



ESTIMATE

Summit Building & Roofing Co.
1647 Windsor Ave
Columbus, OH 43219
(614) 878-6648

Sales Representative
Jim Ealy
(614) 452-0456
jealy@summitbuildingroofing.com



Ann Taylor
(740) 920-4150
Ann@colours-interiordesign.com
Job #8186 - Ann Taylor - Sheridan
571 Sheridan Ave
Bexley, OH

Estimate #	10851
Date	6/6/2025

Item	Description	Amount
Slate Roof	Remove slate shingles off roof, Install OSB decking over wood planks.	\$0.00
Install Shingles	Install new 30-year architectural shingles. Install Ridge Vent and Hip & Ridge shingles.	\$21,699.00

Thank you for choosing Summit Building & Roofing Co. as your preferred home-improvement expert. We are looking forward to working with you.

Please review the above estimate and scope of work. If you have any questions about this estimate, feel free to contact us at your convenience. This estimate is **valid for 30 days**, unless otherwise specified above by a Summit representative.

If you wish to **APPROVE** this estimate, please follow the steps below.

1. Open the email sent from Summit.
2. Click **REVIEW DOCUMENT** button.
3. Read the estimate, and verify all contact information, and work requested is correct. If you have questions, or changes need made, please return to the email, and click **"I HAVE A QUESTION"**. This will redirect you to your email, where you can respond with your questions via email. You can contact Jim Ealy directly via phone call or text with questions as well.
4. If the estimate is accurate, and you wish to approve the estimate, click **SIGN** button in the top right corner, and follow the steps to **submit an electronic signature**. Upon your approval and signature, this document will become a contractual financial agreement, and cannot be deleted or altered. Please see details below for further information.
5. You can call Jim Ealy or call our office directly at 614-878-6648 for signature assistance.

If you have any questions on how to approve this estimate, you can speak with Jim Ealy, or contact our office directly at 614-878-6648. Once your estimate has been approved with your signature you will receive a confirmation from our office via email, or direct communication with Jim Ealy. Your job will then be put into production, and a Summit Representative will contact you when it comes time to schedule any work to begin.

Sub Total	\$21,699.00
Total	\$21,699.00

TERMS OF AGREEMENT

This estimate and all other financial agreements made pursuant there-to are between Summit Building & Roofing Co. hereafter referred to as "Summit" and the "Customer" who is named above on this document. This document is subject to all appropriate laws, regulations, and ordinances within the state of Ohio.

Please review the following important information. Your signature on this estimate states you have read & agree to the following:

1. All estimates/contracts and verbal agreements are subject to approval by Summit without exception. The Customer executing this contract must obtain approval from a Summit Representative.
2. This document, once approved and signed by the Customer, will become a valid contract and legal financial agreement. Once signed, this agreement cannot be deleted, altered, or modified unless a new agreement/contract is created, approved, and signed by both the Customer and a Summit representative.
3. In the case that an estimate/contract needs to be updated or changed after signature has been obtained, a new estimate/contract can be created, and the existing agreement can be made null and void upon approval by both the Customer and Summit.
4. In the event that there is expected or unexpected damages found to the structure or property (i.e. decking, framing, and the like) while work is being performed by Summit that requires additional labor and materials, Summit will communicate with the Customer and provide a Change Order or updated estimate indicating any and all changes and additional work to be performed. These changes will require an updated financial agreement, and will require approval by signature of the Customer.
5. Summit is obligated and required to perform work in accordance with all Building & Zoning Codes established by the State of Ohio, and local municipalities. Documentation can be provided to indicate requirements of the state and local municipalities.
6. It is the responsibility of the customer that all material selections and work performed on the property meets the requirements of any local HOA or Historic Societies.
7. In the event there are unexpected cost increases due to economic changes or inflation, this agreement can and will be modified and adjusted to account for price increases of labor, materials and cost of doing business. Customer will be notified, and this agreement will be updated before any additional work is done.
8. Once the work agreement is fulfilled, and all work is completed to the Customer's satisfaction, this document will be converted into the final Invoice and used for collection of final payment. The final invoice can/will be modified to adjust for additional costs accrued during the project, per the agreement between Summit & the Customer (example: decking, framing, etc.).
9. Summit will have no responsibility for damages from rain, fire, tornado, windstorm, or other perils normally covered by homeowners insurance or business risk insurance.
10. Summit will not be liable for failure of performances due to labor controversies, strikes, fires, weather, inability to obtain materials from usual sources, or any other circumstances beyond our control.
11. Summit will not be responsible for any damage on or below the roof due to leaks by excessive wind-driven rain, ice-damming, or hail during the period of the warranty (excessive wind is 65 MPH).
12. Summit will not be responsible for any previously improperly installed products or materials that may be exposed during project, including but not limited to framing, roofing, siding, windows, electric, plumbing, HVAC, etc.
13. Summit is not responsible for any damages within the building/structure caused during the work being performed, including but not limited to nail-pops in ceiling, drywall, or interior tile work; dislodged items such as pictures, wall ornaments, furniture, or other valuable items; debris falling from ceiling or open roofs in garages, attics, etc.
14. This contract cannot be cancelled once work has commenced except by mutual written agreement by both parties.
15. If this contract is cancelled by the customer later than 3 days from the execution, the Customer shall pay the Company 25% of the contracted price as liquid damages and Summit agrees to accept such as reasonable and just compensation for said cancellation. The customer will be responsible in full for non-returnable or special order materials.
16. If any provision of this contract would be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of the contract shall not be affected thereby.
17. Any representations, statements or other communications not written on this contract are agreed to be immaterial and not relied on by the either party, and do not survive the executions of this contract.
18. In the event of a manufacture warranty claim, the maximum liability for Summit shall be the original cost of labor and materials for the repair, which the Customer agrees, shall be a liquidated sum, under any event of default of Summit herein.
19. Labor/Install and Warranty provided by Summit must be specified above at the point of sale and written within this contract.
20. Product Warranties are provided by the Manufacturer.
21. Payments Requirements are as follow:
 - Upon approval/signing of this estimate, a 50% downpayment will be required, unless otherwise specified by the Summit Representative. Work will not begin until downpayment is provided.
 - Remaining balance must be paid in full within 30 days from the date the Invoice is provided to homeowner.
 - In the case that additional costs accrue, payment agreements may be arranged between Summit and the Customer.
22. Payments can be made via the following methods:
 - Check by mail: make checks payable to "Summit Building & Roofing Co."; Mail to 1647 Windsor Ave. Columbus, OH 43219
 - Electronic Bank Check: same instructions above
 - ACH and Debit/Credit Card: click **Make A Payment** button that will appear on the final invoice. Hyperlink will redirect to online web browsers, were you will be prompted to enter CC information. There will be a **Bank Fee** (approx 3.5% of the balance due) assessed to the transaction.
23. If payment in full is not collected within the agreed upon time and Summit is unable to make contact with the Customer, this account will be at risk of the following:
 - Invoice will accrue monthly late fees (1% of total contracted amount).
 - A Mechanics Lien will be filed on property. Summit agrees to lift any/all liens upon receiving final payment.
 - Account will be submitted to a third-party collections agency. In the event this account is submitted to Collections, the Customer will be held responsible for any additional fees accrued.
 - File a lawsuit for breach of contract. In the event a lawsuit is filed, the Customer will be held responsible for all legal fees.

INSURANCE

- The Customer acknowledges Summit as the assigned General Contractor, thereby, allowing Summit to receive insurance standards of 10% overhead and 10% profit where applicable.
- Work will be completed per the scope of work provided by the Insurance Company. The price negotiated with the insurance company shall be the final contracted price.
- The Customer authorizes Summit to obtain material and labor in accordance with the contracted price and with the specifications set out herein.
- Customer acknowledges and agrees to pay their deductible directly to Summit at the signing of this contract.

- Any and all monies received from the insurance company for the repair and/or replacement of the damaged property, overhead & profit, and price increases should be paid to Summit. This includes supplements/allotments in addition to the contracted price.