



**Royalty Roofing, Inc. - Attn: Residential
Department**
13315 B Street
Omaha, NE 68144
Phone: (402) 216-8850

05/14/2026

Company Representative
Brandon Bywater
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Phil Wood
3435 140th Circle
Omaha, NE 68164
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Job: Phil Wood

Roofing Section

Brava Slate Roof Replacement Description

Complete removal and disposal of the existing wood shake roofing system down to the roof decking. Inspect all roof decking for damage or deterioration and replace any compromised decking as needed to provide a solid nailing surface. Install new synthetic underlayment, ice and water shield in all required areas, and new flashing components throughout the roofing system. Replace all existing skylights with new skylight systems and construct new properly flashed roof crickets where necessary to improve water drainage and prevent water intrusion. Install new Brava Slate roofing system per manufacturer specifications, including all required accessories, ridge components, starter materials, and ventilation components. All work to be completed in accordance with local building codes and manufacturer installation requirements to provide a complete weather tight roofing system.

Brava Slate

Wood shake to Brava

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TOTAL

\$106,960.96

Terms & Conditions:

Royalty Roofing & Siding

Estimates are only good for 30 days. Due to market volatility, all provided pricing and dates are merely estimates based on the information available to us at the time given and remain subject to change unless and until the manufacture(s) firms them.

Terms and Conditions

Royalty Roofing

Scope of Work

- All work performed shall be limited strictly to the items and quantities detailed in the attached Scope of Work. Any additional work requested by the Client, whether due to hidden conditions, changes in design, insurance supplement approval, or other circumstances, will require a written and signed Change Order prior to commencement of the additional work. Royalty Roofing is not responsible for work outside the agreed Scope unless explicitly authorized in writing.

Project Access and Utilities

- The Client shall provide Royalty Roofing and its subcontractors with reasonable access to the property during normal working hours. Utilities (electricity, water, restrooms) necessary to perform the work shall be made available at no cost to Royalty Roofing unless otherwise stated.

Site Access, Equipment, Parking, and Material Staging

- The Client shall secure and provide adequate space for dumpsters, lifts, scaffolding, and material storage near the work area.
- Royalty Roofing requires sufficient access for trucks, trailers, and equipment, including clearances around the building perimeter as needed for safe and efficient operations.
- Parking accommodation for crew vehicles must be provided within a reasonable distance of the project site.
- For multifamily or occupied properties, the Client shall notify residents or tenants of parking relocations, access restrictions, and other necessary accommodations prior to work commencing.
- Royalty Roofing is not responsible for moving vehicles, clearing obstructions, or delays caused by inaccessible areas.
- Royalty Roofing shall be entitled to additional time and costs incurred due to the Client's failure to provide sufficient site access, including any consequential or incidental damages associated with such failure. Such additional time and costs will be reflected in a Change Order issued by Royalty Roofing to the Client.

Weather and Site Conditions

- Royalty Roofing reserves the right to delay work without penalty during adverse weather conditions, at Royalty Roofing's discretion, including but not limited to rain, snow, high winds, extreme temperatures, or icy surfaces.

- If snow removal, ice control, or other weather-related site preparation is necessary to perform work safely and maintain schedules, it shall be the Client's responsibility to complete such work prior to Royalty Roofing's arrival.
- If Royalty Roofing provides snow removal, ice treatment, or whether mitigation services at the Client's request or out of necessity, the associated costs (labor, materials, equipment rental) shall be billed to the Client through a Change Order.
- Delays due to weather shall extend the project schedule without penalty to Royalty Roofing.
- In-progress work areas will be temporarily secured as reasonably possible during weather events; however, Royalty Roofing is not responsible for damages caused by Acts of God, severe storms, or unforeseen weather impacts.

Existing Conditions, Site Risks, and Owner Responsibilities

- Royalty Roofing shall not be responsible for damage to aged, brittle, or deteriorated surfaces, including but not limited to cracked or fragile concrete, asphalt, landscaping, patios, roofing substrates, or building surfaces encountered during normal operations.
- Heavy equipment (including dumpsters, lifts, trucks) may cause surface damage despite reasonable precautions. The Client assumes all risk for such incidental damage.
- Royalty Roofing is not responsible for damage caused by normal construction vibrations, including but not limited to interior nail pops, drywall cracks, or minor finish shifts.
- Royalty Roofing is not responsible for concealed conditions including but not limited to rot, mold, deteriorated substrates, concealed utilities, hazardous materials (e.g., asbestos, lead paint), or hidden structural defects. Any additional work required due to concealed conditions will be subject to a Change Order.
- Royalty Roofing is not responsible for deteriorated or damaged conditions to areas outside its Scope of Work, whether visible or concealed.
- Disconnection, protection, or relocation of mechanical systems (HVAC, electrical, plumbing, gas lines, sprinklers) that interfere with roofing, siding, or gutter work are the sole responsibility of the Client. Royalty Roofing shall not be liable for delays or damage resulting from failure to properly address such systems.
- Discovery of any hazardous material (e.g., asbestos, lead, mold) shall result in immediate suspension of work in the affected area. Remediation and associated costs are the Client's responsibility.

Change Orders

- Changes to the original Scope of Work, the project time or the project price must be requested in writing and approved by both parties. All Change Orders must be signed and may impact project cost and/or timeline. Verbal authorizations are not sufficient for contractual changes. Royalty Roofing is not required to perform any work outside the Scope of Work absent an executed Change Order.
- Royalty Roofing shall be entitled to an adjustment to the project price, reflected in a Change Order, for any changes in material costs due to tariffs, supply chain issues, Acts of God, government orders, or any other reason beyond the control of Royalty Roofing. The Client shall agree to and execute such Change Order upon presentation of documentation supporting such adjustment in project price, and Royalty Roofing shall be entitled to immediately cease all work on the project should the Client refuse to execute such Change Order.

Payment Terms

RESIDENTIAL:

- Payment terms are as follows unless otherwise specified in writing:
- 30% deposit due upon contract signing.
- 70% progress payment due at 100% completion.
- A finance charge of 1.5% per month (18% annual) will be applied to all past-due balances.
- If the Client fails to remit payment within five business days of issuance, Royalty Roofing, at its discretion, may issue an additional five-day demand for payment. If payment is not made after the issuance of the five-day demand, Royalty Roofing may stop work on the project until such payment is made, including all applicable finance charges.

COMMERCIAL:

- Payment terms are as follows unless otherwise specified in writing:
- 50% deposit due upon contract signing.
- 40% progress payment due at 50% completion.
- 10% final balance due upon substantial completion.
- Invoices are due within five business days of issuance.

Insurance and Storm Damage Work

- If this project is tied to an insurance claim:
- Royalty Roofing will perform work per the insurance carrier's approved scope, supplemented as necessary for code compliance, required upgrades, or hidden damages discovered during the project.
- Any non-covered repairs, code upgrades, or supplemental items rejected by the insurer shall be the Client's financial responsibility.
- Royalty Roofing makes no guarantees regarding insurance coverage amounts or carrier approval.

Warranty

RESIDENTIAL:

- Royalty Roofing offers a standard 10-year workmanship warranty on all new installation work. Manufacturer warranties on materials shall apply per their specific terms.

COMMERCIAL:

- Royalty Roofing offers a standard 2-year workmanship warranty on all new installation work. Manufacturer warranties on materials shall apply per their specific terms.

Warranty coverage is void if:

- Full payment has not been received.
- Damage results from abuse, neglect, improper maintenance, acts of God, or third-party alterations.
- Roofing: Warranty excludes ponding water unless specifically noted and designed for such conditions.
- Siding and Gutters: Warranty excludes damage from landscaping, snow/ice buildup, or improper drainage.
- Warranty claims must be submitted to Royalty Roofing in writing within 10 days of discovery of the issue.

Project Timeline

- Projected start and completion dates are estimates and subject to weather conditions, material availability, permitting delays, and other factors beyond Royalty Roofing's control. Royalty Roofing shall not be liable for delays caused by these or any other unforeseen circumstances.

Property Conditions and Existing Damage

- Royalty Roofing is not responsible for pre-existing conditions, latent defects, or damages unrelated to our work. Standard construction activities may cause minor incidental damage (e.g., to landscaping, interior vibrations, nail pops). Royalty Roofing will exercise reasonable care but shall not be held responsible for these minor issues.

Indemnification

- The Client agrees to indemnify, defend, and hold harmless Royalty Roofing and its subcontractors from any claims, damages, or liabilities, including attorney fees, arising from Client’s failure to comply with this Contract, breach of this contract, any negligent or reckless act of the Client including failure to disclose known hazardous conditions, or unauthorized use of the work site. Royalty Roofing may demand the Client indemnify, defend and hold harmless any claim or cause of action upon receipt of such claim. Client waives the right to assert defenses of ripeness or untimeliness on any claim for indemnification arising from this contract.

Limitation of Liability

- Royalty Roofing’s liability for any claim arising from or related to this contract shall be limited to the lesser of the amount paid under this agreement or direct costs to remedy proven defects. In no event shall Royalty Roofing be liable for consequential, incidental, non-contractual or punitive damages.

Dispute Resolution

- Any disputes not resolved amicably shall be submitted to binding arbitration under the rules of the American Arbitration Association (or a mutually agreed forum) before a single arbitrator. Venue for arbitration shall be in the jurisdiction of the project site.

Governing Law

- This Agreement shall be governed and interpreted in accordance with the laws of the State where the project is located.

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Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date