



Roof Replacement Proposal

205 East Foster Ave, Coeur d'Alene, Idaho

SEPTEMBER 21, 2026



PREPARED FOR

Gary Schmidt

205 East Foster Ave
Coeur d'Alene, ID 83814
640sold@gmail.com

PREPARED BY

Mitch Ketron

Ketron Roofing LLC
721 N 3rd St, Coeur d'Alene, ID 83814
(208) 659-7276
mitch@ketronroofing.com

PROJECT SCOPE

Scope of Work

ADDRESS

205 East Foster Ave, Coeur d'Alene, ID 83814

ROOF AREA

2,168 sq ft measured · 21.68 squares

PITCH

2/12 predominant · 5/12 and 10/12 sections

FACETS

9

ORDER BASIS

24.3 squares (cutting waste across 9 facets)

EXISTING ROOF

Asphalt shingle, leaking · emergency tarp in place

EXISTING CONDITIONS

Gary, thanks for calling us when the leak showed up. The tarps we put on in May are holding, and this is the permanent fix.

Most of your roof is a 2/12 pitch — very close to flat, so water moves slowly across it instead of running off. Asphalt shingles alone are not rated to hold water back on a slope that low. Owens Corning covers Duration down to 2:12 only when the deck gets extra waterproofing underneath first, and your roof has nothing like that under the shingles.

Your new roof puts Titanium PSU30 high-temperature self-adhered underlayment across the full deck before a single shingle goes on. That membrane is the actual waterproofing; the shingles become the wear layer over the top of it, which is how a low-slope roof is supposed to be built.

WHAT WE ARE DOING

- ✓ Tear off the existing roof and haul it away
- ✓ Self-adhered membrane across the full deck, every square foot
- ✓ Owens Corning Duration shingles, 24.3 squares ordered
- ✓ New eave metal, rake metal, and starter course
- ✓ All new step flashing, apron flashing, and two kickout diverters
- ✓ Seven new box vents and three new pipe boots
- ✓ Take the satellite dish down and put it back up
- ✓ Pull the permit and handle the inspection
- ✓ Full protection of your property and daily cleanup
- ✓ Magnetic sweep of the yard and driveway every evening

WHAT WE ARE NOT DOING

- ✗ *Gutter replacement — your gutters stay right where they are and do not come off*
- ✗ *Interior repairs, painting, or siding work beyond what ties into the roofing scope*

NOTES

Decking beyond the two sheets included, a second shingle layer if one turns up, and fascia repair are pre-approved change-order rates on the selection page, so there are no surprises. W-style valley metal is the one optional add-on, priced separately. Ketron Roofing maintains general liability and workers' compensation insurance as required by Idaho law.

What We Found Up There

These are our own photos from your roof, with the notes we wrote on them at the time.



The low-slope section
This is the 2/12 plane, with our emergency tarp still on it. This is where the water was getting in, and it is the reason the new roof gets a sealed membrane across the whole deck.



Debris sitting on it
Leaves pile up on a slope this low instead of washing off. Wet debris holds water against the shingles and pushes it backward under the courses. A sealed deck underneath makes that a nuisance instead of a leak.



Moss, and a possible second layer

Heavy moss on the older plane. It comes off with the tear-off, so the new roof starts on a clean deck. Where two different shingle types meet, there may be a second layer underneath. We priced one layer and kept an honest pre-agreed rate on a second in case one turns up.

HOW WE PRICED IT

We priced this roof on what we could see and measure. Anything hidden under the shingles gets shown to you first, with the rate already agreed, before we touch it. The metal-over-shingle layering on the long side deck is already confirmed and already included — it is not a change order.

HOW THE JOB RUNS

- 1 Before we tear off.** The membrane and drip edge get delivered first, so the moment the old roof is off we can dry the deck the same day. Shingles and flashings come on a second drop mid-job. We never stack a whole roof's worth of material on your house before the old one is off.
- 2 Tear-off and dry-in.** We open up a section at a time and get it sealed the same day, so your house is never sitting open overnight. This is where we find out about the second layer and the deck, and you hear from us before anything changes.
- 3 Install and clean up.** Shingles, flashings, vents, and the W-style valley metal if you choose it. Final magnetic sweep of the yard and driveway before we leave.

THE COMPLETE ROOF

Complete Shingle Roof

\$20,553

INCLUDES ALL LABOR, MATERIALS,
TEAR-OFF,
DISPOSAL, PERMIT, AND CLEANUP

Your roof today. Every plane you can see here comes off and goes back new



SURENAIL • REINFORCED NAILING STRIP

138 MPH • WIND RATED

FULL DECK • SELF-ADHERED MEMBRANE

The whole roof in one system: full-deck self-adhered membrane, Owens Corning Duration over the top, and all new flashings and vents. The old metal laid over the shingles on the side deck comes off with everything else, and that run gets the same membrane and shingles as the rest of the roof.

DESCRIPTION

AMOUNT

Complete tear-off of every existing layer, including the old metal laid over shingle on the side deck, plus two sheets of new OSB sheathing where the deck is soft a clean, solid deck and a fresh start, with full site protection and daily magnetic sweeps so your lawn and driveway are nail-free every evening	\$3,906
Titanium PSU30 high-temperature self-adhered membrane sealed across the entire deck ice-and-water-grade protection under every square foot, not just the edges most roofs settle for	\$4,233
Owens Corning Duration shingles with SureNail grip technology, fully installed the curb appeal your home shows the street and the wind rating that protects it	\$7,633
Owens Corning Starter Strip Plus, matching hip and ridge cap, and new eave and rake drip edge crisp, finished edges that lock down the wind-critical first and last courses	\$2,064
New step flashing, apron and headwall flashing, and kickout diverters water steered off the roof and away from your siding at every transition	\$1,394
Seven new Lomanco 750G box vents and three new pipe jack boots a roof that breathes, so summer heat and winter moisture leave before they shorten shingle life	\$653
Satellite dish detached, protected, and reset reconnected like we were never there	\$75
City of Coeur d'Alene permit and inspection, plus delivery and two-stage material staging inspected, documented, and your property stays usable the whole time	\$595
Total	\$20,553

MATERIALS

Picking Your Color

You have not picked a color yet and there is no rush. These are Owens Corning Duration color references so you can see the range. They are photos of the product, not simulations of your house. Once you have a couple of favorites I will bring physical samples out and we will hold them up against your siding in daylight, which is the only way to actually judge a roof color.



Driftwood

WARM GRAY-BROWN WITH BLENDED SHADOW



Brownwood

WARM BROWN WITH AMBER UNDERTONE

W-STYLE VALLEY METAL — OPTIONAL ADD-ON

+ \$1,339

Your roof includes closed-cut shingle valleys over the sealed membrane — the standard, fully warranted detail. If you prefer formed metal in the valleys, we supply and install Award W-style 24-inch 26-gauge valley metal across all 43 linear feet of valley, using 6 eight-foot pieces, picked from the same color card as your drip edge. It is the only optional add-on in this proposal.

Choose Your Roof

NEXT STEPS

- 1 Review.** Look this over, then call or text Mitch any time at (208) 659-7276 with any question at all.
- 2 Tell me your preference.** Mark the roof and the add-on you want below. Marking a preference is not a contract, a payment obligation, or authorization to begin work.
- 3 Written agreement.** Once you have chosen, we put the scope, price, schedule and terms into a separate written agreement. Work begins only after both of us have completed it.

CUSTOMER

Gary Schmidt

PROJECT ADDRESS

205 East Foster Ave, Coeur d'Alene, ID 83814

PROPOSAL DATE

September 21, 2026

PREPARED BY

Mitch Ketron, Ketron Roofing LLC

YOUR ROOF — MARK YOUR PREFERENCE

AMOUNT

☐ Complete Shingle Roof	\$20,553
☐ Optional add-on — W-style valley metal, supplied and installed across all 43 linear feet of valleys (six 8-ft 24-inch 26-gauge pieces)	+ \$1,339

Proposed Total

\$20,553 • with valley metal \$21,892

The quantities in this proposal are the included maximums for each item. If a hidden condition needs more, it comes to you in writing at these pre-agreed rates before the work happens.

PRE-APPROVED CHANGE ORDER RATES

RATE

Additional shingle layer, if one is found during tear-off	\$185 / square
Rotten or unsuitable decking beyond the two sheets included	\$225 / sheet
Fascia repair or replacement, if needed during deck inspection	\$15-25 / LF

PROPOSED PAYMENT SCHEDULE

10% AT AGREEMENT

45% BEFORE START

45% AT COMPLETION

Complete Shingle Roof	\$2,055.30	\$9,248.85	\$9,248.85
Complete Shingle Roof with W-Style Valley Metal	\$2,189.20	\$9,851.40	\$9,851.40

This proposal is for your review. Marking a preference does not create a contract, a payment obligation, or authorization to begin work. Work begins only under a separate written agreement completed by both of us, on the proposed terms that follow.

PROPOSED TERMS

Proposed Terms & Conditions

PAYMENT SCHEDULE & TERMS

Under the written agreement a 10% deposit is due at signing and reserves your project in our production queue. A progress payment of 45% is due before work begins, typically 1-2 weeks before the scheduled start date. The remaining 45% is due upon completion of the project. You don't pay the remaining 45% until you are 100% satisfied. We accept checks, credit cards, ACH transfers, and Venmo. Credit card payments are subject to a 2.99% processing fee; checks, ACH transfers, and Venmo have no fee. The deposit reserves your spot and guarantees pricing for 30 days. If pricing changes due to material cost increases after 30 days, Customer will be notified before scheduling. The W-style valley metal add-on, if selected, is billed on the same 10/45/45 split. The City of Coeur d'Alene reroof permit and its inspection are included; if the City's actual fee comes in above the amount carried in this proposal, the difference is presented in writing for approval before it is incurred.

SCOPE & CHANGE ORDERS

All known labor and materials are included in the approved scope. If unforeseen conditions are discovered during work (hidden damage beyond what was visible at inspection), Customer will be notified and given the choice to approve before proceeding. Pre-approved change orders: additional shingle layer removal at \$185 per square; rotten or unsuitable decking replacement at \$225 per 4'x8' sheet; fascia repair at \$15-25 per linear foot if found during deck inspection.

WORKMANSHIP GUARANTEE

Workmanship is guaranteed for the expected service life of the installed roofing system. We will return and remedy any faulty workmanship within this period at no cost. This guarantee does not cover: leaks from unrelated areas; damage due to third parties, property owner alterations, or severe weather events including high winds (sustained >60 mph), hail (>1 inch diameter), accumulating snow/ice, lightning, falling trees/limbs, or windblown debris.

MANUFACTURER WARRANTY

Materials are covered under the manufacturer's published warranty, which is separate from our workmanship guarantee. Manufacturer warranty details, registration procedures, and claim processes will be provided at project completion. Warranty coverage varies by product and system; contact the manufacturer directly for specific terms.

PROPOSED TERMS – CONTINUED

WEATHER & INCLEMENT CONDITIONS

Ketron Roofing LLC will use industry best practices (including tarps and/or temporary underlayments) to protect property when the protective covering has been removed. However, inclement weather can arise quickly and without warning in North Idaho. Customer agrees to waive Ketron Roofing LLC's liability for damage to any building, structure, or contents directly or indirectly arising from wind, hail, snow, rain, ice, or any other precipitation occurring while work is in progress.

LIMITATIONS OF LIABILITY

Customer understands that items mentioned in writing are the only items included. All other items or areas are excluded from the scope of work. If additional work is desired beyond the agreed scope, a further written agreement will be required. Total liability for any claim under the written agreement will not exceed the agreed price.

ACCESS & SITE CONDITIONS

Customer will provide reasonable access to the work area. Vehicles, personal property, and landscaping near the work area should be moved or protected by the Customer before work begins. Ketron Roofing LLC is not responsible for pre-existing damage to siding, gutters, landscaping, fencing, driveways, or other property unless directly caused by crew negligence.

CLEAN-UP & DEBRIS

We perform daily clean-up and a final magnetic sweep of the property. We do our best to remove all debris, but small items (nail fragments, metal shavings, and small debris) may remain in landscaping and grass despite our best efforts.

LATE PAYMENT

Payments are due on the dates specified in the payment schedule. No late fees, interest, or penalties apply to either party. If a payment is more than 15 days past due, Ketron Roofing LLC may suspend work until payment is received; work resumes promptly once it is received.

PROJECT TERMINATION

After the 3-business-day cancellation period, either party may terminate the written agreement with 7 days written notice. If Customer terminates, payment is due for completed work and non-returnable project-specific materials ordered after the required payment has cleared. If Ketron Roofing LLC terminates, any unused deposit or prepayment will be returned within 10 business days, less the value of completed work and non-returnable project-specific materials.

DISPUTE RESOLUTION

If there is a disagreement, both sides agree to first try to resolve it directly and in good faith. If it is not resolved within 30 days, either side may request mediation in Kootenai County, Idaho before starting a formal claim. Each side pays its own costs unless another written agreement says otherwise.

RIGHT TO CANCEL

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, without any penalty or obligation. If you cancel, any payments made by you under the written agreement will be returned within ten (10) business days following receipt of your cancellation notice. To cancel, contact Ketron Roofing LLC in writing by email at mitch@ketronroofing.com, by mail at 721 N 3rd St, Coeur d'Alene, ID 83814, or by phone at (208) 659-7276. After the 3-business-day cancellation period, the deposit is applied to scheduling and administrative time for this project. If the project is canceled after that point, we will return any unused deposit or prepayment after completed work and non-returnable project costs are accounted for.

ENTIRE AGREEMENT

The written agreement, including the scope of work it carries and any signed change orders, will constitute the entire agreement between the parties. No verbal promises, representations, or side agreements are binding unless documented in writing and signed by both parties.

REQUIRED IDAHO HOMEOWNER NOTICE (IDAHO CODE 45-525)

Idaho law requires us to provide the following lien-rights disclosure before final payment. Pursuant to Idaho Code 45-525, you are hereby informed of the following rights: (a) You have the right, at your reasonable expense, to require the general contractor to obtain lien waivers from any subcontractors providing services or materials. (b) You have the right to receive proof that the general contractor maintains a general liability insurance policy including completed operations and workers' compensation insurance as required by Idaho law. (c) You have the right to be informed of the opportunity to purchase an extended policy of title insurance covering certain unfiled or unrecorded liens. (d) You have the right to require, at your expense, a surety bond in an amount up to the value of this project. A list of all subcontractors and material suppliers with a direct contractual relationship with Ketron Roofing LLC for work exceeding \$500 will be provided prior to final payment, as required by law.

CONTRACTOR IDENTITY & LICENSING

Ketron Roofing LLC, 721 N 3rd St, Coeur d'Alene, ID 83814. Idaho Contractor Registration RCE-44063. Telephone (208) 659-7276, email mitch@ketronroofing.com. General liability and workers' compensation insurance are maintained as required by Idaho law; proof is available on request.

ACKNOWLEDGMENT

This disclosure is provided with this proposal for your review. Written acknowledgment of receipt is taken with the separate written agreement, as required by Idaho Code 45-525.