



Overland Roofing & Remodeling LLC

P.O. Box 321426
Franklin, WI 53132
(414) 877-0500

www.overlandroofingandremodeling.com



DATE 03-13-2025

Overland Roofing & Remodeling Submitted to:
Pickens Holdings, LLC
353 W. Broadway Street
Waukesha, WI 53186

CONTRACTOR SCOPE OF WORK:

Property: 353 W. Broadway Street, Waukesha, WI 53186

Overland Roofing & Remodeling, LLC, PO BOX 321246, Franklin, WI 53132

Phone: 414-877-0500

Email Bobby@overlandrr.com,

Dwelling contractor qualifier 091500011, Dwelling contractor 091400044

R&R Insurance services - Liability #7031377, Work comp #7031375

INSPECTION:

- Pre-work inspection has been completed with Overland Roofing and Remodeling owners representatives.
- Pre-work inspection has been submitted to Overland Roofing and Remodeling for approval of details.

MATERIAL HANDLING:

- Set up required safety equipment at site needed to comply with OSHA construction guidelines.
- Roof top needed equipment and materials to install a new, quality roofing system.

SCOPE OF WORK: Re-roof - 3,500 square feet

- Remove any wet insulation down to the deck and build up to existing height on a time and material basis.
- Replace any failed decking on a time and material basis. Change order will be provided
- Install .5" High density fiber board, and fasten with 6 plates and fasteners per 4x8 board
- Install Mule-hide .60 TPO membrane across the entire roof surface , using 10' sheets. Sheets installed with minimum side and end laps of 3" and positioned to shed water.
Fasten the sheet laps at a minimum of 12" OC and seal using an automatic hot air welder. One (1) half sheets (6' roll) installed..
- Wrap the walls up and terminate on the inside wall.
- Remove existing EPDM flashing, dispose of debris.
- Repair failed concrete cap and walls.

JOB COMPLETION:

- Clean up the project work area and dispose of debris.
- Inspection of completed roof with Overland Roofing and Remodeling and owner representatives.
- Complete all paper work as needed for the issue of warranty.
- Twenty (20) year Overland Roofing and Remodeling, LLC labor warranty
- Twenty (20) year manufacturer material warranty.



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Project total: =\$51,485

Submitted by: Bobby Overland _____ Approved by: _____
Signed by: _____ Signed by: _____
Date: _____ Date: _____

SCOPE OF WORK: Interior water damage repair

- Remove damaged drywall and insulation and dispose of debris
- Install new insulation and drywall, including Tape/mud/sanding.
- Prime and paint new drywall, owner's choice of color.

Budget \$25,000

SCOPE OF WORK: Residential unit stabilization

- Patch and paint walls, ceiling
- Flooring replacement, including demo of existing
- Trim repair
- Plumbing updates/repairs
- Lighting upgrades

Budget \$95,000

SCOPE OF WORK: Commercial space improvements

- Ceiling repair
- Painting
- Lighting upgrades
- Flooring repair/replacement
- Code compliance corrections

Budget \$130,000

Terms and Conditions

- Start date, shall be deemed approximate and shall be subject to delays caused by weather, acts of God, fires or other reasons not under the control of Overland Roofing and Remodeling including availability of materials. Customer agrees to obtain all permits required for described work.
- Overland Roofing and Remodeling agrees that we will perform this contract with customary industry practices. The customer agrees that any adjustment shall not be caused for failure to make payment of the full purchase price.

Payment:

1/3 on approval
1/3 on start
1/3 on completion

- As required by the Wisconsin construction Lien Law, builder hereby notifies owner that companies furnishing materials or labor for the construction on owner's land may have lien rights on owner's land and buildings if they are not paid. Those entitled to Lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within thirty (30) days after they first furnish materials or labor for the construction.
- Owner will receive notices from those who furnish materials or labor for the construction, and should give a copy of each to your mortgage lender, if any. Contractor agrees to cooperate with owner / owner's lender, if any, to make sure all lien claimants are paid.
- Any delays in payment shall be subject to interest rates of 15% per annum and in no event higher than rates provided by law. If seller is engaged in the service of an attorney or collection agency, the Purchaser agrees to reimburse the Seller for any amounts spent in order to collect the unpaid balance.



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- This agreement sets forth the entire agreement between the parties. Any and all warranties, agreements or verbal representations made are superseded by this agreement. All changes in the agreement shall be made by separate document.
- Any delays in the project should immediately be brought to the attention of the on-site management team