

Trimm Roofing
2500 Drane Field Road ste 101 Lakeland FL 33811
863-276-6300
roofing@trimmconstruction.com
www.trimmroofing.com
License Number: CCC1335191

Roofing Contract

OWNER(S)

GC Trust Holdings / Gail Calhoun

CONTACT INFO

(813) 967-1820
mac@mccgpop.com

DATE

Jun 08 2026

504 East Baker Street, Plant
City, FL 33563, USA

**COMPANY
REPRESENTATIVE**

Todd Zulauf

This Contract for Roofing Services is expected as of 2026-06-16, by and between GC Trust Holdings / Gail Calhoun of 504 East Baker Street, Plant City, FL 33563, USA, and Trimm Roofing of 2500 Drane Field Road Suite 101, Lakeland, Florida 33811.

1. **DESCRIPTION OF SERVICES.** Beginning expected on 2026-06-16, Trimm Roofing will provide to GC Trust Holdings / Gail Calhoun the following roofing services (collectively, the "Services"):

Job Procedure for Installing Atlas Pinnacle Pristine Shingles

- Inspection and Preparation:
 - Inspect the roof for damage, rot, or weak spots.
 - Repair any damaged areas.
 - Remove old shingles, nails, and debris.
 - Replace all rotten sheathing up to the first 4 Sheets at no charge, if any add'l wood is needed see below for pricing
- Install Drip Edge:
 - Install the drip edge along the eaves and rakes of the roof.
 - Secure with roofing nails, spacing them approximately 4 inches on .
- Install Underlayment:
 - Roll out the underlayment (Atlas Summit 60 Synthetic) horizontally across the roof deck.
 - Overlap each row by 19 inches.

- Secure with roofing nails or staples.
- Install Starter Shingles:
 - Begin at the bottom edge of the roof.
 - Cut the tabs off the starter shingles.
 - Lay the starter shingles along the eaves with the adhesive strip facing up.
 - Nail the starter shingles in place.
- Chalk Lines:
 - Snap horizontal chalk lines to ensure straight rows.
 - Snap vertical chalk lines to guide shingle placement.
- Install Shingles:
 - Start from the bottom edge of the roof and work your way up.
 - Lay the first row of Atlas Pinnacle Pristine Shingles, aligning with the starter shingles.
 - Use 6 roofing nails per shingle, placing them just below the adhesive strip.
 - Continue laying shingles, staggering the joints between rows.
 - Use a utility knife to trim shingles to fit edges and corners.
- Valleys and Flashing:
 - Install valley flashing if applicable.
 - Peel and stick/ICE&WATER in valleys. This is a premium addition that most roofing companies don't do and one of the things that makes us different.
 - Lay shingles over valleys, cutting and fitting them neatly.
 - Apply roofing cement to secure flashing and prevent leaks.
- Ridge Caps:
 - Install ridge caps at the peak of the roof.
 - Overlap each ridge cap, securing them with nails.
- Install Ridge Vents (if required):
 - Cut a slot along the ridge of the roof for ventilation.
 - Install ridge vents, securing them with nails.
 - Cover ridge vents with ridge cap shingles.
- Final Inspection:
 - Check for any missing or loose shingles.
 - Ensure all nails are properly driven in and sealed.
 - Remove any remaining debris from the roof.
- Contractor shall remain responsible for scheduling and submitting the project for final inspection and providing documentation confirming that final inspection has been requested or completed, when applicable.

Clean-Up:

- Collect and dispose of all debris.
- Ensure all tools and equipment are properly stored.
- Perform a final safety check of the site.

COMPLETION OF SERVICES. Upon the completion of the roofing services by Trimm Roofing, Trimm Roofing shall see to it that GC Trust Holdings / Gail Calhoun's property is restored to the condition that it was in prior to any work completed by Trimm Roofing, and Trimm Roofing shall see to it that all portions used by Trimm Roofing during the term of this Contract shall be broom clean and free of debris.

We highly recommend mowing the grass before roof installation. This precautionary measure significantly aids in the detection and removal of nails, ensuring a safer environment for you. Our goal is to minimize any potential issues related to nails during and after the installation process.

Payment Schedule

Added Scope of Work: Roll Roofing (Modified Bitumen) on the Flat portion of the Roof.

Payment Schedule – 50/50

A fifty percent (50%) deposit of the total Contract Price shall be due prior to commencement of work. The remaining fifty percent (50%) balance shall be due upon roof completion.

If the remaining balance is not received within seven (7) calendar days after roof completion, a non-refundable fee equal to five percent (5%) of the total Contract Price shall be automatically applied.

Beginning on the eighth (8th) calendar day after roof completion, a late fee of twenty-five dollars (\$25.00) per day shall accrue and continue until payment is received in full.

Failure to make timely payment constitutes a material breach of this Agreement, and all rights and remedies available under Florida law are reserved.

Total \$\$30,000.00

2. PAYMENT AND PAYMENT SCHEDULE.

- a. The Payment Schedule is attached hereto as Exhibit A which is incorporated into this contract.
- b. Payment shall be made to Trimm Roofing, at 2500 Drane Field Road, Ste. 101, Lakeland, Florida 33811. Customer agrees to pay Trimm Roofing as delineated in the Payment Schedule above.
- c. In addition to any other right or remedy provided by law, if Customer fails to pay for the Services when due, Trimm Roofing has the option to treat such failure to pay as a material breach of this Contract, and may cancel this Contract and/or seek legal remedies.

3. PERMITS.

- Trimm Roofing shall apply for and obtain such permits and regulatory approvals as may be required by the local municipal/county government, the cost thereof shall be included as part of the Payment to Trimm Roofing under this Contract.

4. Lumber Costs.

- If extra wood is needed: \$96 per 1/2 in plywood, \$130 per 3/4 in plywood /\$5.00 LF for fascia(Pine)/\$12.00 LF for fascia (Cedar and Hardie Board) \$5.00 tongue & groove or planking/\$4.00 Lineal foot 2x4-2x8 rafters/\$1.00 LF1X2

5. Double-Layer Shingle Removal Clause

Double-Layer Shingles: If the property has **two layers of existing shingles**, an additional charge of **\$30.00 per square (SQ)** per layer, will be added to the contract price. This fee covers the additional labor required for removing multiple layers.

Additional Debris & Dumpster Requirements: Double-layer tear-offs produce a significantly greater volume of debris. If the increased waste requires an **additional dumpster**, the **Homeowner will be responsible for all costs associated with the extra dumpster**, including delivery, pickup, and disposal fees.

6. WARRANTY.

a. Atlas Manufactured Lifetime Warranty

b. Trimm Roofing shall provide its services and meet its obligations under this Contract in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in Trimm Roofing's community and region, and will provide a standard of care equal to, or superior to, care used by Contractor's similar to Trimm Roofing on similar projects. Trimm Roofing's warranty shall be limited to defects in workmanship within the scope of work performed by Trimm Roofing and which arise and become known within 10 Years Workmanship from the date hereof. Trimm Roofing agrees to repair any roofing leaks under normally anticipated weather conditions. Ice damming is not a normally anticipated condition. Damage done to the roof system through no fault of Trimm Roofing are not warranted by Trimm Roofing. All said defects arising after 10 Years Workmanship and defects in material are not warranted by Trimm Roofing. Trimm Roofing hereby assigns to GC Trust Holdings / Gail Calhoun all warranties on materials as provided by the manufacturer of such materials.

7. HOMEOWNER ASSOCIATION APPROVALS.

Trimm Roofing is not responsible for obtaining or ensuring HOA approvals for roofing projects. It is the homeowner's sole responsibility to secure all necessary permissions and approvals from their HOA prior to the commencement of work. If the homeowner chooses to proceed with roof installation without obtaining HOA approval, they acknowledge and agree that Trimm Roofing is not liable for any resulting disputes, fines, or penalties imposed by the HOA. The homeowner assumes full responsibility for any consequences arising from non-compliance with HOA regulations.

By signing this contract, the homeowner affirms they understand and accept this policy.

The services will be performed at the property of GC Trust Holdings / Gail Calhoun located at: 504 East Baker Street, Plant City, FL 33563, USA (the "Worksite").

8. WORK SITE.

GC Trust Holdings / Gail Calhoun hereby authorizes Trimm Roofing to commence and complete the usual and customary excavation and grading on the Work Site as may be required in the judgment of Trimm Roofing to complete the Roofing Work. Unless called for in the drawings or specifications, no landscaping, finish grading, filling or excavation is to be performed at the Work Site by Trimm Roofing.

9. INSURANCE.

Trimm Roofing shall maintain general liability, workers compensation insurance in accordance with the minimum requirements of the state throughout the duration of the Services. Trimm Roofing shall provide GC Trust Holdings / Gail Calhoun with proof of insurance upon the request of GC Trust Holdings / Gail Calhoun.

10. SURVEY AND TITLE.

GC Trust Holdings / Gail Calhoun will indicate the property lines to Trimm Roofing and will provide boundary stakes by a licensed land surveyor if GC Trust Holdings / Gail Calhoun's are in doubt about the property boundaries.

11. CHANGE ORDERS.

GC Trust Holdings / Gail Calhoun may make changes to the scope of the work from time to time during the term of this Contract. However, any such change or modification shall only be made by written "Change Order" signed by both parties. Such Change Orders shall become part of this Contract. GC Trust Holdings / Gail Calhoun agrees to pay any increase in the cost of the Roofing work as a result of a Change Order. In the event the cost of a Change Order is not known at the time a Change Order is executed, Trimm Roofing shall estimate the cost thereof and GC Trust Holdings / Gail Calhoun shall pay the actual cost whether or not it is in excess of the estimated cost.

12. ACCESS.

GC Trust Holdings / Gail Calhoun will allow free access to work areas for workers and vehicles and will allow areas for the storage of materials and debris. Driveways will be kept clear for the movement of vehicles during work hours. Trimm Roofing will make reasonable efforts to protect driveways, lawns, shrubs, and other vegetation.

13. TERM.

This Contract will terminate automatically upon completion by Trimm Roofing of the Services required by this Contract. Completion shall be defined as when Trimm Roofing notifies Customer that the work is completed so long as the work is substantially performed. Upon the completion of the roofing services by Trimm Roofing, Trimm Roofing shall see to it that Customer's property is restored to the condition that it was in prior to any work completed by Trimm Roofing, and Trimm Roofing shall see to it that all portions used by Trimm Roofing during the term of this Contract shall be broom clean and free of debris. Upon termination of this Contract, Trimm Roofing will return to GC Trust Holdings / Gail Calhoun all records, notes, documentation and other items that were used, created, or controlled by Trimm Roofing during the term of this Contract.

Trimm Roofing will make every effort to complete Owner's project in a timely manner. Trimm Roofing cannot promise a definite start or completion date of any project.

14. DEFAULT.

The occurrence of any of the following shall constitute a material default under this Contract:

- a. The failure to make a required payment when due.
- b. The insolvency or bankruptcy of either party.
- c. The subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency.

15. REMEDIES.

In addition to any and all other rights a party may have available according to law, if a party defaults by failing to substantially perform any provision, term or condition of this Contract (including without limitation the failure to make a monetary payment when due), the other party may notice the defaulting party of an intent to terminate the Contract by providing written notice to the defaulting party. This notice shall describe with sufficient detail the nature of the default. The party receiving such notice shall have 10 days from the effective date of such notice to cure the default(s). Unless waived by a party providing notice, the failure to cure the default(s) within such time period shall result in the automatic termination of this Contract.

16. FORCE MAJEURE.

If performance of this Contract or any obligation under this Contract is prevented, restricted, or interfered with by causes beyond either party's reasonable control ("Force Majeure"), and if the party unable to carry out its obligations gives the other party prompt written notice of such event, then the obligations of the party invoking this provision shall be suspended to the extent necessary by such event. The term Force Majeure shall include, without limitation, acts of God, plague, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine or other employee restrictions, fire, explosion, vandalism, storm or other similar occurrence, orders or acts of military or civil authority, or by national emergencies, insurrections, riots, or wars, or strikes, lock-outs, work stoppages, or supplier failures. The excused party shall use reasonable efforts under the circumstances to avoid or remove such causes of non-performance and shall proceed to perform with reasonable dispatch whenever such causes are removed or ceased. An act or omission shall be deemed within the reasonable control of a party if committed, omitted, or caused by such party, or its employees, officers, agents, or affiliates.

17. ARBITRATION, DISPUTE RESOLUTION, ATTORNEYS' FEES.

Any controversies or disputes arising out of or relating to this Contract shall be resolved by binding arbitration in accordance with the then-current Commercial Arbitration Rules of the American Arbitration Association. The parties shall select a mutually acceptable arbitrator knowledgeable about issues relating to the subject matter of this Contract. In the event the parties are unable to agree to such a selection, each party will select an arbitrator and the two arbitrators in turn shall select a third arbitrator, all three of whom shall preside jointly over the matter. The arbitration shall take place at a location that is reasonably centrally located between the parties, or otherwise mutually agreed upon by the parties. All documents, materials, and information in the possession of each party that are in any way relevant to the dispute shall be made available to the other party for review and copying no later than 30 days after the notice of arbitration is served. The arbitrator(s) shall not have the authority to modify any provision of this Contract or to award punitive damages. The arbitrator(s) shall have the power to issue mandatory orders and restraint orders in connection with the arbitration. The decision rendered by the arbitrator(s) shall be final and binding on the parties, and judgment may be entered in conformity with the decision in any court having jurisdiction. The agreement to arbitration shall be specifically enforceable under the prevailing arbitration law. During the continuance of any arbitration proceeding, the parties shall continue to perform their respective obligations under this Contract.

If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The attorneys' fees may be set by the court in the same action or in a separate action brought for that purpose.

18. ENTIRE AGREEMENT.

This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Contract. This Contract supersedes any prior written or oral agreements between the parties.

19. SEVERABILITY.

If any provision of this Contract will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

20. AMENDMENT.

This Contract may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

21. GOVERNING LAW.

This Contract shall be construed in accordance with the laws of the State of Florida.

22. NOTICE.

Any notice or communication required or permitted under this Contract shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth on the first page or to such other address as one party may have furnished to the other in writing specifically for that purpose.

23. BINDING EFFECT.

This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors, heirs and permitted assigns.

24. NON-DISPARAGEMENT.

Owner agrees that they will not, at any time, make, directly or indirectly, any oral or written statements that are disparaging of Trimm Roofing or its affiliates, their products or services, and any of their present or former officers, directors or employees.

25. WAIVER OF CONTRACTUAL RIGHT.

The failure of either party to enforce any provision of this Contract shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract.

26. LIEN.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37 FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR, OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

26.SURVIVAL. In the event of any termination of this Agreement, Sections 2.c, 6, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 25 hereof shall survive and continue in effect and shall inure to the benefit of and be binding upon the parties and their legal representatives, heirs, successors, and assigns.

SIGNATORIES. This Agreement shall be signed on behalf of GC Trust Holdings / Gail Calhoun by GC Trust Holdings / Gail Calhoun, Owner and on behalf of

Trimm Roofing by Todd Zulauf, Member and effective as of the date first above written.

OWNER: GC Trust Holdings / Gail Calhoun

Gail Calhoun

Sales Rep: Todd Zulauf

Todd Zulauf

CONTRACTOR:

Nathane Trimm

Trimm Roofing

CERTIFICATE *of* SIGNATURE

REF. NUMBER
GX3FV-VBWZE-ZY4AM-ETRPP

DOCUMENT COMPLETED BY ALL PARTIES ON
08 JUN 2026 17:04:26
UTC

SIGNER

TODD ZULAUF

EMAIL
TODD@TRIMMROOFING.COM

TIMESTAMP

SENT
08 JUN 2026 14:19:10

VIEWED
08 JUN 2026 14:19:25

SIGNED
08 JUN 2026 14:19:47

SIGNATURE

Todd Zulauf

IP ADDRESS
47.197.224.99

LOCATION
LAKELAND, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
08 JUN 2026 14:19:25

GC TRUST

EMAIL
MAC@MCGPOP.COM

SENT
08 JUN 2026 14:19:10

VIEWED
08 JUN 2026 17:02:34

SIGNED
08 JUN 2026 17:04:26

Gail Calhoun

IP ADDRESS
107.144.187.123

LOCATION
BRADENTON, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
08 JUN 2026 17:02:34

