



1742 Hymer Ave • Sparks, NV 89431
 775/331-5090 • FAX 775/358-3710
 scottroofingreno.com
 contact@scottroofingllc.com

Locally Owned & Operated
SINCE 1948
 Bonded & Insured

Nevada State License #53955
 Bid Limit \$2,500,000

Homeowner
 6085 Quail Meadows Court
 Reno, NV 89509

Phone: 775-432-6300
 Email: jill@junellgroup.com

September 11, 2026

RE: Roof Repair. Plumbing Vent Pipe, Back Left of Home Above Master Closet.

Repair Policy:

SCOTT ROOFING, LLC (Contractor) estimates repair work on a time and material basis. We provide quality workmanship and quality material. The amount of work described below in the contract is an estimate. There may be additional work that may need to be completed after the repairs specified in this contract are completed. **Contractor does not guarantee or provide a warranty for repair work and does not assume responsibility or liability for any existing or resultant damage due to moisture penetration. The color, texture, and dimensions of the new material will be a close match to the existing material. Some substantial variations may be unavoidable.**

Work Description:

1. Remove existing tiles, damaged underlayment, and battens at plumbing pipe.
2. Install new ice and water shield underlayment and tile battens.
3. Reinstall existing tiles.
4. Replace up to 2 broken field tiles.
5. Replace up to 2 broken rake tiles.
6. Apply new high grade polyurethane bonding sealant to all hip, ridge, and rake transitions.
7. Clean up and remove roofing debris.

All work to be done in a workman-like manner according to standard trade practices and per the work description above. Contractor agrees to provide labor and material for a total cost of:

\$1,206.00

Homeowner has reviewed this entire contract, including the reverse side, and understands and accepts the policies, notes, and work descriptions, and agrees to the terms and conditions herein. Homeowner agrees to pay Contractor a total of **\$1,206.00** upon completion of above-described work.

We accept checks, money orders, Visa, Discover, and MasterCard. Any payments made by Visa, Discover, or MasterCard will have an additional fee of 3% added to the payments. A late charge of 2% per month will be charged on all accounts 30 days past due.

Signed: _____

Joseph Hansen, Project Manager

Date: _____

9/11/26

Signed: _____

Virginia Recanzone Living Trust
 Homeowner

Date: _____

10/02/26

ANY AGREEMENT MADE BETWEEN SCOTT ROOFING, L.L.C. (CONTRACTOR) AND THE BUILDING OWNER OR BUILDING OWNER'S AGENT, (THE OWNER) WILL BE SUBJECT TO ALL APPROPRIATE LAWS, REGULATIONS, AND TO THE FOLLOWING SPECIAL TERMS AND CONDITIONS. THE FOLLOWING ITEMS ARE PART OF THE CONTRACT.

1. All Contracts subject to approval of our Management.
2. Contractor shall have no liability for damages from fire, windstorm, lightning, mold, mildew, fungus or other hazard, typically covered by Homeowners Insurance, unless a specific written agreement has been made prior to commencement of the work.
3. The contract price on the face hereof does not include expenses or charges for additional bond or insurance premiums or costs beyond normal bond and insurance coverage. Any such additional expenses, premiums or costs shall be added to the amount of the contract.
4. This contract, if not signed, will expire 30 days from date unless extended in writing by the Contractor. After 30 days, we reserve the right to revise the contract including terms and price.
5. Contractor shall not be liable for failure of performances due to labor controversies, strikes, fires, weather, inability to obtain materials from usual sources, or any other circumstances beyond the control of the Contractor whether of similar or dissimilar nature.
6. It is understood and agreed to that the company's standard workmanship warranty shall be acceptable and that all terms and provisions therein shall prevail, unless otherwise specifically agreed to in writing prior to the commencement of the work. The warranty period shall be for five (5) years for labor only. Material and Labor warranties will be provided upon final payment. Sample warranties are provided upon request. This contract is nontransferable. Samples provided ☐ Yes ☐ No
7. If the work involved in the contract is deemed a repair, by the Repair Policy being included in the contract, NO warranty of any type is expressed or implied.
8. If material has to be reordered or restocked because of a cancellation, or changes, by the owner, there will be a restocking fee equal to fifteen percent (15%) of the contract price.
9. If this Contract is canceled by the Owner later than three (3) days from execution, owner shall pay to the Company twenty percent (20%) of the contract price as liquidated damages, not as a penalty, and the Contractor agrees to accept such as a reasonable and just compensation for said cancellation.
10. This Contract cannot be canceled once work is commenced except by mutual written agreement of the parties.
11. If any provision of this agreement should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this agreement shall not be affected thereby.
12. Owner acknowledges that wall hangings, ceiling hangings, or any other loose item, will be removed or secured prior to work commencing. Contractor shall have No liability for such items being broken or damaged.
13. Owner acknowledges that incidental dirt, debris, and dust, etc. may enter or be dislodged from areas including but not limited to the garage, attic, and living spaces. Contractor will take normal precautions but is not liable or responsible to clean up such debris. Owner will notify Contractor as soon as possible if there appears to be excessive debris entering such spaces. Owner acknowledges that normal precautions will be taken by owner to mitigate any such entry and clean up of debris.
14. Incidental interior damage including, but not limited to: nail pops, cracks, etc. are not the responsibility of the Contractor.
15. Owner is notified that non-structural items, including but not limited to: flashing details, siding to roof interfaces, newly exposed unpainted surfaces, etc. that may become exposed or more noticeable, and do not affect the performance of the roof, are not the responsibility of the Contractor.
16. Per most manufacturers requirements, the newly installed roofing will have nails of sufficient length to penetrate the wood sheathing. These newly installed nails may be visible, and may cause cosmetic damage to open soffits. Owner agrees to notify company prior to work commencing if shorter nails are requested above open soffits to minimize damage. Even so, owner is responsible for the repair of any and all such damage.
17. Owner is responsible and Contractor assumes no responsibility or liability for any roof mounted equipment, or other items protruding through the roof, including, but not limited to: HVAC units, ductwork, flue pipes, bathroom fans, ventilation fans, electrical equipment, conduits, gas pipes, solar panels, satellite dishes, skylights, etc., unless specifically noted in item # 24. Owner is responsible, and will coordinate with Contractor as needed, for the removal, replacement, adjustment, disconnection, installation, repair, etc. for such items.
18. Contractor has the right to order excess materials. All excess materials remain the property of the Contractor.
19. Special circumstances, such as, medical conditions, etc., that may need special attention by Contractor must be noted in item # 24.
20. Payments shall be made per the terms outlined within the contract and the following terms. If work is of such nature that it will exceed one calendar month, partial payments shall be made on the tenth (10th) of each calendar month, based on the work completed and material on the job as of the last day of the preceding month as evidenced by our statement. In the event there needs to be an inspection then the maximum allowable holdback will be 10% for a maximum of 30 days from completion.
21. Should default be made in payment of this contract, charges shall be added from date thereof at a rate of one and one half percent per month (18% per annum) with a minimum charge of \$2.00 per month, and if placed in the hands of an attorney or collection service for collection, all attorney's fees, and legal filing fees shall be paid by Owner accepting said contract.
22. Any representation, statements, or other communications not written in this Contract are agreed to be immaterial, are not to be relied on by either party, and do not survive the execution of this Contract.
23. This agreement constitutes the entire agreement between the parties. It may be changed only by written instrument signed by both parties.
24. Other items _____

PLEASE MAKE CHECKS PAYABLE TO SCOTT ROOFING, L.L.C

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/09/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER L/F Insurance Services LLC 300 East 2nd Street Suite 1300 Reno NV 89501	CONTACT NAME: Kathleen Bendickson PHONE (A/C, No, Ext): (775) 996-6000 FAX (A/C, No): (775) 473-9288 E-MAIL ADDRESS: kathleen.bendickson@lpins.net
INSURED Scott Roofing LLC dba Hansen Enterprises 1742 Hymer Ave Sparks NV 89431	INSURER(S) AFFORDING COVERAGE INSURER A: Norman-Spencer, Agency, LLC NAIC #: 17532 INSURER B: Crum & Forster Indemnity Co 31348 INSURER C: StarStone Specialty Insurance Company 44776 INSURER D: Pacific Compensation Insurance Company 11555 INSURER E: INSURER F:

COVERAGES CERTIFICATE NUMBER: CL267848409 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

INSR LTR	TYPE OF INSURANCE	ADDRESSOR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:		PICGL00000038900	07/15/2026	07/15/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		5089499966	07/15/2026	07/15/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Medical payments \$ 5,000
C	UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0		CSX91326614P00	07/15/2026	07/15/2027	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N N/A	WC1053768	07/15/2026	07/15/2027	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project / Additional Interest Name(s):

See Attached Additional Comments/Remarks page for information regarding additional coverage terms and Additional insured status.

CERTIFICATE HOLDER

CANCELLATION

Evidence of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



1742 Hymer Ave • Sparks, NV 89431
 775-331-5090 • FAX 775-358-3710
 www.scottroofingreno.com

Locally Owned & Operated
 SINCE 1948
 Bonded & Insured

Nevada State License #53955
 Bid Limit \$2,500,000

PAID
 10/21/2026

Invoice

Bill To	
Homeowner	
Phone	775-432-6300
E-mail	jill@junellgroup.com
Re:	6085 Quail Meadows Court Reno, NV 89521

Date	Invoice #
10/21/2026	19154

Crew	Rep	Terms
Bryan P	JWH	Due on receipt

Description	Amount				
Job completed October 16, 2026 as per contract.	1,206.00				
<table border="1"> <tr> <td colspan="2">Thank you for your business, please stay safe.</td></tr> <tr> <td colspan="2">We accept American Express, Visa, Discover & Mastercard with an additional fee of 3.0% added at time of payment. Please make checks payable to Scott Roofing and mailed to address above.</td></tr> </table>		Thank you for your business, please stay safe.		We accept American Express, Visa, Discover & Mastercard with an additional fee of 3.0% added at time of payment. Please make checks payable to Scott Roofing and mailed to address above.	
Thank you for your business, please stay safe.					
We accept American Express, Visa, Discover & Mastercard with an additional fee of 3.0% added at time of payment. Please make checks payable to Scott Roofing and mailed to address above.					
Total	\$1,206.00				
Payment/Credits	-\$1,206.00				
Balance Due	\$0.00				