



11440 S 146th St Ste 101 • Omaha, NE 68138-6519 • Phone: 402-289-4316

McNiel Company
Job Address:
3435 N. 140th Circle
Omaha, NE 68164

Print Date: 12-11-2025

Proposal for Wood Res

We sincerely appreciate the opportunity to bid on your project. We value the chance to demonstrate our commitment to quality workmanship, reliable service, and customer satisfaction.

If you have any questions about our proposal or would like to discuss any details further, please don't hesitate to reach out. We look forward to the possibility of working with you and ensuring your home is well-protected and looking its best.

Thank you again for your time and consideration!

Re- repairs Alternate to add Dormer and tubular skylight

Description	Qty/Unit	Price
#1 Wood shakes roof system with split felt	8 SQ	\$12,661.02
Remove existing one layer of shingles to decking	8 SQ	\$319.99
Color clad D-edge	4 PC	\$53.33
Color clad gutter apron	3 PC	\$40.00
Color clad head wall flashing.	1 PC	\$32.00
Color clad sidewall flashing	3 PC	\$96.00
Ice and water shield per city code.	2 SQ	\$106.67
Synthetic felt underlayment.	6 SQ	\$88.00
Tubular skylight 16"	1 EA	\$2,386.67
Roofing Labor	8 SQ/FT	\$2,026.62

Re- repairs Alternate to add Dormer and tubular skylight Total: \$17,810.30

Gutters and Downspouts

Description	Qty/Unit	Price
6" Seamless prefinished K-style gutters.	22 FT	\$263.99
3"x4" Prefinished downspout	14 FT	\$168.00
Labor to install new gutters and/or downspouts.	34 FT	\$192.66

Gutters and Downspouts Total:

\$624.65

Total price: \$18,434.95

Terms and Conditions

These terms and conditions ("Agreement") are entered into between Weatherguard, Inc ("Contractor", "We", "Us", or "Our") and the client ("Client", "You", or "Your") for the purpose of outlining the terms under which construction services will be provided.

By signing a contract or commencing work with us, you agree to be bound by these terms and conditions.

1. Scope of Work

1.1 Description of Services

The Contractor agrees to provide construction services as described in the proposal, estimate, or contract between the Contractor and the Client. This may include, but is not limited to, construction, demolition, renovation, and other related services.

1.2 Changes to Scope

Any changes to the scope of work must be agreed upon in writing by both parties. Additional charges may apply for changes outside the original scope.

2. Payment Terms

2.1 Payment Schedule

Payments will be made in installments, as outlined in the proposal or contract. Typically, this will include an initial deposit, progress payments, and a final payment upon completion.

2.2 Late Payments

Payments not received within 30 days of the due date will incur a late fee per month, or the maximum amount allowed by law.

2.3 Additional Costs

The Client agrees to pay for any additional work, materials, or unforeseen expenses that are outside the scope of the original contract.

3. Time of Completion

3.1 Timeline

The Contractor will provide an estimated timeline for the completion of the work. While every effort will be made to adhere to this timeline, delays due to weather, supply shortages, labor shortages, or other unforeseen events may occur.

3.2 Delays

If delays occur, the Contractor will notify the Client as soon as possible. The Contractor is not responsible for delays caused by factors outside of our control.

4. Insurance and Liability

4.1 Insurance Coverage

The Contractor maintains adequate insurance coverage for the duration of the project. Proof of insurance will be provided upon request.

4.2 Liability

The Contractor is not liable for any injuries, property damage, or delays caused by third-party contractors or suppliers, or by acts of nature, including, but not limited to, weather, earthquakes, floods, or fire.

5. Warranty

5.1 Workmanship Warranty

The Contractor warrants that all work will be performed in a professional manner and according to industry standards. Any defects in workmanship that appear within 10 years from the completion of the project will be corrected at no additional cost to the Client.

5.2 Material Warranty

Any materials provided by the Contractor are covered by the manufacturer's warranty. The Contractor will assist the Client in handling warranty claims for materials.

6. Client Responsibilities

6.1 Site Access

The Client is responsible for providing safe access to the site, including necessary permissions, permits, and utilities required for the work.

6.2 Site Conditions

The Client must inform the Contractor of any site conditions that may affect the project, including hazardous materials, prior to the start of work.

7. Termination of Agreement

7.1 Termination by Client

The Client may terminate the agreement by providing written notice to the Contractor. If the Client terminates before the completion of the work, the Client agrees to pay for all work completed and any materials purchased up to the date of termination.

7.2 Termination by Contractor

The Contractor may terminate the agreement if the Client fails to make payments as outlined, refuses to provide required access, or engages in behavior that disrupts the progress of the work.

8. Dispute Resolution

8.1 Negotiation

If any dispute arises under this agreement, both parties agree to first attempt to resolve the issue through informal negotiation.

8.2 Arbitration

If the dispute cannot be resolved through negotiation, it will be submitted to binding arbitration in accordance with the laws of Nebraska.

9. Miscellaneous

9.1 **Governing Law**

This Agreement is governed by and construed in accordance with the laws of the state of Nebraska

9.2 **Entire Agreement**

This document represents the entire agreement between the parties and supersedes any prior agreements, written or oral, between the parties.

9.3 **Severability**

If any provision of this Agreement is found to be unenforceable, the remaining provisions will remain in full force and effect.