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SERVICE AGREEMENT

This Service agreement (the "Agreement") is entered into on the 27th day of June of 2025 by ENVIRO-TECH LLC ("Contractor") and Village Brooke Condominium Association ("Owner").

Property: Owner / Owner Agent retain Contractor to provide certain roof services with respect to:

3247 Beneva Rd, Sarasota, FL 34232
("The Property")

Owner / Owner Agent and Contractor agree to the following terms and conditions:

Scope of Work: Owner / Owner Agent retain Contractor to provide the services described herein below and as identified on diagram "Affected Area".

Remove and dispose of broken roof access hatch for building 4, 3243- Unit 203. Furnish and install of new Aluminum roof access hatch

The below signed agrees to the scope of work as proposed and the terms and conditions herein.

Any additional services or materials not included in the above scope of work shall be provided at an additional cost as provided per Exhibit "A". This agreement/Contract is the sole representation of contract terms.

Proposed Total \$ 3,080.00

OWNER / OWNER AGENT

By:

Date: 6/27/2025

Deposit Required 0%

Balance Due upon Completion 100%

1. **Compensation:** With respect to the "Scope of Work" described on front cover and/or as listed in detail, Owner / Owner Agent agree to compensate contractor in the amount listed as "Proposed Cost" as well as any and all additional services or materials required to complete the services as described in section "scope of work" in accordance with the "Schedule of Values" as detailed in EXHIBIT "A". All additional services requested by Owner / Owner Agent will be billed in addition to the stated Proposed Cost amount. Contractor will execute upon request a partial or final lien release in accordance with the Florida Construction Lien Law.
2. **Deposit or Down Payment:** Owner / Owner Agent agree to provide a Deposit or Down Payment to Contractor if requested. Should a deposit or down payment be requested, the Deposit shall be received by Contractor prior to ordering materials or scheduling date of service. Unused Monies held as deposit will be returned to Owner / Owner Agent upon project completion. Contractor will execute upon request a partial or final lien release in accordance with the Florida Construction Lien Law.
3. **Additional Costs:** Included in Exhibit "A" Schedule of Values are additional costs (necessary repairs or services) required for the completion of the proposed scope of work. Execution of this contract authorizes Contractor to provide and be compensated for such repairs. These costs will be assessed and submitted to the Owner(s) as provided in Exhibit "A" Schedule of Values. All payments for additional costs shall be due upon receipt.
4. **Entire Agreement:** Owner and Contractor acknowledge that this Agreement constitutes the entire agreement between them regarding the subject matter described herein on both front and back of this document. This Agreement may not be modified or amended without a written document signed by both parties. Owner retains Contractor to provide the services described on Scope of Work and or included on Exhibit "A". Contractor at Contractor's sole cost and expense will supply all labor, materials and equipment necessary for the full and complete performance of the Services. Without limiting the generality of the foregoing, Contractor, at Contractor's sole cost and expense, shall be responsible for employee payroll, general liability, insurance, state unemployment compensation, federal unemployment compensation, worker's compensation, FICA, equipment, supplies, supervision, general and administrative costs and miscellaneous benefits. Contractor warrants to Owner that Contractor shall perform the Services consistent with the standard for providing such Services in the county in which the Property is located. Contractor, in performing the Services, shall comply with all applicable laws, codes and regulations and shall meet all OSHA safety standards. In addition, Contractor shall secure and pay for all permits and licenses necessary for conducting business in the State of Florida and for the proper execution and completion of the Services.
5. **Insurance:** Contractor, at Contractor's own cost and expense, will provide and maintain in full force and effect, insurance coverage as follows: (a) Worker's Compensation Insurance shall be maintained by Contractor in accordance with applicable Florida Statutes, as required; (b) general liability insurance shall be maintained with a minimum combined single limit of One Million Dollars (\$1,000,000.00) for bodily injuries, death, property damage, etc. resulting from any one occurrence; (c) automobile liability insurance shall be maintained with a minimum combined single limit of Five Hundred Thousand Dollars (\$500,000.00) for bodily injuries, death, and property damage resulting from any one occurrence; and (d) any and all other insurance coverage required by applicable law.
6. **Nature of Relationship:** Contractor shall at all times during the term of this Agreement act as an independent Contractor. Nothing contained herein shall be construed to create the relationship of employer and employee between Contractor and Owner / Owner Agent. In that regard, Contractor shall not incur any obligations or enter into any agreements on Owner / Owner Agent's behalf.
7. **Third Party Reliance:** It is understood and agreed that this Agreement is between Contractor and Owner / Owner Agent. No third parties shall obtain any rights by or through this Agreement and no third parties shall be entitled to rely on the opinions expressed or information provided by Contractor. Owner / Owner Agent agree to indemnify Contractor, including any attorney's fees incurred, with respect to any claim by any third party arising out of or relating to this Agreement.
8. **Governing Law:** This Agreement shall be governed by the laws of the State of Florida.
9. **Venue:** All disputes relating to this Agreement shall be brought in a state court of competent jurisdiction in Manatee County, Florida.
10. **Past Due Payments:** Contractor reserves the right to cease work on any and all jobs when any amount is past the due date. Contractor is not responsible for any losses resulting from these delays. In addition, Contractor is not responsible for damages sustained if work is suspended in process due to such delays. All Contract balances (monies) are due upon completion. Late payments shall include a 2.5% per month fee on unpaid balances. Contractor shall be reimbursed for all cost associated with collection of past due balances.
11. **Collection:** In the event of any dispute regarding this Agreement, the Contractor shall be entitled to recover all costs and fees or incurred including attorneys' fees, administrative handling or processing costs, collection expenses, currier or mail costs and any other documented direct or indirect cost associated with collection. Should the contractor file a lien on the property due to negligence or dispute of non-payment, contractor retains the right to bill for lien services as follows: three-hundred dollars to file and two-hundred dollars to remove.
12. **Waiver of Jury Trial:** The parties waive the right to jury trial for any claims arising out of or relating to the Agreement.
13. **Limitation and Liability:** Contractor's liability for any claim(s) arising out of or relating to this Agreement shall not exceed the amount of compensation received by Contractor.
14. **Damages:** Owner / Owner Agent shall indemnify, defend and hold harmless Contractor with respect to any and all bodily injury, death or damage to property by Owner / Owner Agent which arise out of or are in any way related to this Agreement.
15. **Warranties:** Contractor expressly warrants and guarantees all work and materials provided under this Contract to be fit for the purposes intended for a period as indicated below:

X1yr 2 year 3 year 5 year 7 year 10 year 15 year year(s) from date of final acceptance, and Contractor hereby agrees that during said period of time any flaws or deficiencies in either work or material shall be corrected and/or replaced and restored to first class working order at no cost to the Owner. Flaws and deficiencies cannot be a result from actions of others, weather occurrences, failure to perform recommended maintenance, fire, flood or any act of God. Contractor during the warranty period shall repair any leak in roof where initial service was performed as detailed in "Scope of Work." Any leak or defect that is not on or from the location of the completed scope of work shall not be considered a warranted repair and Owner shall compensate Contractor in full for such repair services. Contractor will not later than Twelve (12) hours after notice to Contractor by Owner, by telephone or any other appropriate means respond to a leak or defect concern. The 12 hour response does not include a catastrophic event or National Disaster.

15. **Terms:** All Contract balances (monies) are due upon completion. Late payments shall include a 2.5% per month fee on unpaid balances. Contractor shall be reimbursed for all cost associated with collection of past due balances.

16. **Affected Area:** ☒ **Main Roof** ☐ **Garage Roof** ☐ **Other**

From main entry

Front

Left side

Right side

Rear

Roof Geometry

Field

Ridge

Valley

Rake

Eave

Diagram

17. **Special Conditions:**

You, the residential property owner, may cancel this contract without penalty or obligation within 10 days after the execution of the contract or by the official start date, whichever comes first, because this contract was entered into during a declaration of a state of emergency by the Governor. The official start date is the date on which work that includes the installation of materials that will be included in the final work on the roof commences, a final permit has been issued, or a temporary repair to the roof covering or roof system has been made in compliance with the Florida Building Code.

I (Owner) Do hereby have read and do agree to the terms and specifications as detailed within this document. **IN WITNESS WHEREOF**, the parties hereto have executed this Agreement on the day and year first above written.

CONTRACTOR:

By: _____

Print Name:

Title: _____

OWNER:

By: _____

Print Name:

Title

EXHIBIT "A"- Schedule of Values - Additional Costs not included in Contract Price****** ALL LUMBER Minimum Quantity of 10 foot lengths******

Plywood	½ inch	Labor & Delivery Included	\$4.35	Per Square Foot (half sheet min)
1x4x10	Decking	Labor & Delivery Included	\$18.00	Per Linear Foot
1x6x10	Decking	Labor & Delivery Included	\$19.00	Per Linear Foot
1x8x10	Decking	Labor & Delivery Included	\$20.00	Per Linear Foot
1x12x8	Decking	Labor & Delivery Included	\$22.00	Per Linear Foot
1x4x8	Non Pressure Treated	Labor & Delivery Included	\$5.50	Per Linear Foot
1x6x8	Non Pressure Treated	Labor & Delivery Included	\$9.50	Per Linear Foot
1x8x8	Non Pressure Treated	Labor & Delivery Included	\$13.75	Per Linear Foot
2x2	Pressure Treated	Labor & Delivery Included	\$10.80	Per Linear Foot
2x4	Pressure Treated	Labor & Delivery Included	\$14.90	Per Linear Foot
2x6	Pressure Treated	Labor & Delivery Included	\$15.90	Per Linear Foot
2x8	Pressure Treated	Labor & Delivery Included	\$16.50	Per Linear Foot
2x10	Pressure Treated	Labor & Delivery Included	\$17.50	Per Linear Foot
2x12	Pressure Treated	Labor & Delivery Included	\$23.50	Per Linear Foot
1x2	Pressure Treated	Labor & Delivery Included	\$8.50	Per Linear Foot
1x4	Pressure Treated	Labor & Delivery Included	\$10.00	Per Linear Foot
1x6	Pressure Treated	Labor & Delivery Included	\$11.00	Per Linear Foot
1x8	Pressure Treated	Labor & Delivery Included	\$12.00	Per Linear Foot
1x4	Cedar	Labor & Delivery Included	\$15.50	Per Linear Foot
1x6	Cedar	Labor & Delivery Included	\$17.50	Per Linear Foot
1x8	Cedar	Labor & Delivery Included	\$19.50	Per Linear Foot
1x12	Cedar	Labor & Delivery Included	\$25.50	Per Linear Foot
2x4	Cedar	Labor & Delivery Included	\$16.50	Per Linear Foot
2x6	Cedar	Labor & Delivery Included	\$18.50	Per Linear Foot
2x8	Cedar	Labor & Delivery Included	\$20.50	Per Linear Foot
2x10	Cedar	Labor & Delivery Included	\$26.50	Per Linear Foot
2x12	Cedar	Labor & Delivery Included	\$31.50	Per Linear Foot
Truss/ Structural Repair		Labor & Delivery Included	\$100.00	Per Linear Foot

Metal Flashing

Replacement L Flashing With Stucco	\$30.00	Per Linear Foot
Replacement L Flashing with Stucco Stop and Stucco	\$39.00	Per Linear Foot
Replacement of L Flashing No Stucco	\$20.00	Per Linear Foot
Replacement of Counter Flashing No Stucco	\$20.00	Per Linear Foot
Replacement of Eave Metal	\$35.00	Per Linear Foot

Miscellaneous

Base Labor Rate (services outside initial scope of work)	\$150.00	Per Man Hour
Additional Trip, Remove and Redeliver of Equipment (Non-Material Delivery/ Site Visit Charge)	\$400.00	Each
Engineer Certified Repair Detail (Certified Letter)	\$580.00	Each
Special Engineering (When Required)	Cost	Plus 20%
HVAC Contracting Services and/or GVAC Components	Cost	Plus 20%
Electrical Contractor	Cost	Plus 20%
Redeliver or Move Delivery	\$500.00	Each
Lien Service	\$300.00	To File
	\$200.00	To Remove
Additional Permitting	\$300.00	Each

Shingle Roof Service

Valley Repair Full Assembly	\$115.00	Per Linear Foot
Replacement Standard Shingle (Labor Only)	\$10.00	Each
Replacement Standard Shingle (Furnish and Install)	\$20.00	Each
Replacement Premium Shingle (Furnish and Install)	\$30.00	Each

Concrete Tile Service

Valley Repair Full Assembly	\$190.00	Per Foot
Replacement Standard Concrete Tile (Labor Only)	\$20.00	Each
Replacement Standard Concrete Tile (Furnish and Install)	\$35.00	Each
Replacement Premium Concrete Tile (Furnish and Install)	\$40.00	Each
Replacement of Discontinued Concrete Tile (Furnish and Install)	\$65.00	Each
Custom Stain to Match Existing Tile Color	\$158.00	+ \$10 pr ft
Or Limit up to 30 tiles	\$20.00	Per Tile