

SLATE ROOFING INSTALLATION PROPOSAL

[Change specifications as needed. Use this sample proposal at your own risk. This is a simple, general proposal and is not meant to be a comprehensive proposal for all situations or projects. If in doubt, have your attorney review all proposals prior to signing.]

Name of Project:

Address of Project:

Client:

Contractor:

Expected approximate date of commencement of project:

Expected approximate date of completion:

WE (CONTRACTOR) HEREBY PROPOSE TO FURNISH LABOR AND MATERIALS – COMPLETE IN ACCORDANCE WITH THE SPECIFICATIONS BELOW:

PART 1 – DESCRIPTION OF WORK

- A. Contractor will furnish all permits, labor, materials, equipment, apparatus, tools, transportation and services necessary for, and incidental to, the proper installation and completion of a slate roof on the project named above. This work will include removing and disposing of existing slate roofing; installing underlayment; installing new flashings as specified below; and installing new roofing slate to cover the entire existing slate roof area as indicated in the attached Roof Plan Sketch, to leave a very long term, damage resistant, weatherproof roof.
 - 1. Approximate number of squares of slate to be installed is
 - 2. Areas where flashing is to be replaced (list all pertinent areas such as chimneys, valleys, ridges, plumbing vents, step-flashings, dormer aprons or top-flashings, etc. – add additional lines as needed):
- B. Low-slope roof replacement:
- C. All roofing work shall be executed such that the building is protected from water penetration.

PART 2 – QUALITY CONTROL

- A. Contractor shall use workmen who are trained and experienced in laying slate, installing metal flashing, and all other skills needed to satisfactorily complete the project as specified. Contractor shall keep the building weatherproof, and make every reasonable attempt to complete the project on schedule.

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- B. Contractor shall make certain that the surfaces to which the roof slates are to be applied are in a suitable condition for this application or that they have been repaired to a condition satisfactory for slates.
- C. Contractor shall guarantee all material to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from these specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control.

PART 3 – MATERIALS

A. ROOFING UNDERLAYMENT

Contractor will provide a 30 pound felt underlayment to be installed half-lapped, with 1 inch galvanized roofing nails, or other suitable fasteners, over existing or repaired roof sheathing prior to the installation of the slate roofing. Along the bottom 36 to 48 inches of the roof at the eaves, contractor will install the slate with a 4 or 5 inch headlap to provide greater ice-dam protection.

B. SHEATHING REPAIR OR INSTALLATION

All roof decking (sheathing) installation, repairs, or replacement will be completed using decking material the same as, or similar to, the existing decking material, but not to include laminated or glued woods of any kind. No plywood roof decking will be used. If existing roof decking has deteriorated in areas and must be replaced prior to the installation of the new slate, such replacement will require the additional charge of \$XX/square foot of replaced roof sheathing.

C. NAILS AND FASTENERS

All nails, screws, and flashings used for the work shall be galvanically compatible. For installing new slate, hard copper nails will be used, 11 gauge, 1.5 inches long, smooth shank nails. Slating nail length is to be twice the thickness of the slates, plus one inch.

D. FLASHING

1. All flashing shall be minimum 16 ounce copper.
2. Valley flashing will be 20 ounce, partially hardened copper, minimum 16 inch wide stock, leaving an exposed valley of 6 inches. If nailed to the roof deck, nails are not to be installed further than one inch from the edge of the valley metal. All fasteners are to be galvanically compatible. If any joints on the valley are to be soldered, the valley flashing must be cleated to the roof deck, not nailed. Overlapped joints must overlap minimum six inches, more on lower sloped areas.

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[Insert other valley type (closed, inverted V groove, creased, etc., metal type and weight, width of valley stock metal, exposure if any, fastener type.)]

3. Ridge flashing will be minimum 16 ounce copper ridge roll, fastened with copper cleats on 24 inch centers, so as to leave no exposed fasteners.
4. Step flashings, chimney flashings and dormer aprons will be minimum 16 ounce copper. Step flashings are to lie on the roof four inches and extend up any vertical abutment a minimum of four inches, if possible.
5. Flat-lock soldered copper roofing will be 20 ounce, partially hardened copper, installed according to SMACNA guidelines.
6. All copper is to be uncoated “red” copper.
7. SMACNA and Copper and Common Sense guidelines are to be used in the installation and replacement of flashings.

E. SLATE

1. Slate shall be S1 Grade, [XX variety] slates, free of defects, with punched rather than drilled nail holes. The slates will be blended from all pallets at once during installation.
2. All slate shall be from the same source: XX
3. Slate shall be laid with a minimum 3 inch head lap. Head lap will not be decreased, but will be increased to 4 or 5 inches along the bottom 3 to 4 feet of the roof at the eaves (measured vertically). Side-laps will be maintained at a minimum of three inches, if possible.
4. Slate shall be hard, dense, sound rock of uniform thickness, approximately 3/16”-1/4” thick, with square cut edges. [Or other thickness, shape, etc.]
5. Eave slates shall be laid to project 1.5 inches beyond the furthest extent of fascia. Rake edge (gable end) slates shall extend 1 inch.

PART 4 – EXECUTION

A. INSPECTION

The contractor shall inspect all surfaces prepared for slating. Surface shall be sound and free of all defects that may cause damage to roofing felt, flashing and slate. Any defects in the decking shall be corrected prior to installation at an additional charge of \$XX/square foot of replaced decking.

B. INSTALLATION

1. Underlayment

- a. A double layer (half-lap) of 30 pound felt underlayment will be installed over all deck sheathing prior to slate installation.
- b. Underlayment shall be laid in horizontal layers with joints lapped toward eaves or drains and ends overlapping at least 3 inches.
- c. If self-adhering underlayment is to be used, it will be covered with 30 pound felt before slating. Slates are not to be installed directly over self-adhering underlayment.

2. Slating

- a. Slates are to be standard [or other] thickness, X" wide by X" long, [type] from [source] Quarry.
- b. All standard slates shall be fastened with two copper 11 gauge, smooth shank roofing nails, 1 ½ inches long.
- c. The slate shall project 1.5" at the eaves. All standard field slates will be installed with a 3 inch head lap following chalk lines marking the top edge of each course of slates. Each course shall break joints laterally by a minimum of 3 inches, if possible, with the underlying or overlying course. Slates at the eaves shall be doubled by using a slate starter course that is canted 3/8 inch to ½ inch by a solid (not laminated) wood [or copper] cant strip. [Note: thickness of cant is dependent on thickness of the slates.] The first course of slate shall be laid over the slate starter course so that the drip edges of both courses are aligned and flush. The starter course should be laid back side facing up to allow the edge bevel to merge flush with the edge bevel of the first course (which is laid back side facing down, as are all other slates on the roof, except the starter course).
- d. Slates will be neatly fitted around any pipes, ventilators, and other roof penetrations. Slates overlapping sheet metal shall have the nails placed so as to minimize puncturing the metal.
- e. Slating nails shall not be driven in so far as to produce an excessive strain on the slates and shall instead be driven to a depth such that the nail heads lie within the counter-sunk nail hole and do not rub excessively against the overlying slates.
- f. Any exposed nail heads will be sealed with a construction grade, clear or matching color caulk.

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- g. Contractor must make all reasonable efforts to avoid walking on the slates during the installation process. Upon completion, all slate shall be sound, unbroken, un-cracked, whole and clean, showing no exposed roof cement. Individual slates that must be installed in the field of the roof after the installation is complete, such as where a roof bracket had been removed or where a repair has been made, shall be installed using stainless steel or copper slate hooks.

D. CLEANING UP

- a. Tools, equipment, surplus materials, slate-scrap, and debris resulting from the slate roof installation shall be organized and cleaned up, or removed and disposed of by contractor, on a daily basis.
- b. It is possible that dust and dirt may infiltrate into the attic space during installation or removal of roofing slate. This is particularly true during removal of old slate and felt. Contractor will not be held responsible for clean up of attic areas or any other interior areas. Building owner is advised to remove any valuable items from the roof or attic spaces and/or to cover such items with plastic, tarps, or other suitable covering.

PART 5 – PAYMENT

- A. An advance payment in the amount of 50% will be provided to the contractor at least three weeks prior to the commencement of the work. A progress payment of 25% will be provided to the contractor at 50% completion. The balance of 25% will be paid upon full and satisfactory completion of the work.
- B. Payment for the slate roofing work will be a total of \$XX, plus any additional costs for repair of roof sheathing (@XX/square foot), including all labor and materials.
- C. Payment for the flat lock soldered copper roofing will be \$XX, including all labor and materials.
- D. Total cost for the project is \$XX

PART 6 – INSURANCE

Contractor will carry General Liability Insurance and Workers' Compensation Insurance and will provide Certificates of Insurance to Client, with Client named as Certificate Holder, prior to the execution of any work, upon request.

PART 7 – WARRANTY

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Contractor unconditionally warrants all materials and workmanship for a period of five years. Any defects in the materials or workmanship will be repaired or replaced, at the discretion of Contractor, at no cost to Client.

Authorized Signature (Contractor) _____

Note: This proposal may be withdrawn by us if not accepted within thirty (30) days.

PART 8 - ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

Signature (Client): _____ Date: _____