



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

**4243 Beechwood Ln
Dallas, TX 75220**

CONCERNING THE PROPERTY AT _____

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring			☒
Carbon Monoxide Det.	☒		
Ceiling Fans	☒		
Cooktop	☒		
Dishwasher	☒		
Disposal	☒		
Emergency Escape Ladder(s)		☒	
Exhaust Fans	☒		
Fences	☒		
Fire Detection Equip.	☒		
French Drain	☒		
Gas Fixtures	☒		
Liquid Propane Gas:		☒	
-LP Community (Captive)		☒	
-LP on Property		☒	

Item	Y	N	U
Natural Gas Lines	☒		
Fuel Gas Piping:	☒		
-Black Iron Pipe			☒
-Copper			☒
-Corrugated Stainless Steel Tubing			☒
Hot Tub		☒	
Intercom System			
Microwave	☒		
Outdoor Grill		☒	
Patio/Decking	☒		
Plumbing System	☒		
Pool	☒		
Pool Equipment	☒		
Pool Maint. Accessories	☒		
Pool Heater	☒		

Item	Y	N	U
Pump: sump grinder		☒	
Rain Gutters	☒		
Range/Stove	☒		
Roof/Attic Vents	☒		
Sauna		☒	
Smoke Detector	☒		
Smoke Detector - Hearing Impaired		☒	
Spa	☒		
Trash Compactor		☒	
TV Antenna			☒
Washer/Dryer Hookup	☒		
Window Screens	☒		
Public Sewer System	☒		

Item	Y	N	U	Additional Information
Central A/C	☒			☒ electric ☐ gas number of units: <u>3</u>
Evaporative Coolers		☒		number of units: _____
Wall/Window AC Units		☒		number of units: _____
Attic Fan(s)			☒	if yes, describe: _____
Central Heat	☒			☐ electric ☒ gas number of units: <u>3</u>
Other Heat		☒		if yes, describe: _____
Oven	☒			number of ovens: <u>2</u> electric ☒ gas other: _____
Fireplace & Chimney	☒			☐ wood ☒ gas logs ☐ mock other: <u>2 FIREPLACES</u>
Carport		☒		☐ attached ☐ not attached
Garage	☒			☒ attached ☐ not attached
Garage Door Openers	☒			number of units: <u>2 (3-CAR)</u> number of remotes: _____
Satellite Dish & Controls		☒		☐ owned ☐ leased from: _____
Security System	☒			☒ owned ☐ leased from: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: JTM, JNM

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Concerning the Property at _____

Solar Panels	☒	☐	☐	owned	leased from: _____
Water Heater	☒	☐	☐	electric	gas other: _____ number of units: _____
Water Softener	☐	☒	☐	owned	leased from: _____
Other Leased Items(s)	☐	☒	☐	if yes, describe: _____	
Underground Lawn Sprinkler	☒	☐	☐	☒ automatic	manual areas covered _____
Septic / On-Site Sewer Facility	☐	☒	☐	if yes, attach Information About On-Site Sewer Facility (TXR-1407)	

Water supply provided by: ☒ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☐ other: _____

Was the Property built before 1978? ☒ yes ☐ no ☐ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: CertainTeed Landmark Composition Age: 2023 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☒ no ☐ unknown
shingle (Limited Lifetime Mfr. Warranty)

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement	☐	☒
Ceilings	☐	☒
Doors	☐	☒
Driveways	☐	☒
Electrical Systems	☐	☒
Exterior Walls	☐	☒

Item	Y	N
Floors	☐	☒
Foundation / Slab(s)	☐	☒
Interior Walls	☐	☒
Lighting Fixtures	☐	☒
Plumbing Systems	☐	☒
Roof	☐	☒

Item	Y	N
Sidewalks	☐	☒
Walls / Fences	☐	☒
Windows	☐	☒
Other Structural Components	☐	☒
	☐	☐
	☐	☐

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring	☐	☒
Asbestos Components	☐	☒
Diseased Trees: <u>oak wilt</u>	☐	☒
Endangered Species/Habitat on Property	☐	☒
Fault Lines	☐	☒
Hazardous or Toxic Waste	☐	☒
Improper Drainage	☐	☒
Intermittent or Weather Springs	☐	☒
Landfill	☐	☒
Lead-Based Paint or Lead-Based Pt. Hazards	☐	☒
Encroachments onto the Property	☒	☐
Improvements encroaching on others' property	☐	☒
Located in Historic District	☐	☒
Historic Property Designation	☐	☒
Previous Foundation Repairs	☐	☒

Condition	Y	N
Radon Gas	☐	☒
Settling	☐	☒
Soil Movement	☐	☒
Subsurface Structure or Pits	☐	☒
Underground Storage Tanks	☐	☒
Unplatted Easements	☐	☒
Unrecorded Easements	☐	☒
Urea-formaldehyde Insulation	☐	☒
Water Damage Not Due to a Flood Event	☐	☒
Wetlands on Property	☐	☒
Wood Rot	☐	☒
Active infestation of termites or other wood destroying insects (WDI)	☐	☒
Previous treatment for termites or WDI	☐	☒
Previous termite or WDI damage repaired	☐	☒
Previous Fires	☐	☒

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Initialed by: Buyer: _____, _____ and Seller: DM, MW

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Concerning the Property at _____

Previous Roof Repairs	☒
Previous Other Structural Repairs	☒
Previous Use of Premises for Manufacture of Methamphetamine	☒

Termite or WDI damage needing repair	☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*	☒

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

PER THE LAND SURVEY, A SMALL PORTION OF THE NEIGHBORING FENCE SITS 1-2 INCHES INSIDE OUR LOT LINE; THERE ARE ZERO BOUNDARY DISPUTES.

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- ☒ Present flood insurance coverage.
- ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☒ Previous flooding due to a natural flood event.
- ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☒ Located ☐ wholly ☐ partly in a floodway.
- ☒ Located ☐ wholly ☐ partly in a flood pool.
- ☒ Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

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Concerning the Property at _____

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* ___ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ___ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

- ☒ ☐ Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
- ☒ ☐ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
 Name of association: _____
 Manager's name: _____ Phone: _____
 Fees or assessments are: \$ _____ per _____ and are: ___ mandatory ___ voluntary
 Any unpaid fees or assessment for the Property? ___ yes (\$ _____) ___ no
 If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- ☒ ☐ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
 Any optional user fees for common facilities charged? ___ yes ___ no If yes, describe: _____
- ☒ ☐ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☒ ☐ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☒ ☐ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- ☒ ☐ Any condition on the Property which materially affects the health or safety of an individual.
- ☒ ☐ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
 If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- ☒ ☐ Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

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Initialed by: Buyer: _____, _____ and Seller: JM, NW

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Concerning the Property at _____

___ The Property is located in a propane gas system service area owned by a propane distribution system retailer.

___ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ___ yes ___ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
11/28/2022	ROOF INSPECTION	SCOTT EXTERIORS	3
LATE 2022	GENERAL HOME	UNKNOWN	UNKNOWN (Lost)
PRE-CLOSING 12/15/22 HOME INSPECTION REPORT WAS LOST & CANNOT BE ATTACHED. ROOF INSPECTION IS ATTACHED.			

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property.
A buyer should obtain inspections from inspectors chosen by the buyer.*

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

☒ Homestead ___ Senior Citizen ___ Disabled
___ Wildlife Management ___ Agricultural ___ Disabled Veteran
___ Other: _____ ___ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ___ yes ☒ no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ___ yes ☒ no If yes, explain: _____

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ___ unknown ___ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

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Dallas, TX 75220**

Concerning the Property at _____

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller: James McGoldrick Date: 6/2/2026 Signature of Seller: Michelle McGoldrick Date: 6/2/2026

Printed Name: JAMES MCGOLDRICK Printed Name: Michelle McGoldrick

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: AE TEXAS
Sewer: DALLAS WATER UTILITIES
Water: DALLAS WATER UTILITIES
Cable: N/A
Trash: CITY OF DALLAS SANITATION
Natural Gas: ATMOS ENERGY
Phone Company: SPECTRUM
Propane: N/A
Internet: SPECTRUM FIBER

phone #: (844) 335-1713
phone #: (214) 651-1441
phone #: (214) 651-1441
phone #: _____
phone #: 311
phone #: (866) 322-8667
phone #: (855) 243-8892
phone #: _____
phone #: (855) 243-8892

4243 Beechwood Ln
Dallas, TX 75220

Concerning the Property at _____

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____	Date _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	

November 28, 2022

Marcy Haggar
4243 Beechwood Ln
Dallas Tx 75220



Roofing • Siding • Windows

On November 28, 2022, I inspected the roof at the above address. The shingles are laminated composition (30 Yr. Mfr. Warranty) installed over decking and in poor condition. I noted severe blistering all over the roofing surface. Blistering is a manufacturer defect that causes the premature aging of the shingles. Therefore, I recommend full replacement at this time.

PROPOSAL FOR ROOF REPLACEMENT AT-4243 BEECHWOOD LN.-DALLAS

Scope of Work:

1. Protect the landscape and premises.
2. Remove one layer of shingles and haul away.
3. Inspect decking for rot and replace any necessary 4 x 8 sheets @ \$125.00 per sheet installed. (owner to be notified before installation of any decking)
4. Install synthetic underlayment.
5. Install new 1 ½ x 1 ½ pre-painted metal drip edge around perimeter of house.
6. Install starter shingle and extend proper to the edge of the roof.
7. Install ice and water shield underlayment in the valleys.
8. Install shingles in the valleys using the double closed coverage method preferred by the manufacturers.
9. Install new 4 x 4 step flashing around perimeter of the chimneys.
10. Install new 24 gauge paint grip counter flashing cut into the brick and mortar of the chimneys.
11. Install ice and water shield underlayment around perimeter of all penetrations.
12. Install new rubber bootjacks on all plumbing stacks.
13. Paint all the new rubber bootjacks with roof accessory paint to match shingle color.
14. Install continuous ridge vent with external baffle to match existing locations.
15. Remove and reset solar power vents.
16. Install new single 3-tab hip and ridge shingles to match.
17. Caulk and seal exposed nails and fasteners.
18. Nail all materials with galvanized roofing nails (NO STAPLES).
19. Clean up all debris from our work and haul away.
20. Inspect job and run magnet in the yard to pick up 98% of the nails after completion.
21. Note: This estimate includes a permit from the city.

General information:

1. \$2MM general liability maintained for your protection.
2. Our supervisors will be checking your job during work. At conclusion, they will schedule a final inspection of our work with you, and will include an attic inspection to check the furnace and water heater connections for your safety.
3. Full inspection of roof and property following completion.
4. Five year written workmanship warranty, transferable.
5. Payment Type: Check. MC, Visa, Discover. (Add a 2.5% service fee for any credit card payments).

Re-roof with:

Certainteed Landmark (Limited Lifetime Mfr. Warranty)

Choice of shingle color _____

Initial:

\$32,975.00 _____

Continued on page 2.



Roofing • Siding • Windows

APPLICABLE TO PROJECTS INVOLVING USE OF PROCEEDS FROM INSURANCE CLAIM

Texas law requires a person insured under a property insurance policy to pay any deductible applicable to a claim made under the policy. It is a violation of Texas law for a seller of goods or services who reasonably expects to be paid wholly or partly from the proceeds of a property insurance claim to knowingly allow the insured person to fail to pay, or assist the insured person's failure to pay, the applicable insurance deductible.

Will this contract be paid wholly or partly from the proceeds of a claim under a property insurance policy?

Yes _____ No _____

If yes, please provide the following information: Insurance Company Name: _____

Claim Number _____ Amount of Deductible: _____

ACCEPTANCE OF PROPOSAL ABOVE AS BINDING CONTRACT

Your signature below serves as acceptance of this proposal as a binding contract. Both owners must sign if applicable. Owner shall be responsible to have shingles approved by any applicable neighborhood associations. Scott Exteriors may exercise partial billing on any job that is substantially complete. Withholdings by customer may not exceed 10% of the contract unless otherwise agreed upon. By signing below, the owner affirms they have read the "About Your Job" statement below and accepts applicable responsibilities therein. All balances are due immediately upon receipt of invoice unless otherwise stated. We may charge 18% interest on balances past due more than 30 days. Delays in completing the job due to inclement weather, labor disputes, or customer-imposed constraints shall not be our responsibility. Your job price and estimated completion has been calculated assuming our personnel shall have free access around the property and to electricity throughout the job. We are not responsible for under-supported driveways that may crack under the routine delivery or removal of materials. Customer accepts all responsibility for any color selection made by them, or another on their behalf, of materials to be used on the roof. We will use the utmost care to protect the property where our work is commencing. If there are damages to the property that are caused by us, it shall be the customer's responsibility to inform us of these damages and prove in writing to us the cost for repairs of the related damages before any repairs are begun. If there are HVAC Freon lines, gas lines, electrical lines, cable line, alarm line, or any other type of accessory household pipes, lines, or cables that are installed under the roof deck against City codes, and we puncture or damage these lines, it will NOT be our responsibility for repairing these lines. It will NOT be our responsibility to inspect the house or attic for non-code related items described herein. Owner shall be responsible for informing us prior to any work if they believe that there could be non-code related items described herein. Any disputes shall be handled in the city and county of Dallas, Texas. Prices guaranteed 30 days.

Payment Schedule for Projects Involving Use of Proceeds from Insurance Claim: Initial insurance company payment and applicable deductible due at delivery of materials/start of job. Balance of contract price stated above to be paid when remaining insurance check received. Owner remains fully responsible for any amounts not paid by insurance company.

Property Owner or Agent Date

Property Owner or Agent Date

Patrick Pearson November 28, 2022

Patrick Pearson Date
patrick@scottexteriors.com



Roofing • Siding • Windows

ABOUT YOUR JOB!

Communications: If you have any questions or problems, please call your contract representative, via the office or their cell phone.

Access: Your contract price is based on our free access around your property and use of your electricity as needed. If you restrict our access, there could be additional charges associated with your restrictions. Please consult your contract representative.

Parking: Property owners shall be responsible for moving cars away from work areas during work hours, and informing neighbors, tenants, or patrons if public property in order to protect their cars.

Nails: Please wear shoes at all times! There may be loose nails around the property, especially while your job is in progress. Also, please check your driveway or parking lot area for nails before pulling your car back in for the evening.

Driveways: Please inform us in advance if you have concerns about the weight of our roofing truck in your driveway or on the parking lot area. We will not be responsible for damage to under supported or old and decaying concrete.

Cold weather applications: During winter months, it can take several weeks for shingles to completely lay flat and seal down. They need sun and heating to melt to their final state. North sides of roofs will take the longest for this to occur.

Attic Debris: If re-decking your house, we will clean our debris and trash from the storage areas of the attic. Our crew will keep the remainder of your attic as clean as possible; however we prefer them to not walk through un-floored areas of the attic because of the danger of falling through the sheetrock ceiling and into your house.

Take Valuables Down: If re-roofing or siding, vibrations from the work can cause pictures, mirrors, or other valuable items to fall if not firmly secured to walls or shelving. Please take these items down as we cannot be responsible for them.

Electrical Equipment: We will be using electrical saws, long extensions cords, and in some cases, an air compressor. These items may require up to 20 amp breakers. Some 15 amp breakers are adequate if no other power is on that circuit. Please inform us prior to starting the job if you believe your home cannot handle these electrical tools. We cannot be responsible for damage to inadequate breakers, old, or poor in-home wiring.

Satellite Dishes: Your TV service may be disrupted and often must be re-tuned after re-roofing. Please consult your contract representative.

Sheet Rock: If the sheetrock in your ceiling is NOT properly nailed into the wood studs, the nails may back out of the sheetrock because of the vibration on your roof. We cannot be responsible for these because they indicate poor construction.

Wires, water, and HVAC Lines: Per International Residential Building Code (IRC), electrical, gas, water, Freon, telephone, cable, alarm, or other wires / pipes should NOT be installed between the rafters and directly under the roof deck. If the lines are pressurized (such as Freon and gas), the Plumbing and General Mechanical Requirements sections of the IRC code requires there be protective steel plating with nominal thickness of 1.463 mm or 16 ga. We will NOT be responsible for damaging these pipes, tubes, or wires which are NOT installed according to current building codes.

Skylights: Debris may fall into your house when skylights are re-flashed because we must remove the top cover. Please protect items below with an old sheet or plastic, or ask your representative for assistance.

Gutters: A re-roofing job can be very stressful for gutters! If they are in poor condition, we recommend they be removed with the roof and replaced after re-roofing. We cannot be responsible for the function of old, rusted, or improperly hung gutters after your job is completed.

Furnace and Water Heater Pipes: *After completion of your job, please check the interior connections of the units for proper pipe fittings.* We will assist with this whenever possible – our Supervisor assigned to your job will have this as part of his final inspection. As a result of re-roofing, sometimes the related vent pipes will pull apart. Dangerous carbon monoxide gas can emit. Otherwise, if you need assistance checking the units, please contact us immediately.

Payments: Please make checks payable to Scott Exteriors. All payments are due immediately when requested. Insurance settlements are ultimately the customer's responsibility and we allow 30 days for you to make your settlement from the date of our invoice. If the insurance company disputes your claim, your balance is still due to us. Interest may be charged to you after the 30 days.

By signing, customer acknowledges that they have read this document, understand it, and agree to it.

Customer Signature

Date