



Rhino Roofing

2002 South Reserve Street • Missoula, MT 59801 • Phone: (406) 552-3089

Print Date: 5-17-2022

Highlander NEX AR Shingles w/ Standard Warranty (GOOD) - Both Garages

Elk Village Condominiums
5100-5110 Village View Way
Missoula, MT 59803
Phone: (406) 240-5580
Email: tgoldich@snet.net.
gateway@montana.com

Proposal from:

Zach Guzman - Sales Manager
(406) 396-1927 - zach@rhinoroofingmt.com

All Rhino Roofing projects include the following:

- Acquisition of all required permits
- Scheduling any inspections
- Remove & dispose of all existing roofing material while protecting the surrounding area with tarps
- Daily ground cleaning, along with magnet sweep of areas for safety and debris removal
- All gutters to be cleaned and functioning properly after completion of job

Materials used for this project:

- Malarkey Artie ice & water shield, on all eaves and valley, per manufacture, city, and county requirements.
- 30 # Synthetic underlayment
- Replace all flashings as needed
- Malarkey smart start on all eaves
- Malarkey Architectural shingle. 6-nail system per shingle to achieve maximum wind warranty. With your choice of color.
- 12-inch Quarrix ridge vent
- Malarkey ridge cap.

Items

Malarkey

Highlander NEX AR Shingles

33 SQ

****Standard Warranty****

Color Selection:

Total Price: \$16,070.00



All Materials, permit fees, dump fees, etc. are included in this estimate

Please Note:

- This proposal is estimated for a 1-layer roof.
 - If additional layers are discovered during tear-off there will be an additional \$70 per square - per layer charge.
- If the sheathing is discovered to need replacing, there will be an additional \$95 per sheet charge (includes labor & material).
- Any carpentry work is \$75 per man-hour, plus material.

No additional work will be done without the homeowner's consent.

Past due invoices over thirty (30) days will be assessed a two percent (2%) monthly charge with a minimum charge of twenty dollars (\$20). Rhino Roofing reserves the right to file a lien to ensure payment of service due. A construction lien will be filed on any construction project which becomes more than forty-five (45) days past due. Any further expenses needed to collect on delinquent accounts (attorney fees, court costs, lien filing, collection fees, etc.) shall be added to the amount the customer owes and will be the responsibility of the customer to pay. Rhino Roofing shall not be held responsible for leaks or any other damage caused by any acts of mother nature or other forces subsequent to installation, including but not limited to hail, wind, snow, rain, fire, lightning, hurricane, tornado, vandalism, water damage moisture or mold from structural or migrating from adjacent structures of any kind. Rhino Roofing is licensed from the City of Missoula and covered by worker's compensation. New roofs include a 5-year service labor warranty.

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:

**Rhino Roofing**

2002 South Reserve Street • Missoula, MT 59801 • Phone: (406) 552-3089

Print Date: 5-17-2022**Highlander NEX AR Shingles w/ Standard Warranty (GOOD) - Bldg. 5100**

Elk Village Condominiums
5100-5110 Village View Way
Missoula, MT 59803
Phone: (406) 240-5580
Email: tgoldich@snet.net,
gatewest@montana.com

Proposal from:

Zach Guzman - Sales Manager
(406) 396-1927 - zach@rhinorooftingmt.com

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- Scheduling any inspections
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- Daily ground cleaning, along with magnet sweep of areas for safety and debris removal
- All gutters to be cleaned and functioning properly after completion of job

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- 30 # Synthetic underlayment
- Replace all flashings as needed
- Malarkey smart start on all eaves
- Malarkey Architectural shingle, 6-nail system per shingle to achieve maximum wind warranty. With your choice of color.
- 12-inch Quarrix ridge vent
- Malarkey ridge cap.

Items

Malarkey

Highlander NEX AR Shingles

113 SQ

****Standard Warranty****

Color Selection:

Total Price: \$56,615.00

5700

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- If the sheathing is discovered to need replacing, there will be an additional \$95 per sheet charge (includes labor & material).
- Any carpentry work is \$75 per man-hour, plus material.

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2002 South Reserve Street • Missoula, MT 59801 • Phone: (406) 552-3089

Print Date: 5-17-2022

Highlander NEX AR Shingles w/ Standard Warranty (GOOD) - Bldg. 5102

Elk Village Condominiums
5100-5110 Village View Way
Missoula, MT 59803
Phone: (406) 240-5580
Email: tgoldich@snet.net,
gatewest@montana.com

Proposal from:

Zach Guzman - Sales Manager
(406) 396-1927 - zach@rhinoroofingmt.com

All Rhino Roofing projects include the following:

- Acquisition of all required permits
- Scheduling any inspections
- Remove & dispose of all existing roofing material while protecting the surrounding area with tarps
- Daily ground cleaning, along with magnet sweep of areas for safety and debris removal
- All gutters to be cleaned and functioning properly after completion of job

Materials used for this project:

- Malarkey Artie ice & water shield, on all eaves and valley, per manufacture, city, and county requirements.
- 30 # Synthetic underlayment
- Replace all flashings as needed
- Malarkey smart start on all eaves
- Malarkey Architectural shingle, 6-nail system per shingle to achieve maximum wind warranty. With your choice of color.
- 12-inch Quarrix ridge vent
- Malarkey ridge cap.

Items

Malarkey

Highlander NEX AR Shingles

75 SQ

****Standard Warranty****

Color Selection:

Total Price: \$38,930.00

5702

All Materials, permit fees, dump fees, etc. are included in this estimate

Please Note:

- This proposal is estimated for a 1-layer roof.
 - If additional layers are discovered during tear-off there will be an additional \$70 per square - per layer charge.
- If the sheathing is discovered to need replacing, there will be an additional \$95 per sheet charge (includes labor & material).
- Any carpentry work is \$75 per man-hour, plus material.

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2002 South Reserve Street • Missoula, MT 59801 • Phone: (406) 552-3089

Print Date: 5-17-2022**Highlander NEX AR Shingles w/ Standard Warranty (GOOD) - Bldg. 5104**

Elk Village Condominiums
5100-5110 Village View Way
Missoula, MT 59803
Phone: (406) 240-5580
Email: tgoldich@snet.net,
gatewest@montana.com

Proposal from:

Zach Guzman - Sales Manager
(406) 396-1927 - zach@rhinorooftingmt.com

All Rhino Roofing projects include the following:

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- Scheduling any inspections
- Remove & dispose of all existing roofing material while protecting the surrounding area with tarps
- Daily ground cleaning, along with magnet sweep of areas for safety and debris removal
- All gutters to be cleaned and functioning properly after completion of job

Materials used for this project:

- Malarkey Artie ice & water shield, on all eaves and valley, per manufacture, city, and county requirements.
- 30 # Synthetic underlayment
- Replace all flashings as needed
- Malarkey smart start on all eaves
- Malarkey Architectural shingle, 6-nail system per shingle to achieve maximum wind warranty. With your choice of color.
- 12-inch Quarrix ridge vent
- Malarkey ridge cap.

Items

Malarkey

Highlander NEX AR Shingles

101 SQ

****Standard Warranty****

Color Selection:

Total Price: \$51,190.00

5704

All Materials, permit fees, dump fees, etc. are included in this estimate

Please Note:

- This proposal is estimated for a 1-layer roof.
 - If additional layers are discovered during tear-off there will be an additional \$70 per square - per layer charge.
- If the sheathing is discovered to need replacing, there will be an additional \$95 per sheet charge (includes labor & material).
- Any carpentry work is \$75 per man-hour, plus material.

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2002 South Reserve Street • Missoula, MT 59801 • Phone: (406) 552-3089

Print Date: 5-17-2022

Highlander NEX AR Shingles w/ Standard Warranty (GOOD) - Bldg. 5106

Elk Village Condominiums
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Missoula, MT 59803
Phone: (406) 240-5580
Email: tgoldich@snet.net,
gatewest@montana.com

Proposal from:

Zach Guzman - Sales Manager
(406) 396-1927 - zach@rhinoroofingmt.com

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- Scheduling any inspections
- Remove & dispose of all existing roofing material while protecting the surrounding area with tarps
- Daily ground cleaning, along with magnet sweep of areas for safety and debris removal
- All gutters to be cleaned and functioning properly after completion of job

Materials used for this project:

- Malarkey Artie ice & water shield, on all eaves and valley, per manufacture, city, and county requirements.
- 30 # Synthetic underlayment
- Replace all flashings as needed
- Malarkey smart start on all eaves
- Malarkey Architectural shingle, 6-nail system per shingle to achieve maximum wind warranty. With your choice of color.
- 12-inch Quarrix ridge vent
- Malarkey ridge cap.

Items

Malarkey

Highlander NEX AR Shingles

104 SQ

****Standard Warranty****

Color Selection:

Total Price: \$51,980.00

All Materials, permit fees, dump fees, etc. are included in this estimate

5706

Please Note:

- This proposal is estimated for a 1-layer roof.
 - If additional layers are discovered during tear-off there will be an additional \$70 per square - per layer charge.
- If the sheathing is discovered to need replacing, there will be an additional \$95 per sheet charge (includes labor & material).
- Any carpentry work is \$75 per man-hour, plus material.

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2002 South Reserve Street • Missoula, MT 59801 • Phone: (406) 552-3089

Print Date: 5-17-2022**Highlander NEX AR Shingles w/ Standard Warranty (GOOD) - Bldg. 5108**

Eik Village Condominiums
5100-5110 Village View Way
Missoula, MT 59803
Phone: (406) 240-5580
Email: tgoldich@snet.net,
gateway@montana.com

Proposal from:

Zach Guzman - Sales Manager
(406) 396-1927 - zach@rhinoroofingmt.com

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- Scheduling any inspections
- Remove & dispose of all existing roofing material while protecting the surrounding area with tarps
- Daily ground cleaning, along with magnet sweep of areas for safety and debris removal
- All gutters to be cleaned and functioning properly after completion of job

Materials used for this project:

- Malarkey Artie ice & water shield, on all eaves and valley, per manufacture, city, and county requirements.
- 30 # Synthetic underlayment
- Replace all flashings as needed
- Malarkey smart start on all eaves
- Malarkey Architectural shingle, 6-nail system per shingle to achieve maximum wind warranty. With your choice of color.
- 12-inch Quarrix ridge vent
- Malarkey ridge cap.

Items

Malarkey

Highlander NEX AR Shingles

99 SQ

****Standard Warranty****

Color Selection:

Total Price: \$50,385.00

All Materials, permit fees, dump fees, etc. are included in this estimate

9708

Please Note:

- This proposal is estimated for a 1-layer roof.
 - If additional layers are discovered during tear-off there will be an additional \$70 per square - per layer charge.
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- Any carpentry work is \$75 per man-hour, plus material.

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Print Date: 5-17-2022

Highlander NEX AR Shingles w/ Standard Warranty (GOOD) - Bldg. 5110

Elk Village Condominiums
5100-5110 Village View Way
Missoula, MT 59803
Phone: (406) 240-5580
Email: tgoldich@snet.net,
gatewest@montana.com

Proposal from:

Zach Guzman - Sales Manager
(406) 396-1927 - zach@rhinorooftingmt.com

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- Scheduling any inspections
- Remove & dispose of all existing roofing material while protecting the surrounding area with tarps
- Daily ground cleaning, along with magnet sweep of areas for safety and debris removal
- All gutters to be cleaned and functioning properly after completion of job

Materials used for this project:

- Malarkey Artie ice & water shield, on all eaves and valley, per manufacture, city, and county requirements.
- 30 # Synthetic underlayment
- Replace all flashings as needed
- Malarkey smart start on all eaves
- Malarkey Architectural shingle, 6-nail system per shingle to achieve maximum wind warranty. With your choice of color.
- 12-inch Quarrix ridge vent
- Malarkey ridge cap.

Items

Malarkey

Highlander NEX AR Shingles

115 SQ

****Standard Warranty****

Color Selection:

Total Price: \$57,995.00

5/10

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Please Note:

- This proposal is estimated for a 1-layer roof.
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- If the sheathing is discovered to need replacing, there will be an additional \$95 per sheet charge (includes labor & material).
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Print Name:

Hi Terry and Dan,

Sorry for not getting this to you yesterday, I am running about a day behind schedule.

As for our suggested order of replacing the roofs it would be:

1. Building 5100
2. Building 5102
3. Building 5104
4. Building 5106
5. Building 5108
6. Building 5110
7. Garages (Garage have severe granule loss but we know they are not as high of an importance to you)

Please note the below time frames for each roof is just an estimation and no guarantee of the length of time left in each roof. There are many factors including weather, original shingle installation quality, building design, etc. that can lead to faster deterioration of shingles and earlier failures.

Building 5100 is by far the worst building, there is significant granule loss across all faces of the roof. The roof faces facing east have the worst granule loss. This roof has at most 1 summer/winter left of life. We suggest replacing this roof as soon as possible. These shingles are at risk of soaking up water instead of shedding water and causing damage to the decking. These shingles will probably start to show a lot of the fiberglass mat as we go through summer and the sun and heat bakes away the asphalt/tar.

Building 5102 has maybe 1 to 2 winters left of life. Granule loss is evident on this roof and will continue to get worse. A really hot summer and bad winter this year will reduce its life. Our main concern with this roof is the original installation. I discovered quite a few exposed nails (nails that were installed too low on the shingle). These nails are starting to drive up due to water. Some nails have already been driven up and rolled down into the gutters.

Buildings 5104 and 5106 have 3-5 years left of life. There is granule loss starting to happen along the corners and edges of the shingles. This will continue to get worse over time. Again if we have hot summers and bad winters the life of the roof will be reduced.

Buildings 5108 and 5110 have about 5 years of life left. There is very little sign of granule loss. Some areas which receive more direct sun have some signs of granule loss but will take some time to fully spread through the roof.

It is to be noted I discovered issues with the original installation of every roof. This includes shingles being nailed too low and leaving an exposed nail, improper flashing, in no case did I find the last piece of flashing kicking water out away from the siding like it is supposed to, and shingles not properly butted together. All these issues will continue to cause premature failures of the shingles and possible hidden damage to sheathing of the buildings.

It is also to be noted that the pipe jacks (pipe boots) on every roof have expired. The rubber gasket has started to crack or has completely fallen off. You are at risk of water damage in these areas.

To address the air conditioning unit concerns there are three options:

- First option we can leave the ac units exactly how they are. We would be able to work with the current structure and shingle it properly. We would change the pipe boots for the 4x4 to the correct way of flashing a square roof penetration. We would also still give you our workmanship warranty 5 or 7 years depending on the warranty structure you go with.

- This is the most cost-effective solution but not the best. I spoke with some HVAC guys I know and the way units are mounted are not ideal, especially during winter and snow build up.
- We would also not replace the flat roofing products that are part of the platform. It is a liability issue since we are not licensed in HVAC and the problems that can occur working in such a tight space
- Second option is to have carpenter come add a drainage system to the current platforms. This would help drastically in those areas. Currently water is being trapped on those platforms.
 - A carpenter may not take on a project like this due again to liability and needing an HVAC license if the units have to be moved in anyway to fix the job.
 - We recommend Dan Compton at Grizzly Home Repair (406) 396-5531 if this is the route you want to go. He may or may not be able to tackle this type of project.
- Third option which was recommended by some friends over at Temp Right Service is to move the ac units off the roof entirely.
 - That would by far be the most expensive route.
 - They noted that the second story roof dumping water during rains right on top of the ac units is not good. At minimum we suggest installing gutters above the units.

I am still putting together the cost proposal for each building but I will email those over later today. Each building will have its own proposal.

Thanks,

Zach

Zach Guzman

Sales Manager

Rhino Roofing

(406) 396-1927