

RECEIPTS FOR 727

Reptar Building Company LLC  
Contract of work  
PA169928

NEWPORT  
15234



Reptar Building Company is a privately owned general contracting and building company operating in and around Pittsburgh, Pennsylvania. From large scale building phases, to cosmetic upgrades in your home, Reptar's skilled, reliable, and happy crews can handle your project with open communication and craftsmanship.

Your offer for work is attached below.

## Work to be performed at: 727 Newport PA15234

Client Party: Jen Cercone

### Work Order Summary:

- Contracted party is responsible for materials
  - \*\* Remove damaged drywall in basement around furnace and utility meters. Clean mold area - cleaner at house.
  - 
  - \*\* Rebuild around utilities and furnace with drywall/cement board when mold is cleaned. (We need handyman to purchase needed drywall and any other supplies needed for this)
  - 
  - \*\* Exterior windows need sealed/painted:
    - - Kitchen (2)
    - - Second floor windows (4)
  - 
  - \*\* Dining room decorative window needs exterior quarter round trim repair; window sealed, paint
  - 
  - \*\* Install microwave above range
  - 
  - \*\* Repair kitchen ceiling - scrape/patch (paint optional- I haven't done kitchen yet)
  - 
  - \*\* Repair interior basement bathroom window sill area and seal around window
  - 
  - \*\* Repair hole in wall next to shower (8"x4" small hole)
- 

Contracted party agrees to complete work listed above in a professional and respectful manner. Any negligence that occurs to the property or materials are to be covered by the contracted party.

- A fee of 0.5% of the total labor pay per day will be reimbursed for every day the work is not complete after the agreed upon date of June 14th 2025. If work is not complete after (14) days, a collection may be reported against the contracted party for the cost of unused material and labor.

A fee of .5% of the total labor pay will be added to the outstanding client balance for every day payment is withheld after the agreed upon completion of scope. If payment is withheld for over (30) days, a collection will be reported by the contracted party for the outstanding balance.

**Fluctuation Clause:** Due to the unpredictability of this area of work, a grace gap of 5% of the total contract value cost is granted to the contracted party to ensure work is done to standard. If this fluctuation gap is engaged, the client party agrees to pay the outstanding amount on the day of final payment.

Contracted party agrees to book labor hours, as well as provide any documents relevant to the work contracted (materials list, labor hours, receipts, insurance policy, samples, etc.)

**Damages Clause:** Contracted Party agrees to pay for any nonexistent damages to the property, as well as pay for any damages to materials throughout the building process.

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**Payment Due: \$1200**

- Material and Deposit

**Payment Due: \$1600**

- Completion of list

**(Client Party Agrees to issue payment on the day the scope is complete)**

Payments are accepted in cash or check.  
Virtual payments are accepted with a 1% fee  
Debit and Credit is accepted with a 3.5% fee  
These are both 3rd party fees. We do not earn anything on these fees.

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**Project Timeline**

Projected active project days: 6/2/2025 - 6/14/2025

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Please sign and date below:

**Contracted Party Agrees to adhere to all of the information outlined above**

• \_\_\_\_\_

**Client Party Agrees to adhere to all of the information outlined above**

Signed by:  
  
\_\_\_\_\_

FBB1DAC95810419...

**Understanding your contract**

**In this contract, a detailed scope of work, contract clauses, processes, and payment schedule have been detailed. Any questions regarding the contract should be asked and addressed by a Reptar Building General Contractor prior to signing. A copy of this contract should be kept alongside the project materials list and invoice for client party records.**

**This is a legally binding contract. Any misleading information, manipulated documents, and disregarded clauses will result in termination of this contract and can be considered fraud, punishable by Pennsylvania and federal law.**

**Contracted Party:**

\_\_\_\_\_

**Client Party:**

Signed by:  
  
\_\_\_\_\_

FBB1DAC95810419...

**Activating Clause:**

Thank you for building with The Browns! At this time, your contract is considered pending. The contract will become active when:

- Deposit is paid and receipt is issued.

Zelle payments made out to:

[Kbrace1599@gmail.com](mailto:Kbrace1599@gmail.com)

8145048942

Checks or Cash: 128 Wen Dell Lane, Ruffs Dale PA 15679

- Please use memo line to indicate deposit

PA169928

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**Greater Pittsburgh Plumbing, Heating & Cooling**

Christi Fredrick  
 727 Newport Dr  
 Pittsburgh, PA 15234

(412) 995-8076  
 christi.fredrick@compass.com

|               |                   |
|---------------|-------------------|
| ESTIMATE      | #173858           |
| ESTIMATE DATE | Aug 12, 2025      |
| <b>TOTAL</b>  | <b>\$9,650.00</b> |

CONTACT US  
 10263 Perry Highway  
 Wexford, PA 15090

(412) 223-2560  
 ky@greaterpittsburghplumbing.com

**ESTIMATE**

| Services   | qty | unit price | amount     |
|--|-----|------------|------------|
| Sewer lateral repairs / lining system 45' up to tap in - replace house trap 4' deep gravel<br>Pricing to install up to 45' of pipe lining system up to main tap in (does not include tap replacement) .<br>We will excavate in rear of home to depth needed to expose and remove to access sewer piping .<br>We will use hydro jet to clear roots and debris to prep for lining system .<br>We will then use structural spot repair at time in and break in piping .<br>We will then install lining system throughout.<br>Once lining is cured we will replace house trap with schedule 40 pvc piping and fittings .<br>We will backfill with 2b aggregate to grade .<br>1/3 deposit is required upon scheduling, final payment required upon completion of job. | 1.0 | \$9,650.00 | \$9,650.00 |

*Handwritten:* Seller paid 1/3 down on 8/15/25.

Services subtotal: \$9,650.00

*Handwritten:* WORK IS SCHEDULED TO BEGIN ON 8/25/25

|                 |                   |
|-----------------|-------------------|
| Subtotal        | \$9,650.00        |
| Tax (Exempt 0%) | \$0.00            |
| <b>Total</b>    | <b>\$9,650.00</b> |

Greater Pittsburgh Plumbing is not responsible for any of the following items, unless otherwise noted in contract: Landscaping reconstruction, shrub/plant damage, concrete/asphalt/brick paver replacement. Any damage to or replacement of electric lines to outdoor lights, spas, pools, etc. Any damage to or replacement of gas lines to outdoor grills, pool heaters, generators, etc. Any damages or replacement of sprinkler lines and heads. Replacement of drywall, plaster or paint. Replacement of flooring, carpets or fencing. Greater Pittsburgh Plumbing does not return after final completion of job to regrade yard or bring in and or haul away any debris. Greater Pittsburgh Plumbing does not warranty ditch subsidence as excavated earth settles naturally over time. Concrete poured during colder weather can crack, peel or break. Greater Pittsburgh Plumbing is not responsible for fixing this. Newer concrete cannot have rock salt placed on it.  
 Customer supplied material is not under warranty by Greater Pittsburgh Plumbing  
 Emergency dispatch fees are non-refundable  
 1/3 deposit due upon scheduling, remainder due upon completion  
 If being paid out of closing, this must be discussed and an email received BEFORE we start the work. (closing must be within 30 days of start of work)  
 Estimates/pricing is good for 60 days



Thanks for choosing us! Please visit google & give us 5 stars!

We appreciate and welcome all referrals. Please join our Service Partner Program and start Saving Today!  
Bureau of Consumer Protection's toll free number; 1-888-520-6680

PA082224





# A PLUS ROOFING & EXTERIORS

Prepared for  
**Jennifer Cercone**  
jen.cercone@gmail.com  
(814) 558-4675  
727 Newport Drive  
Pittsburgh, PA 15234

## Roof Replacement Proposal

**Joe Campagna**  
A Plus Roofing & Exteriors  
(412) 515-5466  
aplusroofingexteriors@gmail.com  
License # 188593



MAY 28, 2025

# Scope of Work

1. Set up tarps/nets on property for protection from Demo of debris.
2. Tear off and dispose of the existing roof system (additional layers of tear off cost \$65 per 100 sq ft.)
3. Inspect and replace plywood sheathing as needed. (Contractor offers complementary (3) sheets/planks with job, any additional sheets/planks cost \$95.00/per 4' x 8' sheet or \$75/per 8' plank)
4. Secure any loosening wood on deck surface.
5. Installation of Ice & Water Shield 3' from all Eaves, In all valleys, around all roof penetrations, slope transitions, and Chimney. Remaining surface area gets Synthetic underlayment.
6. Install Drip edge metal along all eaves and rakes of house (Color to be chosen by owner)
7. Install New Flashing on all Chimneys, Roof to wall transitions, Slope transitions, In all Valleys, and anywhere else code calls for.
8. Install starter shingles along perimeter of Roof.
9. Install Limited Lifetime Dimensional Shingles (Product to be chosen by owner)
10. Caulk all flashing and other areas needed.
11. Replace all flashing pipe boots with New.
12. Installation of New Omni Roll shingle over ridge vent
13. Clean up and haul away all debris, and left over materials. Magnet for Nails.
14. 15 Year IKO ROOFPRO Workmanship Warranty
15. IKO Limited Lifetime Manufacturer's Warranty on all shingle products.
16. We will be installation area of EPDM rubber on the flat space on front slope.

**Note: Scope of work includes material and labor**



# KO Dynasty Roof Replacement

IKO's DYNASTY SHINGLE IS A CLASS 3 IMPACT RESISTANT PERFORMANCE SHINGLE. COMES WIHT 130MPH WIND WARRANTY, ALEGE RESISTANCE, 15 YEAR IRON CLAD PROTECTION.

Item

## Roof System

IKO Dynasty Roof Replacement

Estimate subtotal

\$9,000.00

## Upgrades

### Chimey Cap

Item

Labor (Standard)

Purchase and installation of New metal chimney cap.

Upgrade subtotal

\$450.00



# Summary

Please select the associated upgrade(s), then sign the proposal with any notes.

## **IKO Dynasty Roof Replacement**

**\$9,000.00**

IKO's DYNASTY SHINGLE IS A CLASS 3 IMPACT RESISTANT PERFORMANCE SHINGLE. COMES WITH 130MPH WIND WARRANTY, ALGAE RESISTANCE, 15 YEAR IRON CLAD PROTECTION.

### Upgrades



Chimey Cap

**\$450.00**

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**Total**

**\$9,450.00**

*Jennifer Cercone*

05/28/2025

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Jennifer Cercone

Date

By signing this document you agree to the statement of works provided by A Plus Roofing & Exteriors and in accordance with any terms described within.

Joe Campagna  
A Plus Roofing & Exteriors  
4125155466  
aplusroofingexteriors@gmail.com



# Terms & Conditions + Contract

- All Materials are included.
- Deposit required to schedule and begin Pre-Production phase.
- Final Payment due upon completion.
- Any/All work outside of this proposal is to be discussed as separate.
- Additional work is to be discussed and approved by customer before being performed.
- 3 sheets of plywood are included or 30' of Plank. Any/all additional wood replacement materials needed will be:
  - \$95/sheet or \$75/per plank (these prices include labor.)
  - IKO shingles come with a 15-year workmanship warranty & Lifetime Limited manufacturer warranty.
  - Price only valid for 30 days, Subject to change after next inflation.

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The following agreement is a contract between said  
(Customer) \_\_\_\_\_, and A Plus Roofing & Exteriors LLC.

By signing this agreement both parties agree to abide by the scope of work/services listed on the official proposal (listed above). Any/all work listed outside of the official Proposal/Scope of work is to be discussed as a separate Proposal/Contract.

Payment schedule is to be followed as listed on the contract. Once payment is due, customer has 72 hours to provide payment as agreed to by contract or 10% fee of total price will be added for penalty.

*Jennifer Cercone*

05/28/2025

# Terms & Conditions + Contract

Jennifer Cercone

Date

|   |            |
|---|------------|
| Deposit (paid at signing)   | \$3,000.00 |
| Final Payment (upon closing of sale, Contractor financing plan listed below.) | \$6,000.00 |
| Total   | \$9,000.00 |

Financing plan: (Intrest free)

\$6,000/12 months= \$550/Per month.

First payment applies at the completion of the project and covers that month. Next payment is due by the 30th of the following month and every month after until amount is paid off. Remaining balance to be paid in full at closing of house.

If Financing is not paid in full by 366th day from day of job completion \$500 fee will apply as interest, every month following until balance is paid in full will incur additional \$150 fee per month.

Late payments incur \$25/fee.

*JC*



Proven Performance



# DYNASTY®

Performance Shingles



[iko.com/na](http://iko.com/na)



# Proven Performance in Every Shingle

Your roof is your home's first line of defense against the ravages of severe weather, as well as everyday wind, rain, snow, and extreme temperatures. That's why proven performance isn't just a nice-to-have. It's a must.



IKO Dynasty shingles qualify for a Class 3 impact resistance rating,<sup>5</sup> which may enable you to a reduction in your homeowner insurance premium, if available.

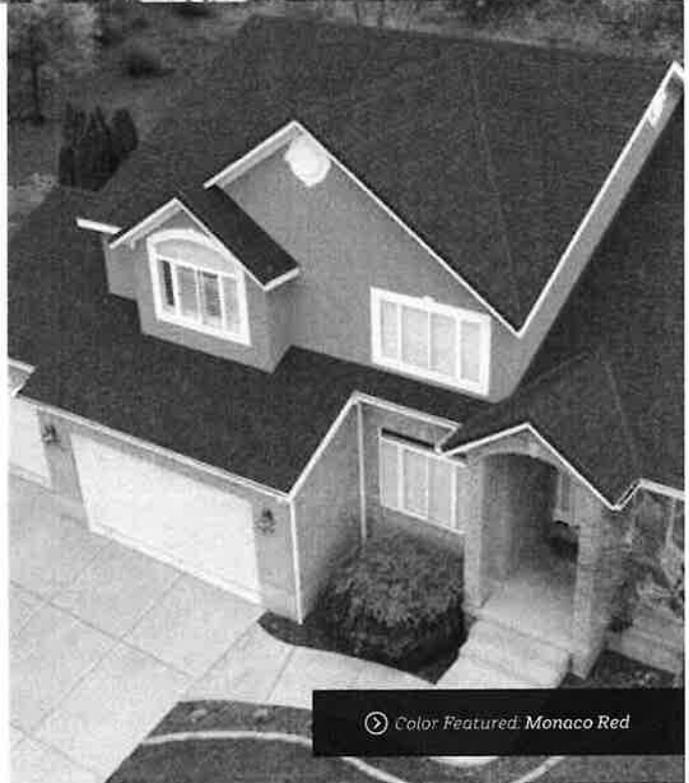


 Color Featured: Shadow Brown



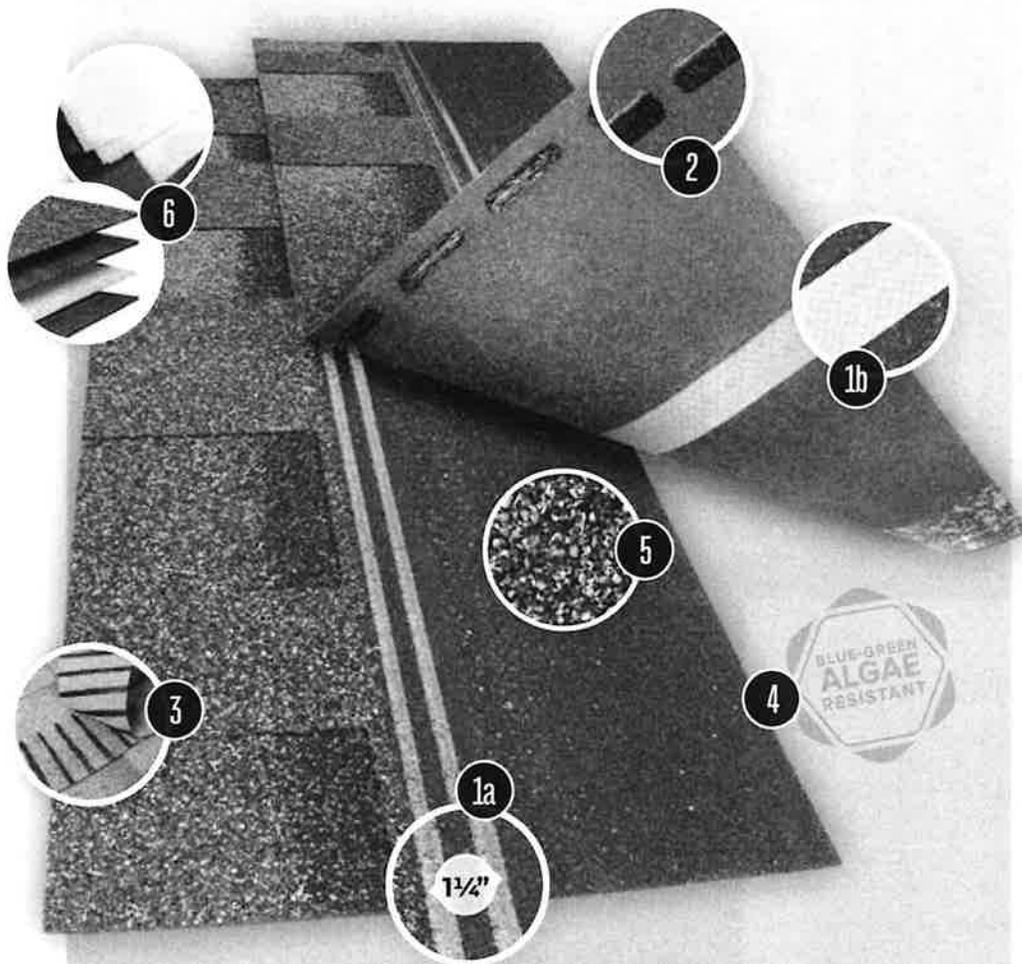


Dynasty Performance shingles are IKO's upgraded solution for wind uplift protection, thanks to a built-in ArmourZone® reinforced woven band and nailing surface. Plus, they feature enhanced colors and Class 3 impact resistance<sup>5</sup> for a shingle that's a step above the rest.





# What Sets Dynasty Shingles Apart



1

## Superior blow-off protection

IKO Performance shingles feature a tear-resistant woven band on the back, designed to help prevent nail pull-through and shingle blow-off. A 1 1/4-inch-wide nailing surface on the front guides roofers to place their nails accurately, ensuring improved fastening strength and faster installation.

2

## Stay-put bonding

IKO's proprietary FastLock sealant gets extra tacky when activated by the heat of the sun to maximize bonding and help protect against wind uplift and blow-off.

3

## Tough adhesive

We use five strips of our tough, construction-grade adhesive to laminate the shim to the tooth.

4

## Built-in algae resistance

Colorfast algae-resistant granules help inhibit the growth of blue-green algae, which can cause unsightly black streaks, stains, or discoloration.

5

## Granule coverage and adhesion

We make nearly every material we use, including the granules used to protect underlying asphalt. Our exclusive, advanced color blending technology creates beautiful, enhanced color blends to fit nearly every home design and style.

6

## Heavyweight strength

At the heart of every IKO asphalt shingle is a fiberglass mat. Weathering asphalt saturates the mat and coats its top and bottom layers. Protective granules on the surface ensure a durable, structurally sound product.

### STANDARDS & SPECIFICATIONS<sup>3,4</sup>

|  |                               |                     |                            |
|--|-------------------------------|---------------------|----------------------------|
| Limited Warranty <sup>1</sup>                  | Limited Lifetime <sup>2</sup> | Length              | 40 7/8 in (1,038 mm)       |
| Iron Clad Protection <sup>1</sup>              | 15 Years                      | Width               | 13 3/4 in (349 mm)         |
| Limited Wind Warranty <sup>1</sup>             | 130 mph                       | Exposure            | 5 7/8 in (149 mm)          |
| Limited Algae Resistance Warranty <sup>1</sup> | 10 years (blue-green)         | Coverage per Bundle | 33 1/3 sq. ft. (3.1 sq. m) |

ASTM D3462 - ASTM D3018 - ASTM D3161 - Class F - ASTM D7158 - Class H - ASTM E108/UL 790 - Class A, FM 4473 - Class 3<sup>5</sup>



SEE IT ON A ROOF

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**MICHAEL A LUTZ**

---

**ELECTRICIAN**

---

PA187031

**INVOICE**

412.352.7424  
MALutz@icloud.com

155 Barr Road  
Finleyville, PA 15332

Attention: Jennifer Cercone  
727 Newport Drive  
Pittsburgh, PA 15234  
Date: 5/9/25

Project Title: Home Repairs

| Description   | Quantity | Unit Price | Cost     |
|---|----------|------------|----------|
| Repaired loose box in Dining Room                       | 1        |            |          |
| Repaired loose box and installed GFI outlet in bathroom |          |            |          |
| Installed strap close to weathered                      |          |            |          |
| Replaced Light Fixtures                                 | 3        |            |          |
|   |          | Subtotal   | \$150.00 |
|   |          |            | \$0.00   |
|   |          | Total      | \$150.00 |

Thank you for your business.

Sincerely,

Michael Lutz



# C B Remodeling LLC

160 Dorothy dr  
Clinton, PA. 15026  
412-855-2880

## Estimate

| Date     | Estimate # |
|----------|------------|
| 2/2/2015 | 2137       |

| Name / Address  |
|---|
| Jen Cercone<br>727 Newport dr.<br>Baldwin, pa.<br>15234 |

| Description  | Total             |
|--|-------------------|
| Due to Car hitting deck and fence We will replace 1 - 6"x6" deck support post treated, then replace 22' of dog ear fence and 1 - 4"x4" fence post treated. | 1,685.00          |
| Paint fence to match and landscape as needed.  | 0.00              |
| <b>Total</b>   | <b>\$1,685.00</b> |



# INVOICE

Castle Plumbing Heating Cooling  
Inc.  
533 Haverhill Rd  
Pittsburgh, PA 15228-2655

mark.castlephc@gmail.com  
+1 (412) 862-0898  
Castlephc.com



**Bill to**  
Jen Cercone  
727 Newport Dr Pa Pgh PA 15234

**Ship to**  
Jen Cercone  
727 Newport Dr  
Pa  
Pgh, PA 15234

## Invoice details

Invoice no.: 2938  
Terms: Net 30  
Invoice date: 03/25/2025

| #  | Date | Description  | Amount   |
|----|------|--|----------|
| 1, |      | Removed existing vanity and mirror. Installed customer supplied vanity, faucet, and mirror. Replaced existing emergency shut-off valves and supply lines e | \$475.00 |

**Total** **\$475.00**

## Ways to pay



Payment **-\$475.00**

## Note to customer

Thank you for your business.

**Balance due** **\$0.00**

