



928 Roofing & Contracting ROC# 363210

3717 E Firefly Way Flagstaff AZ 86004

Property: Greenlaw Townhomes II
HOA: Jeffery Loop / Heidi Loop / Eva Loop
Flagstaff, AZ 86004

Home: (928) 799-4202 x 1300
E-mail: mlashlee@HOAMCO.com

Estimator: Lincoln Kestner
Position: Co-owner
Company: 928 Roofing & Contracting
Business: 3717 E Firefly way
Flagstaff, AZ 86004

Business: (928) 852-8662
E-mail: Lincoln@928RoofingAZ.com

Contractor: Lincoln Kestner / Travis Fiser
Company: 928 Roofing & Contracting ROC# 363210
Business: 3717 E Firefly Way
Flagstaff, AZ 86004

Business: (928) 852-8662
E-mail: info@928RoofingAZ.com



This Estimate is for the complete roof replacement of the Jeffery Loop / Heidi Loop / Eva Loop; at the Green Law Townhomes II HOA Community.

Inclusions:

Replacement of any damaged Sheathing/Fascia/Flashing caused by rot, water damage, or natural construction processes will not be billed to the HOA, Detach and reset of Gutters to replace fascia as well as the detach and reset of de-icing cable will also NOT be billed to the HOA. This is a **NO CHANGE ORDER ESTIMATE**:

Painting of soffits when necessary to replace, is NOT included.

Permit fees, taxes, insurance and all miscellaneous fees.

Removal, haul away and proper disposal of all roofing debris.

Exclusions:

928 Roofing & Contracting is not responsible for any interior damages caused during the natural construction process. The home may "breathe" or "shift" in response the roofing process, Interior drywall cracks ect. This estimate is for the listed line items ONLY any additional work unless specified in a change order with 928 Roofing & Contracting will not be addressed; ex: Siding / Skylights. Gutter guards, Gutter Helmet, or Leaf Filter Systems are the responsibility of the homeowner to detach prior to the commencement of work. 928 Roofing & Contracting will not take any liability if any of these products are damaged, or not reinstalled. The client acknowledges this and accepts this.

Payments:

25 % To Order materials and Schedule

25 % When Work Begins

25% At 50% Completion

25% When Job is Completed/Passes Final inspection

6 week build schedule to complete the entire community (weather permitting)

***Estimate Valid till 09/01/2026**

Warranty:

- 928 Roofing & Contracting 5 year Complete and Comprehensive Roof Warranty

- GAF Systems Plus Limited Lifetime Material Warranty

IF THE SPECIAL ASSESSMENT FOR THE 2026 ROOFING PROJECT DOES NOT PASS, GREENLAW TOWNHOMES II HOA WILL NOT BE BOUND IN ANY WAY TO MOVE FORWARD WITH THE ROOFING CONTRACT SIGNED BY 928 ROOFING & CONTRACTING AND THE HOA. THE CONTRACT WILL BE VOID IF THE ASSESSMENT DOES NOT PASS.



HOAMCO-GL2-1

Jeffery Loop

DESCRIPTION	QTY
1. Remove Laminated - comp. shingle rfg. - w/out felt	750.00 SQ
2. Laminated - comp. shingle rfg. - w/out felt	825.00 SQ
10% waste due to the amount of roof to wall joints within the community	
3. Ice & water barrier	32,564.00 SF
Required in valleys, 2' inside exterior wall (northern markets), and behind sidewall flashing per manufacturers specification and IRC. (reference '06, '15, & '18 IRC, chapter 9, section R905 Asphalt Shingles)	
4. Synthetic roofing felt - 30lb	499.36 SQ
5. Asphalt starter - universal starter course	8,355.00 LF
A shingle is typically 3' wide and 1' tall and are installed horizontally. Unless both the roof eave and ridge are divisible by 3, then you will have an overhang of shingle that will need to be cut off and can't be used again. Starter is a separate product and is not included in waste.	
6. R&R Drip edge	8,355.00 LF
Drip edge on all eaves and rakes MUST be replaced due to Flagstaff building code (2018 IRC R905.2.8.5) requiring all underlayment to be installed under the drip edge.	
7. Drip Edge - powder coated	8,355.00 LF
Lifetime coating that will never need to be painted or maintained. Color will be matched to the shingle of your choice or the Fascia; whichever the HOA prefers.	
THIS LINE ITEM IS FREE OF CHARGE	
8. R&R Flashing - pipe jack	180.00 EA
9. Prime & paint roof jack	135.00 EA
10. Prime & paint roof vent	135.00 EA
11. R&R Hip / Ridge cap - High Profile - composition shingles	1,613.00 LF
The manufacturer specs state that a 3-tab or laminated shingle cannot be re purposed into a ridge cap because it will be altering the material from its originally intended form and purpose.	
12. City of Flagstaff Building Permits	45.00 EA
13. R&R Chimney flashing - average (32" x 36")	22.00 EA
14. Comprehensive Customized Safety Plan	1.00 EA
Insures that all crews abide by 2024 OSHA roofing guidelines.	
15. Commercial Supervision / Project Management - per hour	128.00 HR
2 Project Managers 40hrs/week for 8 days.	

Heidi Loop

DESCRIPTION	QTY
16. Remove Laminated - comp. shingle rfg. - w/out felt	700.00 SQ
17. Laminated - comp. shingle rfg. - w/out felt	770.00 SQ
10% waste due to the amount of roof to wall joints within the community	
18. Ice & water barrier	28,755.00 SF
Required in valleys, 2' inside exterior wall (northern markets), and behind sidewall flashing per manufacturers specification and IRC. (reference '06, '15, & '18 IRC, chapter 9, section R905 Asphalt Shingles)	
19. Synthetic roofing felt - 30lb	41,245.00 SQ
20. Asphalt starter - universal starter course	7,284.00 LF



CONTINUED - Heidi Loop

DESCRIPTION	QTY
A shingle is typically 3' wide and 1' tall and are installed horizontally. Unless both the roof eave and ridge are divisible by 3, then you will have an overhang of shingle that will need to be cut off and can't be used again. Starter is a separate product and is not included in waste.	
21. R&R Drip edge	7,284.00 LF
Drip edge on all eaves and rakes MUST be replaced due to Flagstaff building code (2018 IRC R905.2.8.5) requiring all underlayment to be installed under the drip edge.	
22. Drip Edge - powder coated	7,284.00 LF
Lifetime coating that will never need to be painted or maintained. Color will be matched to the shingle of your choice or the Fascia; whichever the HOA prefers.	
THIS LINE ITEM IS FREE OF CHARGE	
23. R&R Flashing - pipe jack	164.00 EA
24. Prime & paint roof jack	164.00 EA
25. Prime & paint roof vent	82.00 EA
26. R&R Hip / Ridge cap - High Profile - composition shingles	1,680.00 LF
The manufacturer specs state that a 3-tab or laminated shingle cannot be re purposed into a ridge cap because it will be altering the material from its originally intended form and purpose.	
27. City of Flagstaff Building Permits	41.00 EA
28. R&R Chimney flashing - average (32" x 36")	18.00 EA
29. Comprehensive Customized Safety Plan	1.00 EA
Insures that all crews abide by 2024 OSHA roofing guidelines.	
30. Commercial Supervision / Project Management - per hour	128.00 HR
2 Project Managers 40hrs/week for 8 days.	

Eva Loop

DESCRIPTION	QTY
31. Remove Laminated - comp. shingle rfg. - w/out felt	690.00 SQ
32. Laminated - comp. shingle rfg. - w/out felt	759.00 SQ
10% waste due to the amount of roof to wall joints within the community	
33. Ice & water barrier	31,447.50 SF
Required in valleys, 2' inside exterior wall (northern markets), and behind sidewall flashing per manufacturers specification and IRC. (reference '06, '15, & '18 IRC, chapter 9, section R905 Asphalt Shingles)	
34. Synthetic roofing felt	375.53 SQ
35. Asphalt starter - universal starter course	6,748.00 LF
A shingle is typically 3' wide and 1' tall and are installed horizontally. Unless both the roof eave and ridge are divisible by 3, then you will have an overhang of shingle that will need to be cut off and can't be used again. Starter is a separate product and is not included in waste.	
36. R&R Drip edge	6,748.00 LF
Drip edge on all eaves and rakes MUST be replaced due to Flagstaff building code (2018 IRC R905.2.8.5) requiring all underlayment to be installed under the drip edge.	
37. Drip Edge - powder coated	6,748.00 LF
Lifetime coating that will never need to be painted or maintained. Color will be matched to the shingle of your choice or the Fascia; whichever the HOA prefers.	
THIS LINE ITEM IS FREE OF CHARGE	



CONTINUED - Eva Loop

DESCRIPTION	QTY
38. R&R Flashing - pipe jack	144.00 EA
39. Prime & paint roof jack	144.00 EA
40. Prime & paint roof vent	72.00 EA
41. R&R Hip / Ridge cap - High Profile - composition shingles	1,810.00 LF
The manufacturer specs state that a 3-tab or laminated shingle cannot be re purposed into a ridge cap because it will be altering the material from its originally intended form and purpose.	
42. City of Flagstaff Building Permits	41.00 EA
43. R&R Chimney flashing - average (32" x 36")	18.00 EA
44. Comprehensive Customized Safety Plan	1.00 EA
Insures that all crews abide by 2024 OSHA roofing guidelines.	
45. Commercial Supervision / Project Management - per hour	128.00 HR
2 Project Managers 40hrs/week for 8 days.	

Grand Total

\$1,118,150.00

Lincoln Kestner / Travis Fiser
Co-Owners