



Mechanically Seamed Standing Seam Roof System

Built for the family's forever home on Ferris Lane

AUGUST 7, 2026



PREPARED FOR

Anna Ferris

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PREPARED BY

Mitch Ketron

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Scope of Work

ADDRESS 10418 Ferris Ln, CdA	SYSTEM Mechanically seamed standing seam over vented rigid insulation	MAIN ROOF 1,472 sqft / 6 facets / 6:12	24 GAUGE \$108,900	22 GAUGE \$121,400
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THE REQUEST

This is the Ferris family's forever home. The specification came from the family: a mechanically seamed standing-seam roof with a 90-degree single-lock seam, two steel gauges compared side by side, an above-sheathing rigid-insulation assembly, and coordinated metalwork. This proposal prices exactly that, states what is included, and states what stays open until the written manufacturer submittal.

INCLUDED SCOPE - MAIN RESIDENCE

- ✓ Reroof permit and required assembly approvals, Kootenai County
- ✓ Tear off existing roofing to the structural deck; inspect and report before any concealed-condition work
- ✓ High-temp self-adhered air and vapor control membrane, full deck coverage
- ✓ Vented nail-base rigid insulation: 3" polyiso, ventilation channel, fastened nailing surface
- ✓ High-temp slip-sheet underlayment over the insulation layer
- ✓ 24ga or 22ga PVDF standing-seam panels, concealed clips, field-formed 90-degree mechanical seam
- ✓ Custom insulation-depth trim: ridge, drip edge, W-valleys, endwall and sidewall flashing
- ✓ Seam-clamped snow retention on eave planes, layout finalized with the engineered submittal
- ✓ Chimney base flashing coordination; counterflashing replacement priced as Alternate B
- ✓ Daily cleanup and final magnetic sweep

MEASURED BASIS

Roofr aerial report, August 5, 2026: 1,472 sqft across six facets, predominantly 6:12. Eaves 76'10", rakes 75'3", ridges 78'3", valleys 46'5", step flashing 19'1". Guest cabins measured separately by GAF QuickMeasure (Alternate A). The separate 34 sqft auxiliary roof is excluded unless expressly added.

What the Inspection Found

Documented on site August 4, 2026. Sixty-six photos are on file; these four carry the decisions.



EXISTING METAL ROOF FROM GRADE: SURFACE CORROSION ACROSS THE PANEL FIELD



STONE CHIMNEY AND EXISTING COUNTERFLASHING (ALTERNATE B)



FIELD PITCH INSTRUMENT: 24 DEGREES ON THIS SECONDARY PLANE



DETACHED GUEST CABINS (ALTERNATE A)

Site identity verified against Kootenai County parcel records (parcel 49N04W-23-5000, situs 10418 S Ferris Ln).

WHAT STAYS OPEN UNTIL TEAR-OFF

Deck condition and thickness, attic insulation and ventilation specifics, and vapor control are verified when the deck is exposed. Concealed-condition work is never absorbed silently: you are notified first, and pre-approved change-order rates are printed on the approval page.

The Assembly, Deck to Seam

1	Structural deck	Inspected at tear-off; repairs at printed change-order rates, approved before work
2	HT air/vapor membrane	Self-adhered high-temp membrane, full deck coverage
3	Vented nail-base insulation	3" polyiso + above-foam ventilation channel + fastened nailing surface
4	HT slip-sheet underlayment	Mechanically fastened over the nailing surface
5	Standing-seam panels	24ga or 22ga PVDF, concealed clips, field-seamed 90-degree mechanical lock
6	Trim and snow retention	Custom insulation-depth trim; seam-clamped snow retention at eaves

BASIS OF DESIGN

AEP Span Span-Lok hp, 90-degree mechanically seamed, 16" coverage, in the family's four requested color directions. The final panel profile, coating, clips, fasteners, insulation product and thickness are locked by the written manufacturer and supplier submittals, and nothing in a rendering or product sheet silently adds scope. Qualified alternates if AEP availability changes: Taylor Metal MS-100, Western States MS1.5.

CODE AND ENGINEERING

- Idaho Climate Zone 5 shows an R-38 ceiling value in the energy table; that is an energy target, not an above-deck thickness instruction
- If the final design uses the IRC unvented-roof path, R-20 above sheathing is the condensation-control threshold; this assembly instead carries a ventilation channel above the foam
- Kootenai County publishes a 115 mph wind criterion with parcel-dependent snow zones; final clip spacing, fastener schedule and snow-retention layout come from the engineered submittal for this parcel
- The 22-gauge option is offered as the family's requested heavier-gauge comparison, not as a structural requirement

Standing Seam, Mechanically Locked

One system, two steel gauges. Same assembly, same workmanship, same warranty.

OPTION 1 • 24 GAUGE

\$108,900

The manufacturer's standard gauge for this profile. Full PVDF finish.

OPTION 2 • 22 GAUGE

\$121,400

Heavier steel: stiffer panel, flatter appearance, more resistance to foot traffic and hail. The family's requested comparison.

DESCRIPTION	24 GAUGE	22 GAUGE
PHASE 1 - TEAR-OFF AND SITE PROTECTION		
Tear-off to deck, disposal, dumpster, permit, site protection, magnetic sweep	\$12,237	\$12,820
PHASE 2 - INSULATED DRY-IN		
HT self-adhered air/vapor membrane, full deck + HT slip sheet over insulation	\$9,286	\$9,728
Vented nail-base rigid insulation, 3" polyiso, fastened per manufacturer pattern	\$28,190	\$29,531
PHASE 3 - METAL INSTALLATION		
PVDF standing-seam panels, concealed clips, field-formed 90-degree mechanical seam	\$45,766	\$55,261
Custom insulation-depth trim: ridge, drip, W-valleys, endwall/sidewall, chimney base flashing, boots	\$11,217	\$11,751
Seam-clamped snow retention, eave planes	\$2,204	\$2,309
Total	\$108,900	\$121,400

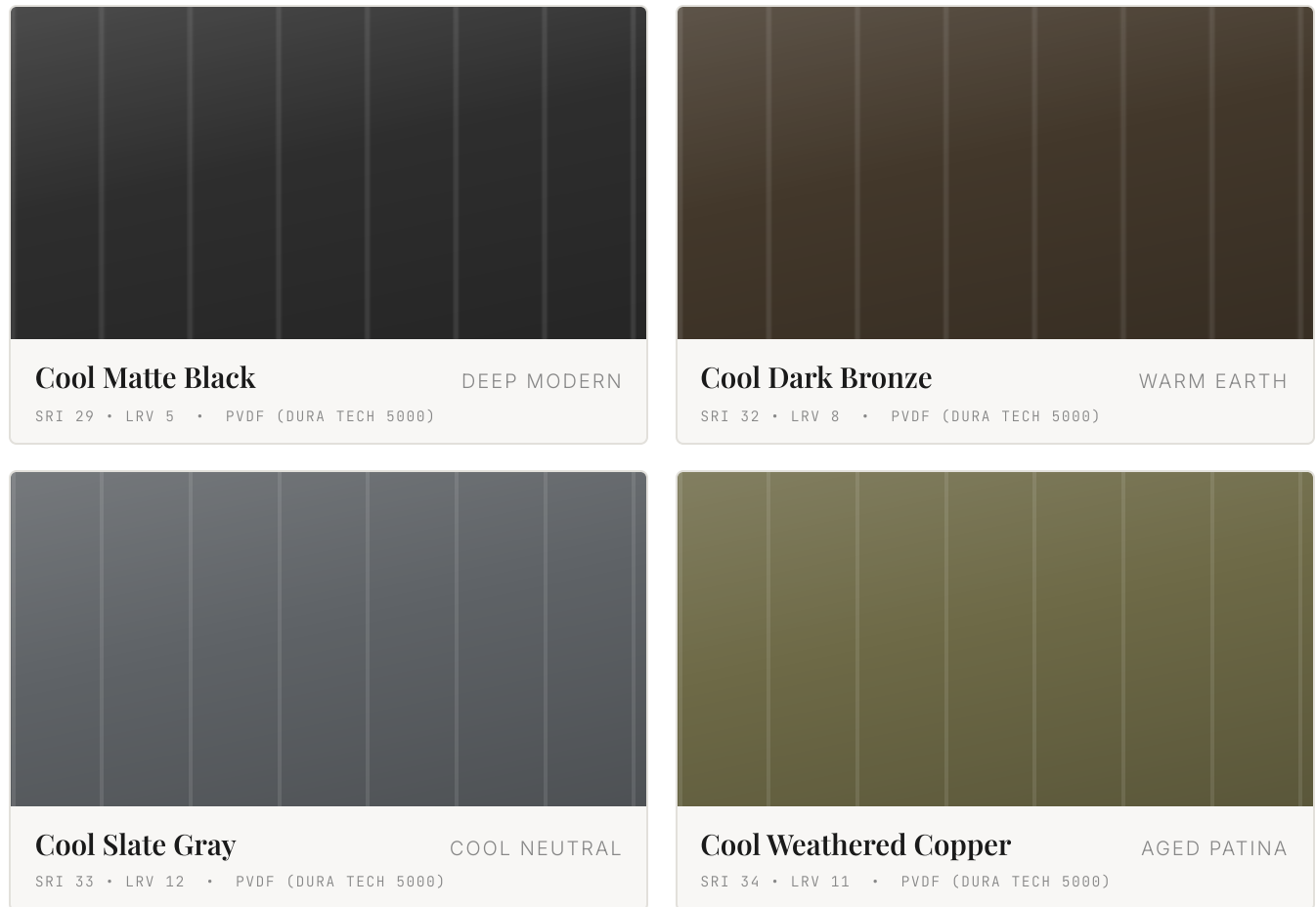
Where the difference lives: the panel line. Heavier coil stock costs more and takes longer to hand-seam. Every other line is the same roof.

ESTIMATED DURATION

About 3 to 3.5 weeks on site with a two-man crew, weather permitting. The insulated dry-in keeps the home protected between phases.

Four Color Directions

The four AEP Span color directions the family asked about, from the manufacturer's standard PVDF line - every one available on Span-Lok hp in both gauges. Physical manufacturer chip samples on hand when we meet; samples and the written submittal control the final color.



Color names, paint system, and SRI/LRV values are from the AEP Span 2026 product guide. Printed and on-screen swatch tones are representative approximations only; physical manufacturer chip samples and the final written product submittal control the color. SRI is the Solar Reflective Index; LRV is the Light Reflectance Value.

Cabins, Chimney, Gutters

Alternate A – Both detached roofs (guest cabins) + \$29,200^{24ga} / + \$32,500^{22ga}

The same full assembly on both detached roofs: tear-off, HT membrane, vented nail-base insulation, matching gauge and color panels, custom trim, snow retention. Detached roof A (226 sq ft) and Detached roof B (217 sq ft) per GAF QuickMeasure, 443 sqft combined, each two 6:12 facets; field-mapped to structures before material order. Priced together with the main house (shared permit, dumpster, delivery, and seaming equipment). The 34 sqft auxiliary roof is excluded unless expressly added.

Alternate B – Chimney Counterflashing + \$1,950

Remove and replace the existing chimney counterflashing with new reglet-set counterflashing coordinated to the selected roof color and material. Masonry reglet cut, mechanical anchoring, and sealed per the accepted flashing submittal.

Alternate C – Coordinated Gutters

Pending written provenance

The family asked for gutters in the same gauge, material, coating and color as the roof panels, from the same manufacturer coil family. That exact provenance does not yet exist in writing from any supplier we reviewed, and published matching-color language is not the same thing. Rather than price a substitute and call it matching, this alternate stays open until the manufacturer or fabricator provides written coil-traceability evidence. When it exists, it gets its own priced sheet.

Alternates A and B can be added at signing or by change order before material order. Cabin field mapping (which measured roof is which cabin) is confirmed on site before ordering.

AUTHORIZATION

Approval & Payment

1 Review. Look this over with the family. Call or text with questions: (208) 508-7663.

2 Choose. Pick the gauge, mark the alternates you want, sign below.

3 Done. We send the deposit invoice, lock the submittals, and schedule the work.

SELECTION

AMOUNT

☐ Main residence, 24 gauge	\$108,900
☐ Main residence, 22 gauge (select one gauge)	\$121,400
☐ Alternate A: both detached roofs (guest cabins), matching system	\$29,200 (24ga) / \$32,500 (22ga)
☐ Alternate B: chimney counterflashing	\$1,950
Alternate C: coordinated gutters	Pending written provenance
Pre-approved: decking replacement	\$225/sheet
Pre-approved: fascia repair	\$15-25/LF

PAYMENT SCHEDULE (10 / 45 / 45)

Deposit on approval (10%): \$10,890 for 24ga, or \$12,140 for 22ga
 Before work begins (45%): \$49,005 for 24ga, or \$54,630 for 22ga
 On completion (45%): \$49,005 for 24ga, or \$54,630 for 22ga

You don't pay the final 45% until you are 100% satisfied.

We accept checks, credit cards, ACH transfers, and Venmo. Credit card payments carry a 2.99% processing fee; checks, ACH, and Venmo have no fee. Alternate amounts follow the same 10/45/45 split. Pricing guaranteed through September 6, 2026 (30 days from proposal date).

By signing below, Customer authorizes Ketron Roofing LLC to perform the work described in this proposal at the price stated, subject to the Terms and Conditions on the following pages. Customer acknowledges receipt of and agrees to all terms. Selected gauge:

_____ Alternates: _____ Approved Total: \$ _____

Mitch Ketron

CONTRACTOR SIGNATURE

Mitch Ketron

PRINTED NAME

August 2026

DATE

CUSTOMER SIGNATURE

PRINTED NAME

DATE

TERMS & CONDITIONS

Terms & Conditions

PAYMENT SCHEDULE & TERMS

A 10% deposit is due upon signing and reserves your project in our production queue. A progress payment of 45% is due before work begins, typically 1-2 weeks before the scheduled start date. The remaining 45% is due upon completion of the project. You don't pay the remaining 45% until you are 100% satisfied. We accept checks, credit cards, ACH transfers, and Venmo. Credit card payments are subject to a 2.99% processing fee; checks, ACH transfers, and Venmo have no fee. The deposit reserves your spot and guarantees pricing for 30 days. If pricing changes due to material cost increases after 30 days, Customer will be notified before scheduling.

SCOPE & CHANGE ORDERS

All known labor and materials are included in the selected option. If unforeseen conditions are discovered during work (hidden damage beyond what was visible at inspection), Customer will be notified and given the choice to approve before proceeding. Pre-approved change orders: rotten or unsuitable decking replacement at \$225 per 4'x8' sheet; fascia repair at \$15-25 per linear foot if found during deck inspection.

WORKMANSHIP GUARANTEE

Workmanship is guaranteed for the expected service life of the installed roofing system. We will return and remedy any faulty workmanship within this period at no cost. This guarantee does not cover: leaks from unrelated areas; damage due to third parties, property owner alterations, or severe weather events including high winds (sustained >60 mph), hail (>1 inch diameter), accumulating snow/ice, lightning, falling trees/limbs, or windblown debris.

MANUFACTURER WARRANTY

Materials are covered under the manufacturer's published warranty, which is separate from our workmanship guarantee. Manufacturer warranty details, registration procedures, and claim processes will be provided at project completion. Warranty coverage varies by product and system; contact the manufacturer directly for specific terms.

WEATHER & INCLEMENT CONDITIONS

Ketron Roofing LLC will use industry best practices (including tarps and/or temporary underlayments) to protect property when the protective covering has been removed. However, inclement weather can arise quickly and without warning in North Idaho. Customer agrees to waive Ketron Roofing LLC's liability for damage to any building, structure, or contents directly or indirectly arising from wind, hail, snow, rain, ice, or any other precipitation occurring while work is in progress.

TERMS & CONDITIONS (CONTINUED)

Terms & Conditions

LIMITATIONS OF LIABILITY

Customer understands that items mentioned in writing are the only items included. All other items or areas are excluded from the scope of work. If additional work is desired beyond the contracted scope, a new agreement will be required. Total liability for any claim under this agreement will not exceed the contract price.

ACCESS & SITE CONDITIONS

Customer will provide reasonable access to the work area. Vehicles, personal property, and landscaping near the work area should be moved or protected by the Customer before work begins. Ketron Roofing LLC is not responsible for pre-existing damage to siding, gutters, landscaping, fencing, driveways, or other property unless directly caused by crew negligence.

CLEAN-UP & DEBRIS

We perform daily clean-up and a final magnetic sweep of the property. We do our best to remove all debris, but small items (nail fragments, metal shavings, and small debris) may remain in landscaping and grass despite our best efforts.

LATE PAYMENT

Payments are due on the dates specified in the payment schedule. No late fees, interest, or penalties apply to either party. If a payment is more than 15 days past due, Ketron Roofing LLC may suspend work until payment is received; work resumes promptly once it is received.

PROJECT TERMINATION

After the 3-business-day cancellation period, either party may terminate this agreement with 7 days written notice. If Customer terminates, payment is due for all work completed and materials ordered through the termination date. If Ketron Roofing LLC terminates, any unused deposit or prepayment will be returned within 10 business days, less the value of work completed and materials ordered.

DISPUTE RESOLUTION

Any disputes arising from this agreement will be resolved through good-faith negotiation. If unresolved within 30 days, disputes will be submitted to binding arbitration in Kootenai County, Idaho under the rules of the American Arbitration Association. Each party bears its own costs unless the arbitrator decides otherwise.

TERMS & CONDITIONS (CONTINUED)

Terms & Conditions

RIGHT TO CANCEL

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, without any penalty or obligation. If you cancel, any payments made by you under this contract will be returned within ten (10) business days following receipt of your cancellation notice. To cancel, contact Ketron Roofing LLC in writing at: 721 N 3rd St, Coeur d'Alene, ID 83814, or by phone at (208) 508-7663. After the 3-day period, the deposit is non-refundable unless Ketron Roofing LLC is unable to perform the work.

ENTIRE AGREEMENT

This agreement, including the attached scope of work and any signed change orders, constitutes the entire agreement between the parties. No verbal promises, representations, or side agreements are binding unless documented in writing and signed by both parties.

LIEN DISCLOSURE (IDAHO CODE 45-525)

Pursuant to Idaho Code 45-525, you are hereby informed of the following rights: (a) You have the right, at your reasonable expense, to require the general contractor to obtain lien waivers from any subcontractors providing services or materials. (b) You have the right to receive proof that the general contractor maintains a general liability insurance policy including completed operations and workers' compensation insurance as required by Idaho law. (c) You have the right to be informed of the opportunity to purchase an extended policy of title insurance covering certain unfiled or unrecorded liens. (d) You have the right to require, at your expense, a surety bond in an amount up to the value of this project. A list of all subcontractors and material suppliers with a direct contractual relationship with Ketron Roofing LLC for work exceeding \$500 will be provided prior to final payment, as required by law.

Acknowledgment: By authorizing this proposal, the property representative acknowledges receipt of this disclosure statement as required by Idaho Code 45-525.



Thank you for trusting us with your family's home.

208-508-ROOF • MITCH@KETRONROOFING.COM