

JOHN SCOTT ROOFING

13446 CHAMBORD ST., BROOKSVILLE, FL 34613

352-754-2710 OFFICE / 352-799-0015 OFFICE & FAX

CCC 1325704 LICENSED * BONDED * INSURED

johnroof371@yahoo.com (email) / johnscottroofingflorida.com (website)

IMPORTANT WIND MITIGATION REPORT FOR INSURANCE COMPANY

A Uniform Mitigation Verification Inspection Report and pictures can be completed by our Wind Mitigation Inspector, **Andy Tuck (Preferred Inspection Services, PLLC)**.

Please contact **Andy Tuck at 352-540-5170** to schedule this. You may also provide him with an email address for your local insurance agent and he can email them directly.

This service is **NO COST TO YOU**.
These reports are paid for by John Scott Roofing.

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18124 POWELL RD., BROOKSVILLE, FL 34604 352
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GAF SMART CHOICE SHINGLE LIMITED WARRANTY INSTRUCTIONS

1. **PLEASE KEEP THIS WARRANTY.** REGISTRATION OF THIS WARRANTY IS NOT REQUIRED.

2. **TRANSFER OF WARRANTY:** THIS WARRANTY IS TRANSFERRABLE ONE TIME ONLY. THE NEW OWNER WILL NEED TO PROVIDE A COPY OF THIS WARRANTY. A LETTER PROVIDING GAF WITH THEIR NAME, PHONE NUMBER, MAILING ADDRESS, PROPERTY ADDRESS AND A COPY OF RECORDED DEED WITHIN 60 DAYS OF THE CLOSING. MAIL TO THE ADDRESS BELOW.

GAF Warranty Claims Department
Shingle Ltd warranty transfer
1 Campus Drive
Parsippany, NJ 07054

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WE APPRECIATE AND WELCOME REVIEWS ON THE FOLLOWING SOCIAL MEDIA SITES:

1. **Our website** johnscottroofingflorida.com: Go to reviews section.
2. **Google:** Google John Scott Roofing, then on the Google search result page, scroll down to See All Reviews. You can then click “write a review”.
3. **Facebook:** Type in John Scott Roofing for our public page. You will be able to “like” or “recommend”, but will need to log into your Facebook account or create an account to leave a review.
4. **Angie’s List:** www.angieslist.com, search John Scott Roofing.
5. **Better Business Bureau:** www.bbb.org/central-florida, search John Scott Roofing.

Bill 352-797-1475

License #s

CCC 1325704

CGC1504437

- LICENSED
- BONDED
- INSURED

JOHN SCOTT



ROOFING

PROPOSAL AND ACCEPTANCE

John Scott: 352-754-2710

Office/Fax: 352-799-0015

18124 Powell Rd. Brooksville FL 34604

Pasco: 727-848-6090 Citrus: 352-447-8050

Email: johnroof371@yahoo.com

PROPOSAL SUBMITTED TO

BETTY DELONG

PHONE

352-701-649

STREET

3135 S LANTANA WAY

Bdelong1950@gmail.com

CITY, STATE AND ZIP CODE

FLORISSA 34448

515-518

DATE

2-11-25

We hereby submit specifications and estimate for:

HOUSE AND FLAT SYSTEM

Remove old system: House Sq: ☒ 24

Cap: ☒ 90

Flat Sq: ☒ 2

Shingles ☒

Two layers Extra

Tile Extra

A 3% PROCESSING FEE WILL BE CHARGED
TO ALL CREDIT CARD PAYMENTS.

Pitch of roof: 4/12

Inspect roof decking: ALL WOOD REPAIR IS EXTRA

1/2" Plywood - 90 Per 4x8 sheet

Color Birchwood / Initial BW

5/8" Plywood - 120 Per 4x8 sheet

2x4 & 2x6 Fascia & Truss wood work \$5.00 per linear ft.

1x10 or 1x12 roof board - \$7.00 per linear ft.

Flat Roof: TPO Flat Roof System

Re-dry in house of flat system with: PEEL N STICK UNDERLAYMENT FOR INSURANCE DISCOUNT

Replace all boots and vents: 1 1/2" 2 2" 2 3" 2 4" 2 10" 2

Install fungus guard shingles with 6 nails in each shingle: Architectural ☒ X HD Shingles Timberline

Edges, rakes, valleys, boot, and vents to be tarred as to code.

Replace with new ridge vents or install 40 ft. Color Aluminum ridge vents

Drip Edge: replace ☒ stick color 6" galvanized color WHITE

Replace turbines if needed: Install new

Rolls for valley skylights 2x2 2x4 CM FM SKYLIGHTS EXTRA

Install 75lb. Install cold process cap Rolls for dead valley

ADDITIONAL WOOD IS A CHANGE ORDER TO THE BASE PRICE OWNER RESPONSIBLE FOR PAYMENT OF WOOD BW

* All labor has a 10 year warranty ...prorated and non transferable . 20% Cancellation Fee

JOHN SCOTT ROOFING WILL PULL PERMIT AND HAUL AWAY ALL ROOFING DEBRIS.

JOHN SCOTT ROOFING NOT RESPONSIBLE FOR: REMOVAL OR REPLACEMENT OF SOLAR PANELS, A/C WATER LINES IN ATTIC, SOFFIT, GUTTERS, WINDOW WORK INSIDE DRYWALL WORK, INSIDE WORK AROUND SKYLIGHTS, STRUCTURAL WOOD TRUSSES, FLASHING & REFLASHING OF CHIMNEYS, ELECTRIC LINES, RISERS, STUCCO WORK OR DEADWALLS AND DAMAGE DONE TO DRIVEWAYS NOT INCLUDED!

ANY MULTI-LAYERED OR ADDITIONAL ROOF WORK WILL BE AN ADDITIONAL CHARGE OF \$45 PER SQUARE

PAYMENT DUE UPON COMPLETION OF JOB---\$50.00 FEE FOR RETURNED CHECKS

We propose hereby to furnish material and labor—complete in accordance with above specifications, for sum of

All WOOD EXTRA 200.00 wood allowance

\$ 11,000.00

CUSTOMER RESPONSIBLE FOR REMOVE/REPLACE ANY GUTTER GUARDS IF APPLICABLE

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

CUSTOMER RESPONSIBLE FOR ANY AND ALL ATTORNEY FEES

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN DAYS.

SIGNATURE

[Signature]

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. 3 day right to cancel

Date of Acceptance

2-13-2025 2/13/25

Signature

[Signature]



JOHN SCOTT ROOFING
18124 POWELL ROAD
BROOKSVILLE, FL 34604 US
(352) 754-2710
johnroof371@yahoo.com

INVOICE

BILL TO

BETTY DELONG
4365 4TH ISLE DR
HERNANDO BEACH, FL
34607
352-701-6049

INVOICE # 8517**DATE** 06/10/2025**DUE DATE** 06/10/2025**TERMS** Due on receipt**DESCRIPTION****AMOUNT**

JOB SITE ADDRESS: 3135 & 3137 LANTANA WAY., HOMOSASSA, FL 34448

11,000.00

REMOVE AND REPLACE SHINGLES WITH GAF TIMBERLINE HDZ SHINGLES-,
SOPREMA RESISTO PEEL N STICK UNDERLAYMENT(SWR) REMOVE AND
REPLACE TPO FLAT ROOF

WOOD USED: 1 SHEET OF PLYWOOD

BALANCE DUE**\$11,000.00**

*Pd in full
CK# 2039
6-16-25
WNG*

**CONTRACTOR'S FINAL PAYMENT AFFIDAVIT AND
FINAL RELEASE OF LIEN/TERMINATION OF NOC**

STATE OF FLORIDA

COUNTY OF CITRUS

Before me, the undersigned authority, personally appeared Lowell J. Scott, MGR, of John Scott LLC, who after being by me first duly sworn, deposes and says of his personal knowledge, the following:

- 1) He is the MGR of John Scott LLC, which is a State of Florida licensed and registered corporation, hereinafter referred to as the "Contractor".
- 2) Contractor, pursuant to a contract with **BETTY DELONG**, hereinafter referred to as the "Owner", has furnished or caused to be furnished labor, materials, and services for the construction of certain improvements to real property as more particularly set forth in the Notice of Commencement filed in **Official Records Book 3541 Page 969** as recorded in the Records of **CITRUS** County for the property located at **3135 S LANTANA WAY, HOMOSASSA, FL 34448 with a legal description of COM AT MOST S'LY COR OF LT 22 BLK 253 PLAT OF UNIT NO 6 OF HOMOSASSA ACC TO PLAT THEREOF REC IN PB 1 PG 48 OF THE PRCCFTH N 45DEG W AL SW'LY BNDRY OF SD BLK 253 250.0 FT TO POB SD in the Public Records of CITRUS County, Florida, filed and recorded 2/20/2025.**
- 3) This affidavit is executed by the Contractor in accordance with section 713.06 of the Florida Statutes for the purposes of confirming final payment from the Owner in the amount of **\$11,000.00**.
- 4) All work performed under the contract has been fully completed, and all lienors under the direct contract have been paid in full, except the following listed lienors:

N/A Contractor and suppliers have been paid in full. \$0 Due

- 5) In consideration of the final payment that was made to the Contractor, the undersigned hereby for and on behalf of the Contractor waives and releases its lien and right to claim of lien for labor, services, or materials furnished to the Owner.
- 6) Affiant is fully authorized to execute a full and final release of lien for the Contractor.

Signed, sealed, and delivered this June 10, 2025.

BY: _____

Lowell J. Scott, MGR, John Scott LLC

Sworn to and subscribed before me this June 10, 2025, by Lowell J. Scott, MGR of John Scott LLC, who is personally known to me.

Christina Marie Piermatteo

My Commission Expires: July 9, 2027

GULFEAGLE SUPPLY

DISTRIBUTORS
ROOFING AND SHEET METAL PRODUCTS

FINAL WAIVER OF LIEN

Whereas, the undersigned GULFSIDE SUPPLY, INC. d/b/a GULFEAGLE SUPPLY has been heretofore employed by

JOHN SCOTT

to furnish certain labor or material, or both, for the building owned and located at BETTY DELONG

3135/3137 S LANTANA WAY
HOMOSASSA, FL 34448
REF S002277115

Now, therefore, the undersigned, for a good and valuable consideration, the receipt which is hereby acknowledge, does hereby waive and release unto the owner of said premises any and all lien, right of lien, or claim of lien as to the above described building and real estate, only on account of such labor or material, or both, furnished for the incorporated into said building by the undersigned prior to the date hereof. This lien waiver is not perfected until the remittance has cleared the bank.

Executed this 27th day of May, 2025

Branch: GULFEAGLE SUPPLY-HOLIDAY, FL 030

By: _____

Title: FINANCIAL SERVICES MANAGER

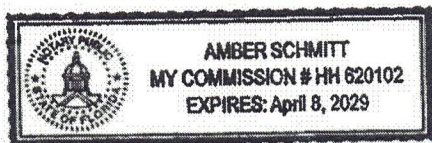
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

On this 27th day of May, 2025 before me, Chris Southby who acknowledged himself/herself to be the FINANCIAL SERVICES MANAGER of GULFSIDE SUPPLY, INC. d/b/a GULFEAGLE SUPPLY a Florida corporation, and that he/she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by the signing the name of the corporation by himself/herself such as GULFSIDE SUPPLY, INC. d/b/a GULFEAGLE SUPPLY by means of physical presence or online notarization.

In witness whereof, I hereunto set my hand and official seal. Personally known to me or who has produced a _____ as identification, ID # _____ and who did/did not take an oath.

(SEAL)



NOTARY PUBLIC _____

State of FL

at large

2900 East 7th Ave. Suite # 200 ~ Tampa, Florida 33605 ~ (813) 636-9040 ~ Fax (813) 549-1812