement and/or construction services as set forth below, at the location named in the attached proposal ("Location"), and the Company hereby accepts such engagement.
2. Effective Date. The terms of this Agreement are effective as of the date of its execution by the Parties.
3. Scope of Work. The Company shall submit a proposal itemizing the tasks to be performed at the "Location". The final proposal ("Proposal"), as agreed to and signed by the Parties, shall detail any and all tasks ("Agreed Tasks") to be completed by the Company as outlined in the attached proposal. This Agreement is limited to the tasks detailed in the attached Proposal. Any additional tasks the Client wishes to engage the Company to perform would be subject to a new Agreement between the Parties.
4. Client's Duties. Client shall enable the Company to complete the Agreed Tasks (see Scope of Work) as follows:
 - A. As compensation for materials, labor, permits, and its expertise, Client shall pay the Company the total specified on the Proposal.
 - i. The Client shall pay the first installment ("Down Payment"), upon signing of proposal.
 - ii. Upon completion of the Agreed Tasks, Client shall pay the remaining balance ("Final Payment"), upon completion. If Final Payment has not been received within fourteen days, the Company will place a lien on the house and send the balance to collections.
 - B. If more materials are needed to complete the Agreed Tasks, the Client will reimburse the Company, and this amount will be added to the invoice.
 - C. When working with and around powered roof fans (such as ventilation or exhaust fans), Client shall provide their own electrician. In the event that the Client can't/does not wish to do so, Client agrees to pay the hourly rate of an electrician hired by the Company.
 - D. For Agreed Tasks in interior locations, Client shall move any and all workspace obstructions (such as furniture, curtains, and/or related fixtures) prior to the commencement of work. In the event the Company has to move such obstructions to access the workspace, the Client agrees to compensate the Company at a rate of \$100/per hour.
 - E. When making payments to the Company, Client agrees to pay these additional payment- related fees in the following circumstances:
 - i. Payment by credit card: 3.5% of the amount paid.
 - ii. Nonsufficient funds/ "bounced" check: \$100.00 per check.
 - iii. Late payment: 2% of the past-due amount after 30 days.
 - F. Client shall identify one entrance to the Location. During work, Client shall limit travel to and from the Location to said entrance. This is to ensure Client's safety on the worksite.
5. Start of Work. Work shall tentatively commence 4 weeks after the signing of the proposal unless otherwise agreed

upon, subject to the following:

- A. The Company must have received the Down Payment (see 4A above).
- B. The Company must have received the Down Payment in enough time to acquire the work materials and permits.

Start of Work will be delayed until such time as the above conditions have been met, subject to Company availability and pricing.

6. Company's Duties. The Company shall complete all of the Agreed Tasks in a workmanlike fashion and in compliance with all building codes and other applicable laws.

A. Upon receiving the Down Payment, the Company shall acquire all permits and necessary materials for the completion of the Agreed Tasks.

B. Company may, at its discretion, employ subcontractors and other employees to perform the Agreed Tasks. Company is responsible for payment and liability considerations for such parties.

C. Company warrants that it is adequately insured for injury to its employees and other loss or injury incurred as a result of the Company, its employees, or subcontractors.

D. The Company will use best efforts to protect the Location from damage. The Company shall not be held liable for any damage to the interior (for example, "nail pops" or vibrations knocking pictures off the wall).

E. Upon completion of the Agreed Tasks, Company shall use best efforts to remove all debris and leave the Location in a 'clean' condition. The Company cannot guarantee removal of all nails from grass at the location.

F. The Company shall not be liable for any delay due to circumstances beyond its control, including (but not limited to) strikes, casualty, or general unavailability of materials.

7. Limited Warranty. In the event that any work performed by the Company requires repair or replacement within five years (from the date of completion), the Company shall repair or replace the said work at its own expense. This warranty extends only to problems resulting from labor performed by the Company, not due to normal wear and tear, faulty materials, misuse of Location by Client, or act of God.

8. Entire Understanding. This Agreement and any attachments hereto constitute the entire understanding and agreement of the parties. Any prior agreements, understandings, and representations are hereby terminated and canceled in their entirety and are no longer in force and effect.

9. Amendment. No amendment, change, or modification of this Agreement shall be valid unless in writing and signed by the parties hereto.

10. Choice of Law. This Agreement shall be governed by the laws of the State of Illinois. The Parties agree that the Fifth Municipal District of the Circuit Court of Cook County, Illinois, is the proper venue for any lawsuit filed in connection with this Agreement.

11. Attorney's Fees. The Client agrees to pay all attorney's fees incurred by enforcement of this Agreement. If it is necessary for the Company to file suit against the Client for collection of any sums due under this Agreement, the Client will be responsible for all court costs, attorney's fees, and interest accrued.

12. Severability. If any provision of this Agreement, or any portion thereof, is held to be invalid or unenforceable, the remainder of this Agreement shall nevertheless remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this Agreement on the day and date first written above.

A handwritten signature in black ink, appearing to be "S. Smith", is written on a light blue rectangular background.

FINAL AUTHORIZATION SUMMARY

Status: Signed

Agreement Completed: Wed, 20 Aug 2025 22:26:40 GMT

- Document emailed for signature: Wed, 20 Aug 2025 19:47:01 GMT
Document e-signed by: Scott Neil (sdneil34@yahoo.com)
Signature date: Wed, 20 Aug 2025 22:26:40 GMT
IP address: ::ffff:10.192.136.86

08/20/2025 22:26:46