

Summit Commercial Systems

Commercial Roof Modernization & Waterproofing Proposal

Customer: Commercial Building Owner

Project: Tear-off and premium TPO roof system replacement with enhanced drainage insulation (approx. 15,000 sq. ft.)

Scope of Work:

- Complete tear-off of existing multi-layer roof down to the structural deck.
- Comprehensive deck inspection; replacement of up to 5 damaged wood/metal sheets included.
- Furnish and install tapered polyisocyanurate insulation package designed to eliminate standing water and improve positive drainage toward roof drains.
- Furnish and install heavy-duty 60-mil fleece-back White TPO membrane fully adhered with low-VOC bonding adhesive.
- Fabricate and install custom heavy-gauge architectural aluminum coping and edge metal.
- Rebuild and flash all roof curbs, penetrations, and plumbing vents using reinforced prefabricated accessories.
- Perform electronic leak detection (ELD) testing upon completion.
- Magnetic sweep of grounds and complete debris removal.

Pricing:

- Complete Tear-off, Deck Inspection & Disposal: \$26,500
 - Tapered Insulation & 60-mil Fleece-Back TPO System: \$88,000
 - Custom Flashing, Curbs & ELD Testing: \$14,000
 - Permits, Engineering Sign-off & Crane Service: Included
- Total Proposal Price: \$128,500

Warranty:

- Manufacturer Warranty: 20-year No Dollar Limit (NDL) full system warranty covering materials and labor directly from the manufacturer.
- Contractor Workmanship Warranty: 10 years.

Schedule:

- Estimated installation timeline: 8 to 10 working days.
- Flexible scheduling options available to accommodate building tenants and minimize business disruptions during operating hours.

Payment Terms:

- 30% deposit at signing.
- 40% upon material delivery and deck sign-off.
- 30% upon final inspection and electronic leak detection sign-off.

Exclusions:

- Asbestos or hazardous material abatement.
- Replacement of structurally compromised steel joists or concrete beams.
- Interior tenant damage resulting from pre-existing unsealed roof leaks prior to construction start.