



Baker
HOME EXTERIORS

Baker Home Exteriors
1051 Schieffelin Road
Apex, NC 27502
(919) 926-7712

Date Created: 6/30/2026
Reference Number: B1-PM26-15821
Name: Roofing Contract

Customer Job Site

Willow Trace c/o CAMS
309 Bridgegate Dr
Cary, NC 27519

Billing Address

1612 Military Cutoff Road
Suite 108
Wilmington, NC 28403

Exterior Consultant: Chad Petit
Exterior Consultant #: (919) 703-7255

Scope of Work

We propose to furnish all labor, material, equipment, insurance and sales tax necessary (unless otherwise specified) to perform the following:

1. Set up temporary safety and protect the gutters and landscaping within the work area.
2. Scope includes (13) buildings.
3. Excludes metal roofing sections.
4. Excludes flat/membrane roofing sections.
5. Remove existing shingles, underlayment, and pipe flashings. Dispose of resulting debris.
6. Inspect existing roof decking and replace any deteriorated decking as required. This will be a change order to this contract at a rate of \$76 per sheet for OSB, \$96 per sheet of plywood, or \$8 per linear foot for 3/4-inch tongue and groove.
7. Any deteriorated fascia, siding and/or corner boards discovered during the installation will be replaced on a time and material basis. This will be a change order to this contract if approved and/or if requested by homeowner.
8. Install self-sealing membrane leak barrier around all roof penetrations, chimneys, skylights and valleys.
9. Install synthetic deck underlayment over entire roof deck.
10. Install pre-finished aluminum drip edge flashing with 6-inch flange at eaves and gables to provide additional protection.
1. Finish:TBD
11. Install manufacturer's starter shingles at all roof perimeters.
12. Install manufacturer's shingles.

1. Finish:TBD

13. Install manufacturer's hip and ridge cap shingles.
14. Replace existing exhaust vent flashings with new pre-finished black aluminum vent flashings.
15. Replace existing pipe flashings with black Neverleak, 20-year warranty pipe flashings using a three-step process that provides enhanced leak protection and includes: self-sealing membrane leak barrier, sealant with repair collar and a clip fastener system that leaves no exposed nails.
16. Remove and replace the existing flashings to provide a proper installation.
17. Install kick-out flashings where applicable.
18. Install pre-finished black aluminum counterflashing at all roof to masonry wall locations.
19. Install ridge vents to all appropriate roof peaks.
20. Excludes replacement of sky lights or sun tunnels.
21. Use a magnet to sweep entire work area for removal of discarded nails.
22. Provide Baker Roofing Home Exteriors' written workmanship warranty. Warranty is fully transferable one time.
23. Register shingle manufacturer's enhanced warranty if selected.
24. This contract expires in 30 days.

CertainTeed Landmark - Standard Warranty

- 5 years non-prorated Limited Lifetime Warranty
- 15 year Limited Wind Warranty
- 25 year Algae Resistant Warranty Prorated after 10 Years

Provider	Plan	Term	Monthly
Synchrony Bank Credit Card Account	0% Interest 24 months same as cash - No interest if paid in full within 24 months.	24 MO	\$16,713.35
Synchrony Bank Credit Card Account	5.99% Interest 5.99% APR if paid in full within 58 months	58 MO	\$7,993.14
Synchrony Bank Credit Card Account	7.99% Interest 7.99% APR if paid in full within 73 months	73 MO	\$6,965.26

Customer Selections

CertainTeed Landmark - Standard Warranty \$401,660.98

Payment Schedule

Down Payment	\$0.00
Upon Completion (100.00%)	\$401,660.98

Totals

Grand Total \$401,660.98

By signing below, I represent and warrant that I am the property owner or a duly authorized representative with authority to enter into this agreement on behalf of the owner and any required HOA approvals have been secured.

Customer

X: _____

Date: _____

PLUS

total = \$427,395.27
NOT COUNTING any cost of Sheeting


Baker
 HOME EXTERIORS

 Baker Home Exteriors
 1051 Schieffelin Road
 Apex, NC 27502
 (919) 926-7712
CHANGE ORDER

8/24/2026

B2-PM26-15821

Change Orders - Remodel Jobs

Customer
 Willow Trace c/o CAMS
 1612 Military Cutoff Road
 Suite 108
 Wilmington, NC 28403
Job Site
 309 Bridgegate Dr
 Cary, NC 27519

Exterior Consultant: Chad Petit

Exterior Consultant #: (919) 703-7255

Change Order Scope of Work

- Remove shingles on (4) radiused dormers.
- Install new 16oz copper panelized roofing system with copper drip edge and cricked at the roof to dormer transition.

Payment Schedule

Down Payment	\$0.00
Upon Completion (100.00%)	\$25,734.29

Totals

Subtotal	\$25,734.29
Grand Total	\$25,734.29

By signing below, I represent and warrant that I am the property owner or a duly authorized representative with authority to enter into this agreement on behalf of the owner and any required HOA approvals have been secured.

X: _____

DISCLAIMERS

1. **Skylights:** Baker Home Exteriors strongly recommends that existing skylights be replaced as internal seals contained within the skylight unit can fail over time and will not likely last through the life span of the new roof to be installed. Baker Home Exteriors will not be responsible for any leaks that may result where it is opted to re-use existing skylights.
2. **Mold Disclaimer, Release, and Waiver:** We, the contractor, will not be held responsible for any damages caused by mold or some other agent that may be associated with pre-existing conditions and/or the actions or inactions by the owner. Owner hereby releases Contractor from all claims losses damages risks or causes of action ("Claims") whether now known or unknown, arising now or in the future directly or indirectly from pre-existing conditions and/or the actions or inactions by the owner. This includes any damages or injuries or claims either to property or person caused by mold or mold related issues. Owner expressly intends and agrees to indemnify, reimburse and hold harmless Contractor with respect to any and all claims for injury or death to any person or injury to any property arising out of, directly or indirectly, from any and all mold and claims resulting from the pre-existing conditions and/or the actions or inactions by the owner.
3. **Exposed Roof Decking:** Baker Home Exteriors will not be responsible for unsightly cracks, splitting of roof decking, and chips in paint due to the removal of existing fasteners from previous roof installations where existing underside of roof-decking is exposed.
4. **Historical Properties:** Baker Home Exteriors is not responsible for obtaining any related permits, documents, or approvals pertaining to the historical designation and/or maintenance of the property nor can Baker Roofing confirm that the removal of the original systems and the subsequent installation of new systems will not affect the historical status of any structure. It is the owner's responsibility to investigate, review, apply, and obtain any required documents related to the historical relevance of the structure and inform Baker Home Exteriors in writing of all necessary compliance requirements.
5. **Water Infiltration - "Non-Scope Exterior Facades":** Baker Home Exteriors will not be responsible for water infiltration resulting from existing conditions and/or deficiencies with any systems not replaced in its scope of work to allow for the proper installation and integration of roof-to-wall flashing systems. This includes, but is not limited to masonry, stone, siding and/or trim components, windows, louvers, chimney caps, and any other exterior façade or covering, especially above roof-to-wall connections, where water may infiltrate, resulting in an interior leak.
6. **Water Resistant Barriers:** Various exterior wall systems installed prior to certain changes in code requirements were installed omitting an integrated water-resistant barrier (WRB). These systems are not completely impervious to water infiltration. Best practices and most codes dictate the installation/integration of a WRB to create a watertight system. Baker Home Exteriors cannot be responsible for any water infiltration resulting from the omission of a properly integrated WRB in these situations. Furthermore, Baker Home Exteriors cannot be responsible for water infiltration that occurs from other facades and exterior coverings/systems adjacent to and/or outside of the systems which we install.
7. **Animal Intrusion:** Baker Home Exteriors will not be responsible for animal intrusion and/or related damages where materials identified within its scope of work are properly installed by industry standards, specifications, and codes.
8. **Satellite Dish Reception:** Baker Home Exteriors will not be responsible for satellite dish receiver reception where the units must be removed to replace the roofing or siding systems.
9. **Ventilation:** Baker Home Exteriors will not be responsible for improperly ventilated spaces and resulting damages, due to original framing and/or any construction deficiencies that do not allow for installation of proper ventilation systems, and component failures-such as fan motors, and/or rejection of recommended ventilation systems by owner. Baker Home Exteriors will only be responsible for the proper installation of the ventilation products themselves.
10. **Gutter Guards:** Please be aware that many gutter guard systems require a certified installer to remove and reinstall their system to preserve the manufacturer's warranty. Due to the numerous types and styles of gutter guard systems offered, it is impossible for Baker Home Exteriors to know what is required by each manufacturer. It is the owner's responsibility to understand the warranty requirements and inform Baker Home Exteriors of any requirements to preserve said warranty. Baker Home Exteriors assumes no liability for existing gutter guard's installation or manufacturer's warranty, or do we certify its performance in the future.
11. **Textured Ceilings:** Baker Home Exteriors will not be responsible where ceiling texture material may flake off and fall or where sheetrock fastener heads may be revealed, as a result of construction.
12. **Interior Facades:** Baker Home Exteriors will not be responsible for minor damages in, and to, interior walls/ceilings, etc. such as hairline cracks that result from construction work-including vibrations that transfer throughout structural members.
13. **Attic Space:** Roof construction will result in dust and debris entering the attic space. Baker Home Exteriors will not be responsible for any interior cleaning.
14. **Decking:** Where existing decking is 3/8" or less in thickness, replacement or overlay of existing decking will be required. Where tongue and groove decking exists, an overlay is strongly recommended to prevent potential nail protrusions resulting from expansion and contraction of original roof material. If this recommendation is declined, Baker Home Exteriors will exclude from its workmanship warranty any related issues. Any decking overlay or replacement will be a change order to this contract if not detailed in the above Scope of Work.

15. **Manufactured Products:** Baker Home Exteriors will not be responsible for failure of products manufactured by others, such as mechanical failures contained within installed products, sealant and/or component failures.
 16. **Built-in Gutters:** Baker Home Exteriors is not responsible for leaks that result from existing built-in gutters not included in the scope of work.
 17. **Membrane Surfaces:** Baker Home Exteriors will not be responsible for membrane leaks where structures are built or placed on top of the membrane. Standing water is typical in roofing situations where 100% positive drainage and slope does not exist. Most manufacturer's warranties do not exclude standing water. Added drainage and or total positive drainage is recommended but cannot be guaranteed based on the existing building's physical roof condition(s). Baker Home Exteriors is not responsible for providing 100% positive drainage.
 18. **Window and Door Component Variances:** As Baker Home Exteriors does not control manufacturer components, there may be variances regarding the glass color, frame color, grid design, locking mechanisms, window pulls, and rail sizes or new versus existing windows. The color and thickness of glass in tempered windows will be different than the color and thickness of non-tempered windows.
 19. **Blinds, Shutters, Window Treatments:** Baker Home Exteriors will not be responsible for removal and/or reinstallation of blinds, shutters or windows treatments. After new windows or doors are installed the original blinds, shutters and/or window treatments may not fit as they did previously.
 20. **Unforeseen Conditions:** Baker Home Exteriors will not be responsible for any unforeseen conditions that are revealed during installation of new siding, windows and doors. These conditions include, but are not limited to, water damage, rot, insect damage, improper construction and/or installation.
 21. **Wall Sheathing:** Baker Home Exteriors will not be responsible for construction that does not include a proper substrate behind the existing siding components. Any wall sheathing replacement or installation outside the above scope of work will be a change order to this contract.
 22. **Metal Roofs – Oil Canning:** Oil canning is a perceived waviness across the flat areas of metal panels. It is a naturally occurring phenomenon that is inherent in sheet metal products and is not a structural problem or defect. While Baker Home Exteriors takes every precaution to limit the potential for oil canning, Baker Home Exteriors will not replace any material because of oil canning.
 23. **Work Done By Others:** No work shall be done to components installed by Baker Home Exteriors without notification prior to commencement of that work. Baker Home Exteriors will be allowed to make necessary allowances and application recommendations. Failure to observe this limitation shall render the workmanship warranty null and void.
 24. **Algae Growth and Stains:** It is the property owner's responsibility to address potential issues that may arise over time. Blue-Green Algae: The dark stains you may notice on the exterior surfaces of your home are often caused by blue-green algae and can impact the appearance of your home.
 25. **Paint:** 1-year paint workmanship warranty only covers problems caused by Baker Home Exteriors paint application. It does not cover any paint issues caused by anything other than our workmanship. Excluded from coverage are: damage caused by chipping or scraping of paint with tools, furniture, ladders, or other objects; damage from weather such as hail, wind-blown debris, heavy moisture, or extreme temperatures; peeling or cracking caused by damage from improper cleaning, harsh chemicals, or pressure washing; any actions or inactions on behalf of the Buyer; any work or repairs done by someone other than BHE; or normal fading and color changes that happen over time from sun exposure and aging.
- **Our Commitment:** Many industry products used for exterior claddings simply do not incorporate any algae-resistant properties that are "built-in". However, we **do** offer asphalt fiberglass roof shingles with advanced algae resistance technology. Many products come with **LIMITED** algae-resistance manufacturer warranties.
 - **Preventive Measures:** Regular maintenance is crucial to prevent algae growth and stains. Keep your roof clean and free from debris. Overhanging vegetation should be trimmed to reduce shade and moisture retention.
 - **Limitations:** Many roofing manufacturers provide warranties that cover algae discoloration but do not extend to the other issues. Algae growth and stains that may develop after initial installation are not covered under Baker Home Exteriors' limited warranty.
 - **Consultation:** We recommend professional cleaning services to maintain your home's appearance and can direct you to qualified resources who can assist with cleaning and maintenance.

CONTRACT AGREEMENT:

1. **Contract Documents:** This Agreement consists of the Contract (I. Scope of Work, II. Contract Options, III. Disclaimers, IV. Contract Agreement and V. Workmanship Warranty). This Agreement represents the entire integrated agreement between the Parties and supersedes all prior negotiations, representations or agreements, either written or oral. All modifications to this Agreement issued after execution must be in writing and signed by Owner and Contractor.
2. **Scope of Work:** Contractor will furnish all labor, equipment and materials and perform the Work described in this Agreement.
3. **Payment:** In exchange for and in consideration of Contractor's performance of the Work (or any portion thereof), Owner agrees to pay Contractor the total sum as described in the Contract, subject to the terms and conditions as set forth herein. Owner shall pay Contractor in full upon completion of the Work unless the Parties agree in writing to other payment arrangements. Owner is responsible for payment in full regardless of insurance claim (if applicable).
4. **Progress Billing:** For projects expected to extend beyond 60 days, Baker Home Exteriors uses progress billing. This means partial invoices will be issued as work is completed, beginning no sooner than two weeks into the project, and then approximately every 30 days until final completion.
5. **Indemnification and Damages:** Owner acknowledges that Contractor shall not be responsible for any damages or costs relating to any pre-existing conditions on the Property (interior and exterior) or any portion thereof.
6. **Insurance:** Contractor shall be responsible for providing workers compensation and general liability insurance for its employees in accordance with North Carolina law.
7. **Changes:** Any changes in the Work to be performed shall be approved in writing by both the Owner and the Contractor, including any price adjustments.
8. **Site Clean Up:** Contractor shall, at all times, keep the site reasonably free from accumulations of surplus and waste materials or rubbish caused by the Work and at the completion of the Work, shall leave the work location, or portions thereof affected by the performance of the Work in reasonable condition, normal wear and tear excepted.
9. **Safety:** The Contractor agrees to abide by all federal, state and local rules and/or regulations applicable to the Contractor's Work.
10. **Hazardous Substances:** Owner acknowledges that Contractor is not a licensed inspector or abatement contractor relating to hazardous or toxic waste or substances as defined as such substances or materials under federal, state or local laws or regulations.
11. **Surplus and Salvage Materials:** Any surplus or salvage materials remaining after the Work has been completed shall be the sole property of the Contractor, and Owner shall not be entitled to any credit or offset whatsoever relating thereto.
12. **Assignment:** Neither Party may pledge, transfer, convey or assign this Agreement, or any part thereof, or any interest herein, without the written consent of the non-transferring Party.
13. **Section and Subsequent Headings:** The Section and Subsection headings contained in this Agreement are included exclusively to aid the Owner and the Contractor in reviewing the organization of this Agreement. Section or Subsection headings shall not affect, or be otherwise used in constructing, interpreting and/or performing the terms of this Agreement.
14. **Severability:** In the event any provision of this Agreement be declared invalid by operation of law or cease to be binding on the Parties hereto, such provision (or portion thereof) shall be severed and the remaining provisions of this Agreement shall continue in full force and effect.
15. Where the start date of the work is delayed by the customer's request, the contract price may be subject to change.

WORKMANSHIP WARRANTY

Scope(s) of Work Performed	Warranty Term
Steep Slope Roofs	10 Years
Flat Roofs	5 Years
Gutters	2 Years
Gutter Guards	2 Years
Siding/Windows/Doors	10 Years
Repairs	2 Years
Storm Doors/Storm Windows	2 Years
Decks	2 Years
Paint	1 Year



NOTICE OF CANCELLATION

DATE OF TRANSACTION: _____

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, email, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, to BAKER ROOFING COMPANY at 517 MERCURY STREET, RALEIGH, NC 27603 NO LATER THAN MIDNIGHT OF _____(DATE)

I HEREBY CANCEL THIS TRANSACTION.

Date:	
Buyer's Signature:	