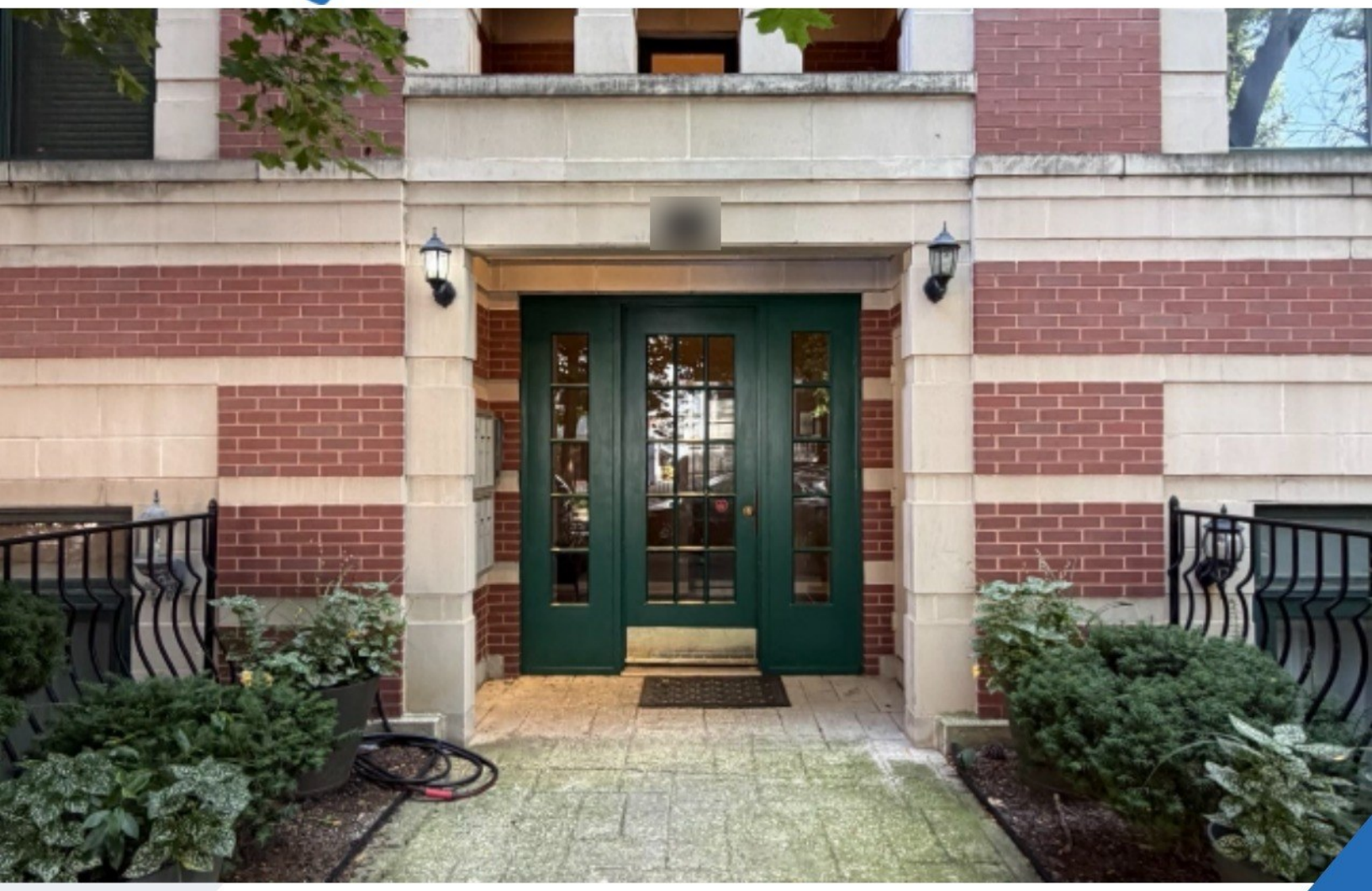


DAD FLAT ROOF - HOA

SEP 01, 2026

Dad to the Rescue

[redacted]
[redacted]
Chicago, IL
60657
[redacted]

Michael Walczak
mike@dadexteriors.com
(312) 752-6060

A BETTER ROOF STARTS WITH A BETTER PLAN

[redacted] is more than a roofing project. The roof, rooftop decks, masonry, flashing, railings, HVAC equipment, access, and resident logistics all need to work together.

THE SITUATION
The existing roof is at the end of its useful life and has flashing/detailing issues. The rooftop decks also need to be removed and rebuilt to properly complete the roofing work.

DAD RECOMMENDS
A **complete tear-off and replacement** of the existing roof — not a recover — coordinated with complete removal and replacement of the rooftop decks.
Our recommended system is **CertainTeed Flintlastic® multi-ply modified bitumen**, selected for its redundancy, durability, rooftop traffic, and detailed flashing conditions.

DAD RECOMMENDED PROJECT: [redacted]

Includes:

- Complete roof tear-off and disposal
- New insulation and cover board
- New CertainTeed Flintlastic® roof system
- New treated rooftop deck framing (where existing sits)
- New Trex Enhance® decking
- Integrated flashing and counterflashing
- Capstone and railing removal/reinstallation where required
- Site protection, cleanup, documentation, and closeout
- 10-Year Dad Standards Workmanship Warranty

VALUE-ENGINEERED LOGISTICS
Dad reduced the project cost by developing a more efficient access and staging plan — not by reducing the roofing or deck scope.
Pricing assumes use of the east side of the building for a debris/material chute and a dumpster in the rear yard. This eliminates significant crane, scaffolding, and material-handling costs.
This plan will temporarily restrict garage access for certain residents and requires the roof and deck work to be completed as one continuous project.

OPTIONAL
A 60-mil TPO roofing system may be selected in lieu of the modified bitumen system. New privacy screens may also be added separately if desired.

Trex Covered Walkways are not included but will add a lot of value.

Our goal is simple: give the Association a brand-new roof and rooftop deck system, coordinate the entire project under one contractor, and stand behind the work.

Michael Walczak
mike@dadexteriors.com
(312) 752-6060

AUTHORIZATION PAGE

☐ **Modified Bitumen / Rubber Roofing System** [redacted]

☐ **TPO Commercial Roof System** [redacted]

Name: [redacted]

Address: [redacted] Chicago, IL

Estimates valid for 30 days from date of estimate/ PAYMENT TERMS: 30% Deposit — Due upon signing 40% Progress Payment — Due at material delivery or project mobilization 30% Final Payment — Due at Substantial Completion

Options and Addons

	Description	Line total
☐	**DAD VALUE-ENGINEERED ACCESS & LOGISTICS PLAN — INCLUDED** Dad has developed an alternate access and material-handling plan to reduce project cost without reducing the roofing or deck scope. Pricing assumes use of the east side of the building for a debris/material chute and placement of a dumpster in the rear yard. This approach eliminates significant crane, scaffolding and material-handling costs. This plan will temporarily restrict garage access for certain residents and requires the roof and rooftop deck work to be completed as one continuous project. If this access cannot be provided, the Association requires phased construction, or additional mobilizations, cranes, scaffolding or alternate material handling are required, additional costs will apply.	
☐	**Disposal: DECK REMOVAL** Remove and dispose of the existing rooftop deck, framing, and related materials as required to complete the roofing work.	[redacted]
☐	**Build: NEW TREATED DECK FRAMING** Same as before: Furnish and install new pressure-treated rooftop deck framing coordinated with roof drainage, penetrations, and service access.	[redacted]
☐	**Build:** TREX ENHANCE® DECKING Install new Trex Enhance® composite decking over the new treated framing in the selected standard color.	[redacted]
☐	Decking Walkways - Frame & Trex	[redacted]

☐ **Flat Roof: Cut In Flashing**
UPGRADED CUT-IN METAL COUNTERFLASHING

Furnish and install new fabricated metal counterflashing at masonry wall and parapet transitions where included.

Includes:

Cut reglet into masonry where appropriate
New formed metal counterflashing
Mechanical attachment
Sealant at reglet
Overlap of membrane flashing to create a durable water-shedding transition

Dad recommends properly integrated counterflashing where building conditions allow rather than relying solely on exposed sealant and termination bars.

☐ **Flat Roof: Cap Stone & Railing Removal / Through-Wall Roof Integration**
Carefully remove and temporarily stage existing masonry cap stones and attached railing sections where required to properly extend the new roofing membrane beneath the wall assembly.

Includes:

Removal of existing railing sections as required for access
Careful removal and staging of reusable cap stones
Preparation of exposed wall conditions
Extension of new roof membrane beneath the cap-stone area
Integration of membrane with the new roof and wall flashing system
Reinstallation of existing cap stones where suitable for reuse
Reinstallation of existing railings where suitable for reuse
New mortar, anchors, sealants, and minor fastening materials required for reinstallation

Broken, deteriorated, or non-reusable cap stones, masonry rebuilding, structural railing repairs, new railings, concealed deterioration, and engineering are additional unless specifically included.

Deposit

30%

Customer Comments / Notes

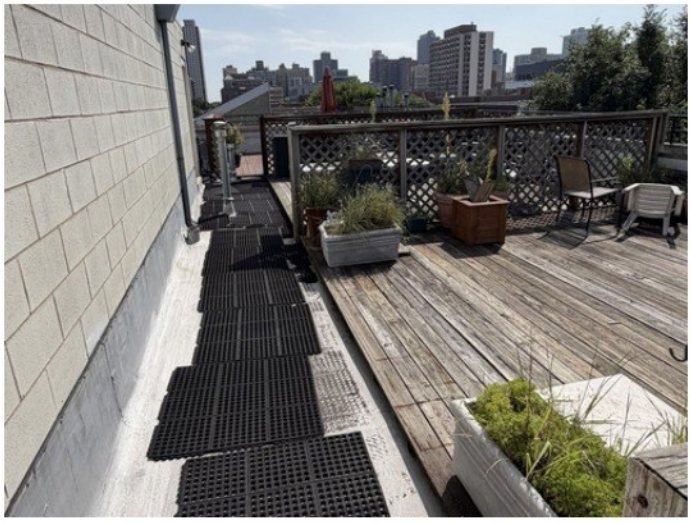
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INSPECTION







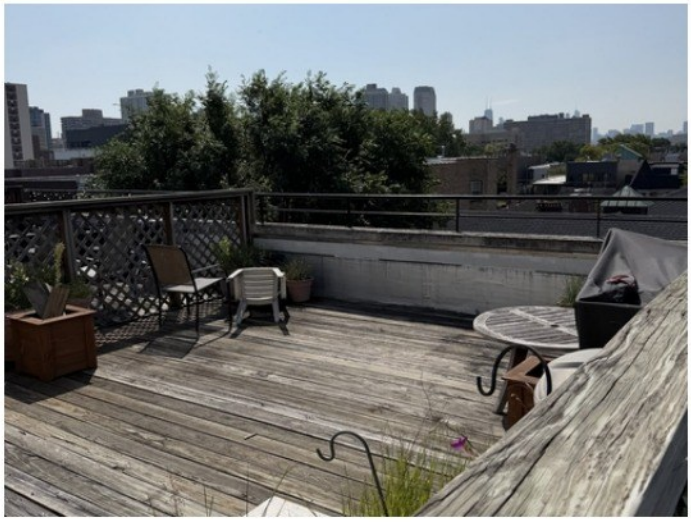
















MODIFIED BITUMEN / RUBBER ROOFING SYSTEM

Certainteed Flintlastic GTA

Item
Flat Roof: CERTAINTEED FLINTLASTIC® MULTI-PLY MODIFIED BITUMEN ROOF SYSTEM Furnish and install a complete CertainTeed Flintlastic® multi-ply modified bitumen roofing system over the prepared roof assembly. The system includes a compatible Flintlastic® base ply installed in accordance with the selected roof specification, followed by a Flintlastic® GTA SBS-modified bitumen cap sheet. The base ply provides the first waterproofing layer of the system, while the GTA cap sheet is torch applied with properly aligned side and end laps and heat-welded transitions to create a durable, continuous waterproofing surface. The completed assembly provides redundant waterproofing protection with a mineral-granule wear surface designed for long-term weather exposure, rooftop service, and future maintenance.
TPO: Project Mobilization, Safety & Protection ROOF PROJECT MOBILIZATION, SAFETY & SITE PROTECTION Provide labor, supervision, equipment, access, staging, and required safety measures necessary to complete the roofing work. Includes: Project mobilization and setup OSHA-compliant fall protection Roof-edge safety where required Ladder and access setup Protection of adjacent building surfaces Resident and pedestrian protection Daily jobsite cleanup and housekeeping Project supervision and coordination Specialty sidewalk canopies, street closures, cranes, lifts, or extraordinary access requirements are excluded unless specifically listed.

Flat Roof: Complete Roof Tear-Off
Remove the existing roofing system down to the designated structural roof deck or approved substrate.

Includes:

Removal of existing roof membrane
Removal of existing insulation where included
Removal of deteriorated flashings associated with the roof system
Removal of loose roofing materials and debris
Loading and legal disposal of roofing debris
Preparation of exposed roof deck for inspection

Multiple layers of roofing, existing masonry, structural framing, HVAC equipment, decks, railings, and other components are excluded unless specifically included.

Flat Roof: Polyiso Roof Insulation
Furnish and install new polyisocyanurate roof insulation over the prepared roof deck.

Includes:

Commercial-grade polyiso insulation
Staggered board joints where multiple layers are installed
Approved mechanical fastening or adhesive attachment
Fasteners and plates appropriate for the existing deck
Coordination around penetrations and rooftop equipment

Specified thickness: 2.6
Approximate R-value: R-15

Flat Roof: High-Density Cover Board
HIGH-DENSITY ROOF COVER BOARD

Install a high-density cover board over the new insulation system to provide a durable, smooth substrate for the roofing membrane and additional protection against rooftop traffic and impact.

Includes:

Commercial-grade approved cover board
Staggered joints
Approved attachment
Preparation for fully adhered membrane

Flat Roof: Counterflashing / Termination Detail
STANDARD TERMINATION BAR DETAIL

Install manufacturer-approved termination bar at applicable vertical membrane terminations.

Includes:

Aluminum termination bar
Approved fasteners
Manufacturer-compatible sealant
Proper membrane termination

Flat Roof: Plumbing Stacks & Pipe Penetrations
IPE & PLUMBING PENETRATION FLASHING

Properly flash existing plumbing stacks and pipe penetrations into the new roof system.

Includes:

Manufacturer-approved prefabricated boots where applicable
Field-fabricated membrane flashing where required
Heat-welded integration into field membrane
Approved termination clamps and sealants
Pitch pockets only where a standard boot or flashing detail is impractical

Flat Roof: Scuppers (Existing)
SCUPPER FLASHING

Properly integrate existing scuppers into the new TPO roofing system.

Includes:

Membrane flashing through scupper opening
Reinforced corner detailing
Heat-welded connections
Integration with associated wall flashing

New metal scupper boxes or downspouts are additional unless specifically included.

Flat Roof: Parapet & Wall Flashing
MODIFIED BITUMEN WALL & PARAPET FLASHING

Extend compatible modified bitumen membrane vertically at parapet walls, roof-to-wall conditions, and other applicable vertical transitions.

Includes reinforced inside and outside corners, membrane transitions, and proper integration with the field roof membrane.

Where masonry must be removed, modified, or rebuilt to properly terminate the roofing system, that work will be separately identified.

Lucas #608 Aluminum Solar Reflective Roof Coating
Apply Lucas #608 Aluminum Roof Coating over the completed modified bitumen roof system where specified.

Includes:

Clean and prepare the roof surface prior to application
Apply Lucas #608 at the manufacturer-recommended coverage rate
Coat compatible field membrane and flashing areas
Provide a reflective aluminum finish to help reduce solar heat gain
Add an additional protective weathering layer over the completed modified bitumen system
Final review for uniform coverage and continuity

Lucas #608 is intended as a protective reflective coating and does not replace the underlying roof membrane, flashing details, or required maintenance.

Dad Standards

Item
Final Roof Inspection & Closeout FINAL ROOF INSPECTION & PROJECT CLOSEOUT Upon completion, Dad Exteriors will inspect the roof installation and associated included details. Includes: Visual review of membrane and seams Review of wall and penetration flashings Review of drainage areas Removal of roofing debris Final cleanup Completion photographs where practical Warranty and closeout documentation If an enhanced manufacturer warranty is selected, required manufacturer inspection and documentation will be coordinated as applicable.
Dad Maintenance Plan Dad Exteriors offers an annual roof maintenance program for complete roof replacement projects. The maintenance plan is not included in the base roof price and will be priced separately based on the size, complexity, access, and condition of the roof. Annual maintenance may include: Visual inspection of the roof membrane Review of seams, flashings, penetrations, drains, and scuppers Review of rooftop equipment and third-party penetrations Removal of minor debris where reasonably accessible Photo documentation Written maintenance and repair recommendations Minor maintenance where specifically included Repairs, masonry work, sealant replacement, drain work, storm damage, third-party damage, and other corrective work are additional unless specifically included. See separate Dad Roof Maintenance Plan page for scope and pricing

Estimate subtotal	[redacted]
Total	[redacted]

MODIFIED BITUMEN ROOF SYSTEM WARRANTY* - 10 year workmanship, 10 year material warranty

TPO COMMERCIAL ROOF SYSTEM

Commercial - TPO Roof System

Item
TPO: Johns Manville 60 Mil Fully Adhered TPO LOWER ROOF Furnish and install a new Johns Manville 60 mil TPO roofing membrane, fully adhered to the approved roof substrate. Includes: 60 mil commercial-grade TPO membrane Manufacturer-approved bonding adhesive Fully adhered installation Layout and positioning of membrane sheets Required fastening and attachment at perimeter conditions Heat-welded field seams Manufacturer-compatible accessories and detailing All membrane seams will be heat welded to form a continuous waterproof roofing surface.
TPO: Project Mobilization, Safety & Protection ROOF PROJECT MOBILIZATION, SAFETY & SITE PROTECTION Provide labor, supervision, equipment, access, staging, and required safety measures necessary to complete the roofing work. Includes: Project mobilization and setup OSHA-compliant fall protection Roof-edge safety where required Ladder and access setup Protection of adjacent building surfaces Resident and pedestrian protection Daily jobsite cleanup and housekeeping Project supervision and coordination Specialty sidewalk canopies, street closures, cranes, lifts, or extraordinary access requirements are excluded unless specifically listed.

Flat Roof: Complete Roof Tear-Off
Remove the existing roofing system down to the designated structural roof deck or approved substrate.

Includes:

Removal of existing roof membrane
Removal of existing insulation where included
Removal of deteriorated flashings associated with the roof system
Removal of loose roofing materials and debris
Loading and legal disposal of roofing debris
Preparation of exposed roof deck for inspection

Multiple layers of roofing, existing masonry, structural framing, HVAC equipment, decks, railings, and other components are excluded unless specifically included.

Flat Roof: Polyiso Roof Insulation
Furnish and install new polyisocyanurate roof insulation over the prepared roof deck.

Includes:

Commercial-grade polyiso insulation
Staggered board joints where multiple layers are installed
Approved mechanical fastening or adhesive attachment
Fasteners and plates appropriate for the existing deck
Coordination around penetrations and rooftop equipment

Specified thickness: 2.6
Approximate R-value: R-15

Flat Roof: High-Density Cover Board
HIGH-DENSITY ROOF COVER BOARD

Install a high-density cover board over the new insulation system to provide a durable, smooth substrate for the roofing membrane and additional protection against rooftop traffic and impact.

Includes:

Commercial-grade approved cover board
Staggered joints
Approved attachment
Preparation for fully adhered membrane

TPO: Parapet & Wall Flashings
Extend new Johns Manville TPO membrane vertically at parapet walls, roof-to-wall conditions, and other applicable vertical transitions.

Includes:

Membrane flashing at walls
Inside and outside corner detailing
Reinforcement at transitions
Manufacturer-approved attachment
Integration with the field membrane

Where masonry must be removed or modified to properly terminate the roof system, that work will be separately identified.

Flat Roof: Counterflashing / Termination Detail
STANDARD TERMINATION BAR DETAIL

Install manufacturer-approved termination bar at applicable vertical membrane terminations.

Includes:

Aluminum termination bar
Approved fasteners
Manufacturer-compatible sealant
Proper membrane termination

Flat Roof: Plumbing Stacks & Pipe Penetrations
IPE & PLUMBING PENETRATION FLASHING

Properly flash existing plumbing stacks and pipe penetrations into the new roof system.

Includes:

Manufacturer-approved prefabricated boots where applicable
Field-fabricated membrane flashing where required
Heat-welded integration into field membrane
Approved termination clamps and sealants
Pitch pockets only where a standard boot or flashing detail is impractical

Flat Roof: Scuppers (Existing)
SCUPPER FLASHING

Properly integrate existing scuppers into the new TPO roofing system.

Includes:

Membrane flashing through scupper opening
Reinforced corner detailing
Heat-welded connections
Integration with associated wall flashing

New metal scupper boxes or downspouts are additional unless specifically included.

Dad Standards

Item

Final Roof Inspection & Closeout
FINAL ROOF INSPECTION & PROJECT CLOSEOUT

Upon completion, Dad Exteriors will inspect the roof installation and associated included details.

Includes:

Visual review of membrane and seams
Review of wall and penetration flashings
Review of drainage areas
Removal of roofing debris
Final cleanup
Completion photographs where practical
Warranty and closeout documentation

If an enhanced manufacturer warranty is selected, required manufacturer inspection and documentation will be coordinated as applicable.

Dad Maintenance Plan
Dad Exteriors offers an annual roof maintenance program for complete roof replacement projects.

The maintenance plan is not included in the base roof price and will be priced separately based on the size, complexity, access, and condition of the roof.

Annual maintenance may include:

Visual inspection of the roof membrane
Review of seams, flashings, penetrations, drains, and scuppers
Review of rooftop equipment and third-party penetrations
Removal of minor debris where reasonably accessible
Photo documentation
Written maintenance and repair recommendations
Minor maintenance where specifically included

Repairs, masonry work, sealant replacement, drain work, storm damage, third-party damage, and other corrective work are additional unless specifically included.

See separate Dad Roof Maintenance Plan page for scope and pricing

Estimate subtotal [redacted]

Total [redacted]

TPO ROOF SYSTEM WARRANTY* - 10 year workmanship, 10 year material warranty

TERMS AND CONDITIONS

ROOFING TERMS & CONDITIONS — ASSOCIATION / LOW-SLOPE ROOF SYSTEM

These Terms & Conditions are incorporated into the proposal between **In-House Exteriors dba Dad Exteriors ("Dad Exteriors" or "Contractor")** and the property owner or association identified in the proposal ("Owner").

1. ILLINOIS RIGHT TO CANCEL

If applicable under Illinois law, Owner may cancel this Agreement without penalty by providing written notice to Dad Exteriors no later than midnight of the third business day after signing.

Any additional statutory cancellation or rescission rights remain unaffected.

After expiration of applicable cancellation periods, cancellation is subject to payment for specially ordered or non-returnable materials, permits, professional services, mobilization, work performed, and other actual costs incurred by Dad Exteriors to the extent permitted by law.

2. SCOPE OF WORK

Dad Exteriors will furnish the labor, supervision, materials, equipment, and services specifically described in the accepted proposal.

Only work expressly identified in the proposal is included. Items not specifically listed are excluded unless added by written change order, approved allowance, or established unit price.

If the proposal contains multiple roofing-system, masonry, deck, railing, HVAC, or upgrade options, only the options specifically selected and accepted by Owner are included.

3. CONCEALED CONDITIONS

Roof tear-off may expose conditions that cannot reasonably be determined before construction begins.

Concealed conditions may include deteriorated roof deck, framing damage, wet insulation, multiple roofing layers, corrosion, improper prior construction, hazardous materials, structural deficiencies, deteriorated masonry, abandoned penetrations, or other hidden conditions.

Such conditions are additional unless specifically included in the proposal.

Dad Exteriors will document significant concealed conditions where reasonably practical and provide pricing for additional work before proceeding where reasonably possible.

4. STRUCTURAL DECK & FRAMING

The base roofing price assumes the existing structural roof deck and framing are suitable to receive the specified roofing system unless otherwise stated.

Replacement or repair of wood decking, steel deck, concrete deck, gypsum deck, framing, structural reinforcement, or engineered corrections is additional.

If rooftop decks, pavers, railings, HVAC equipment, or other loads are included, structural engineering is excluded unless specifically stated.

5. PERMITS, CITY REQUIREMENTS & PROFESSIONAL FEES

Permits are not included unless specifically stated.

If Dad Exteriors is requested to obtain permits, permit administration, governmental fees, public-way fees, sidewalk fees, expediting costs, meter bagging, barricades, traffic control, engineering, architectural services, bonds, deposits, or other governmental requirements are additional unless specifically included.

Such costs will be billed as stated in the proposal or reimbursed by Owner at actual cost.

6. ACCESS, STAGING & SPECIAL EQUIPMENT

Pricing assumes reasonable site access and staging unless otherwise stated.

Additional charges may apply for restricted gangways, neighboring-property limitations, high roof elevations,

I acknowledge that I have read and understand this page. Initials: _____

interior-only access, difficult debris handling, crane requirements, lifts, hoists, scaffolding, sidewalk canopies, street closures, or similar access conditions.
Crane, lift, operator, permit, street-use, sidewalk-use, traffic-control, and related third-party charges are additional unless expressly included.

7. MATERIALS & SUBSTITUTIONS

Materials will be those identified in the proposal.
If a specified product becomes unavailable, discontinued, or materially delayed, Dad Exteriors may propose a reasonably equivalent substitute, subject to Owner approval where appearance or system performance is materially affected.
Manufacturer colors, granules, sheet goods, metals, pavers, decking, and other products may exhibit normal variation.
Special-order materials may be non-returnable.

8. DRAINAGE & PONDING

Dad Exteriors will install tapered insulation, crickets, saddles, drains, scuppers, or other drainage improvements only where specifically included.
Existing structural slope, wall heights, drain elevations, rooftop equipment, and other building conditions may limit the ability to eliminate all ponding water.
Unless specifically included, Dad Exteriors does not warrant correction of pre-existing drainage deficiencies outside the contracted scope.

9. MASONRY, FLASHING & RELATED CONDITIONS

Masonry, parapets, coping, cap stones, sill stones, counterflashing, wall flashings, and roof transitions will be included only where specifically identified.
Existing masonry or wall conditions may limit the performance of a new roofing system if they are not included in the contracted work.
Dad Exteriors is not responsible for water intrusion originating from masonry, windows, doors, wall assemblies, coping, or other components outside the contracted scope.

10. HVAC & ROOFTOP EQUIPMENT

HVAC disconnection, reconnection, lifting, relocation, refrigerant recovery, electrical work, ductwork, and equipment repairs are excluded unless specifically included.
Where included, such work may be performed by a licensed trade partner.
Dad Exteriors is not responsible for pre-existing mechanical deficiencies or equipment failures unrelated to the roofing work.

11. SUBCONTRACTORS

Owner acknowledges that Dad Exteriors may use employees, suppliers, specialty trade partners, and subcontractors to perform portions of the Work.
Dad Exteriors remains responsible for administration of the contracted scope.

12. SCHEDULE & WEATHER

Start and completion dates are approximate unless expressly guaranteed in writing.
Roofing work is weather dependent and may be delayed because of rain, snow, wind, temperature, unsafe conditions, inspections, permitting, concealed conditions, labor availability, material delays, equipment availability, governmental action, or circumstances outside Dad Exteriors' reasonable control.
Such delays do not constitute abandonment or breach.

13. PAYMENT

Payment is due according to the schedule stated in the proposal.
Unless otherwise stated:

- **30% Deposit** — Due upon signing.
- **40% Progress Payment** — Due at material delivery or project mobilization.
- **30% Final Payment** — Due at Substantial Completion.

Unit-priced work, reimbursable governmental costs, crane or lift charges, professional fees, and approved additional work will be added to the next scheduled payment or final invoice.
Substantial Completion means the contracted roofing system is sufficiently complete and functional for its intended

I acknowledge that I have read and understand this page. Initials: _____

use, notwithstanding minor punch-list items.

14. PUNCH LIST

Upon Substantial Completion, Dad Exteriors and Owner will perform a final walkthrough where reasonably practical.

Visible incomplete or corrective items identified at that time will constitute the Final Punch List.

Dad Exteriors will use commercially reasonable efforts to complete legitimate punch-list items within **30 days**, subject to weather, material availability, access, and replacement-part lead times.

Minor punch-list items do not delay Substantial Completion or the due date of Final Payment.

15. 10-YEAR DAD STANDARDS™ WORKMANSHIP WARRANTY

Complete low-slope roof replacement systems installed by Dad Exteriors include a **Ten (10) Year Dad Standards™ Workmanship Warranty**, beginning on the date of Substantial Completion.

This warranty covers water intrusion or system failure directly caused by defective installation of roofing components furnished and installed by Dad Exteriors under the original contracted scope.

Dad Exteriors' obligation is limited to inspection and correction of covered defective workmanship.

The warranty does not cover:

- Manufacturer or product defects;
- Normal aging, wear, discoloration, or cosmetic conditions;
- Hail, wind, tornadoes, lightning, fire, falling objects, or casualty events;
- Structural movement, settlement, vibration, or building movement;
- Condensation, humidity, or interior moisture;
- Masonry, parapets, windows, doors, HVAC, plumbing, railings, decks, or other components outside Dad Exteriors' scope;
- Existing components reused at Owner's request;
- Drainage deficiencies outside Dad Exteriors' scope;
- Third-party penetrations, repairs, modifications, or alterations;
- Damage caused by rooftop trades, residents, maintenance personnel, or other contractors;
- Failure to perform required maintenance; or
- Conditions caused or materially contributed to by deferred maintenance.

16. CERTAINTEED FLINTLASTIC® MANUFACTURER WARRANTY

Where the selected roofing system is **CertainTeed Flintlastic® modified bitumen**, the proposal may include a **10-year manufacturer warranty**, subject to CertainTeed's final system eligibility, approved materials, installation requirements, inspection, registration, limitations, and exclusions.

Dad Exteriors does not independently warrant manufacturer defects and does not control CertainTeed's warranty determinations.

Any enhanced or extended CertainTeed warranty is included only when expressly identified in the proposal.

17. JOHNS MANVILLE TPO MANUFACTURER WARRANTY

Where the selected roofing system is a **Johns Manville fully adhered TPO system**, the proposal may include a **10-year Johns Manville manufacturer warranty**, subject to Johns Manville's final system eligibility, membrane thickness, approved components, installation requirements, inspection, registration, limitations, and exclusions.

Dad Exteriors does not independently warrant manufacturer defects and does not control Johns Manville's warranty determinations.

Any enhanced, NDL, or extended Johns Manville guarantee is included only when expressly identified in the proposal.

18. REQUIRED DAD ROOF MAINTENANCE PLAN

Participation in the **Dad Roof Maintenance Plan is required to maintain Dad Exteriors' 10-Year Workmanship Warranty.**

The maintenance plan is **not included in the base roof price** and will be priced separately based upon roof size, complexity, access, rooftop equipment, deck systems, and overall conditions.

The required maintenance plan will include **one professional roof inspection per year**.

Annual service may include, as specifically identified in the maintenance agreement:

- Visual inspection of roof membrane and seams;
- Review of flashings, penetrations, drains, scuppers, walls, and coping;
- Review of rooftop equipment and third-party penetrations;

I acknowledge that I have read and understand this page. Initials: _____

- Removal of minor debris where reasonably accessible;
- Photo documentation;
- Written maintenance recommendations; and
- Minor maintenance where specifically included.

Repairs, masonry work, sealant replacement, storm damage, damage caused by third parties, drain work, equipment work, or other corrective work are additional.

See separate Dad Roof Maintenance Plan page for scope and annual pricing.

19. FAILURE TO MAINTAIN

If the required annual maintenance inspection is not completed, Dad Exteriors may deny workmanship-warranty coverage for conditions caused or materially contributed to by lack of maintenance, blocked drainage, third-party work, deferred repairs, or failure to timely address a documented condition.

Failure to maintain the roof does not automatically void unrelated manufacturer warranty rights, which remain subject to the applicable manufacturer's terms.

20. WARRANTY CLAIMS

Owner must report suspected warranty conditions promptly after discovery.

Dad Exteriors must be given reasonable access to inspect the condition before permanent corrective work is performed by another contractor, except where emergency measures are reasonably necessary to prevent additional damage.

If Dad Exteriors determines that the condition is covered by its workmanship warranty, Dad Exteriors will correct the covered workmanship at no cost to Owner.

If the condition is determined to be unrelated to Dad Exteriors' workmanship, inspection and corrective work may be billed at Dad Exteriors' then-current rates.

Third-party costs incurred without Dad Exteriors' prior written authorization are not reimbursable.

21. ROOFTOP DECKS, PAVERS & RAILINGS

Rooftop decks, framing, pavers, pedestals, screens, railings, and related components are included only where specifically stated.

These systems must be maintained so they do not damage, obstruct, penetrate, or interfere with the roofing system or drainage.

Damage caused by deck systems, pavers, pedestals, furniture, planters, grills, fasteners, third-party work, or rooftop use is excluded from the roofing warranty unless caused by Dad Exteriors' installation.

22. FIRE SAFETY — TORCH-APPLIED SYSTEMS

Where torch-applied modified bitumen is selected, Dad Exteriors will use commercially reasonable fire-safety procedures appropriate for the work.

Owner acknowledges that torch-applied roofing involves open-flame application.

Dad Exteriors may modify installation methods or details where field conditions create an unacceptable fire risk.

23. INSURANCE & PROPERTY REQUIREMENTS

Dad Exteriors will maintain the insurance coverage stated in the proposal or contract documents.

Additional insured endorsements, special certificates, umbrella requirements, association insurance forms, project-specific endorsements, or unusual insurance requirements are additional if they create additional cost.

24. LIMITATION OF LIABILITY & SCOPE RESPONSIBILITY

Dad Exteriors is responsible only for the Work expressly included in the accepted scope of this Agreement.

Dad Exteriors is not responsible for pre-existing conditions, concealed defects, work performed by others, or portions of the building outside Dad Exteriors' contracted scope.

To the fullest extent permitted by applicable law, the total aggregate liability of Dad Exteriors arising out of or relating to this Agreement, the Work, any alleged defect, warranty claim, delay, property damage, or other claim shall not exceed the amount actually paid to Dad Exteriors for the specific scope of Work giving rise to the claim.

If a claim relates solely to a separately priced roofing, masonry, deck, railing, HVAC-coordination, or other component of the project, Dad Exteriors' maximum aggregate liability relating to that claim shall be limited to the amount actually paid for that specific scope, rather than the total value of all work performed under the Agreement.

To the fullest extent permitted by law, Dad Exteriors shall not be liable for:

- Indirect, incidental, special, exemplary, or consequential damages;

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- Loss of use, loss of rents, loss of income, business interruption, or loss of profits;
- Damage arising from pre-existing or concealed conditions;
- Damage caused by work performed or modified by third parties;
- Conditions originating outside Dad Exteriors' contracted scope; or
- Costs incurred by Owner without Dad Exteriors first being provided a reasonable opportunity to inspect and, where applicable, correct its Work.

Dad Exteriors' warranty obligation, where applicable, is limited to repairing or replacing covered defective Work performed by Dad Exteriors.

25. ENTIRE AGREEMENT

The accepted proposal, these Terms & Conditions, approved change orders, warranty documents, maintenance agreement, statutory notices, and expressly incorporated exhibits constitute the complete Agreement.

No oral statement modifies the Agreement.

If any provision is determined to be unenforceable, the remaining provisions remain effective to the fullest extent permitted by law.

Illinois law governs this Agreement.

_____

[redacted]

Date:

I acknowledge that I have read and understand this page. Initials: _____

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Clam Shell



Coastal Bluff



Foggy Wharf



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