



ESTIMATE

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Rob Carey

27 Booker Street
Hampton 23663

ESTIMATE #: 1281**DATE:** September 1, 2026**VALID UNTIL:** September 8, 2026**Project Name / Address**

27 Booker Street, Hampton 23663

DESCRIPTION	Description
General Conditions & Management	Jobsite protection, daily clean-up, coordination of the repair sequence. Included — covered, no charge on this change order.
Trashout / Debris Removal	Removal and haul-off of old TPO membrane and roofing debris. Included — covered, no charge on this change order.
TPO Roof Replacement — Front Porch (126 SF)	Remove existing TPO membrane (no insulation layer — bare porch deck), install new 60-mil TPO fully adhered to deck, heat-weld all seams (min 1.5" overlap), new metal drip edge/termination at perimeters, TPO base flashing at porch wall + termination bar. Verify drainage — no ponding.
TPO Transition Lip — Roof to Gutter (Rear)	60-mil TPO lip piece (~10" wide) heat-welded to existing membrane (min 1.5" overlap), extends 1–2" into the gutter channel for continuous smooth water flow. 8 LF. Rear roof TPO in excellent condition — membrane stays.
Gutter Lower / Rehang (Rear)	Lower gutter at rear roof to correct height with proper slope (~1/4" per 10'); rehang the 15 LF run.
Exterior Windows — J-Channel & Caulk (3)	Redo J-channels at proper 45° in 3 windows (flat install = the leak cause); remove old caulk & re-caulk J-channel/window-metal joints on all 3; pull windows only if needed to seal properly.

CHANGE WORK ORDER #2 — 27 BOOKER STREET, HAMPTON, VA

Additional work, separate from CWO #1 (siding repair). This change order covers:

- Front porch TPO roof replacement (126 SF) — new 60-mil TPO, fully adhered, heat-welded seams, edge metal, wall flashing
- Rear roof TPO transition lip (8 LF) — heat-welded lip extending 1–2" into the gutter channel
- Gutter lower/rehang at the rear roof (15 LF) — correct height and slope
- Windows (3) — J-channels redone at the proper 45°, old caulk removed and all 3 re-caulked

Total: \$2,200.00 — 50% deposit to schedule (\$1,100.00), 50% on completion (\$1,100.00).

Payments via Zelle.

Not included: rear roof TPO replacement (excellent condition), insulation, structural/deck work, gutter replacement, interior work, painting.

Quote Terms:

CHANGE WORK ORDER #2 — 27 BOOKER STREET, HAMPTON, VA

Additional work, separate from CWO #1 (siding repair). Front porch TPO replacement + rear roof transition repair + window J-channel/caulk.

SCOPE OF WORK:

1. TPO Roof Replacement — Front Porch (126 SF): remove existing membrane, install new 60-mil TPO fully adhered, heat-welded seams, edge metal, wall flashing.
2. TPO Transition Lip — Rear Roof (8 LF): heat-welded 60-mil lip extending 1–2" into the gutter channel (rear TPO in excellent condition — stays).
3. Gutter Lower / Rehang — Rear (15 LF): lower to correct height, proper slope.
4. Exterior Windows (3): redo J-channels at proper 45°, remove old caulk & re-caulk all 3.

COVERED / NOT INCLUDED: General Conditions + debris removal INCLUDED — no charge on this change order. Insulation (none present), structural/deck work, gutter replacement (unless rotted), interior work, painting — not included.

PAYMENT TERMS: 50% deposit to schedule (\$1,100.00), 50% final upon completion (\$1,100.00). Payments via Zelle.

Jobsite will be left clean once completed. 12-month workmanship warranty.

Validity: one (1) week.

Subtotal:	\$2,200.00
Tax (6%):	
Total:	\$2,200.00

Terms: Estimate valid for 30 days. Prices include all labor and materials as described.