

IMMEDIATE REPAIRS & OPTIONS

SEP 11, 2026

Dad to the Rescue

[redacted]

Chicago, IL
60625

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

THE DAD CHECK



Existing canopy - improper pitch and defective drainage



Existing canopy - improper pitch and defective drainage



Existing canopy - improper pitch and defective drainage



Upper roof, North parapet wall. Flashing and roof membranes showing wrinkles. Further repairs might be required.



East parapet wall. Counter flashing requires review and caulking



South parapet wall. Counter flashing requires review and caulking. Wall sealing recommended.

MASONRY



South facing wall, showing moisture



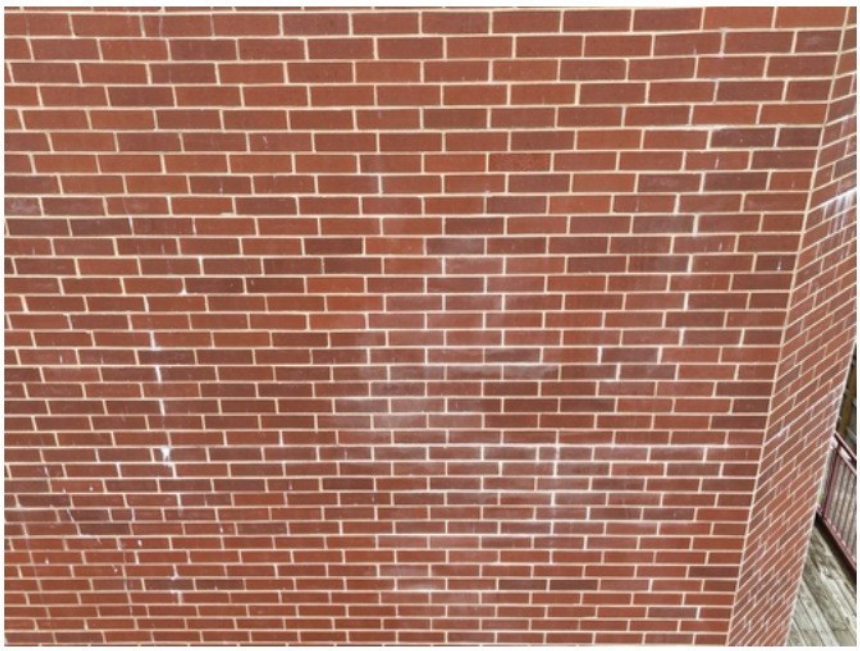
South facing wall, showing moisture



South/East corner, sealing recommended.



East wall, sealing recommended.



Previous repairs, East wall, sealing recommended



East wall Drip edge shown under sills. Can not see flashing.



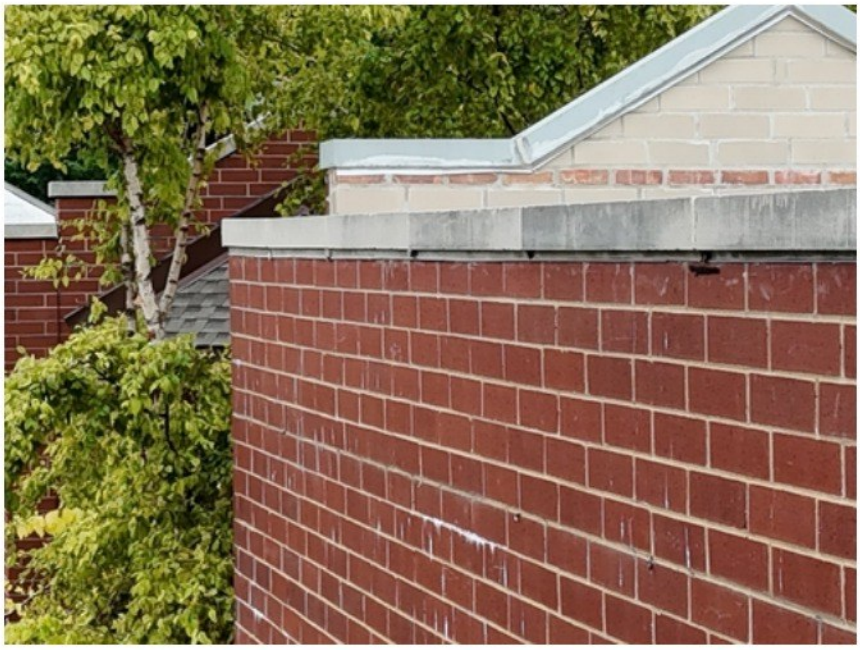
East wall, moisture showing



East wall, moisture showing



East wall, holes and moisture showing



East wall, moisture showing. Can not see flashing below cap stones.



East wall, moisture showing. Can not see flashing below cap stones.



East wall, Holes showing



East wall, moisture showing.



East wall, moisture showing.



East wall, moisture showing.



NE Corner - Transition requires attention



North windows (3rd floor) - requires lintel replacement



North windows (3rd floor) - requires lintel replacement



North windows (3rd floor) - requires lintel replacement



Moisture showing



3rd floor window detail

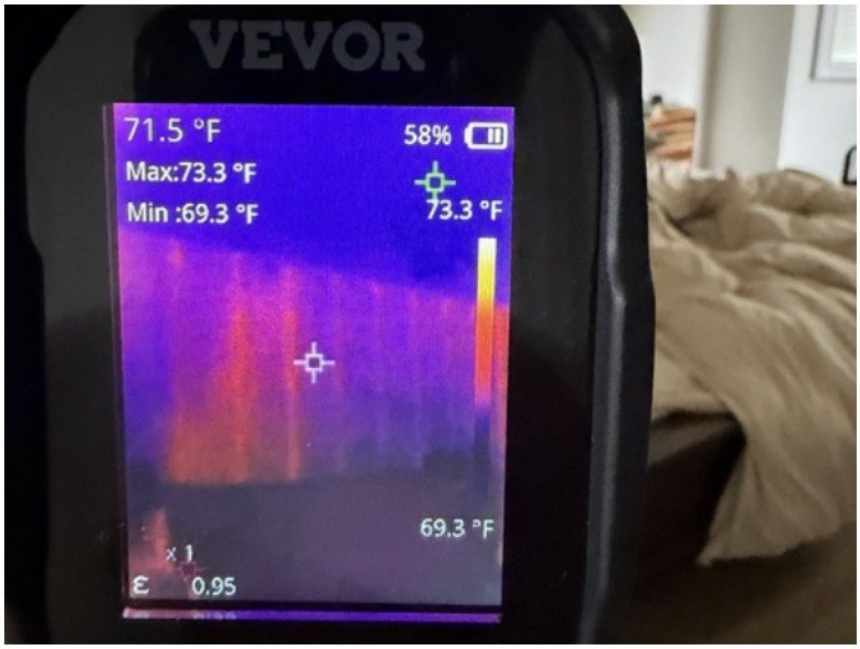
INTERIOR



2nd floor bathroom



2nd floor bathroom



3rd Floor bedroom



4th floor bathroom

ESTIMATE

Masonry

Item	Qty	Unit price	Line total
Masonry Sealer East Wall - install 1x coat Sikagard 277 high quality water-repellant breathable sealer	1	[redacted]	[redacted]
Masonry: Masonry Repair Mobilization — 1/2 Day Flat Rate Sealants, removal of cap stones for inspection, small accessible crack repairs, Rilem Test - Provide crew, ladders, tools, safety equipment, staging, protection, setup, cleanup, and up to one-half day of targeted masonry-repair labor. This flat rate is intended for localized repair work within the scheduled service window. Additional labor, specialty access, lifts, scaffolding, expanded repair areas, or concealed conditions are additional.	1	[redacted]	[redacted]

Estimate subtotal	[redacted]
Total	[redacted]

SIGNING & UPGRADES

Estimate [redacted]

Name: [redacted]
Address: [redacted] Chicago, IL

Optional Upgrades

	Description	Qty	Unit price	Line total
☐	**Lintel Flashing** 3rd Floor - 2 openings - Install new lintels and a new flashing system using 40-mil self-adhering rubberized asphalt flashing, including drip edge, weep ropes, and caulking at applicable joints and transitions. Install new brick and mortar, matching the existing masonry in size, color, and appearance as closely as reasonably possible. Clean work area upon completion.	2	[redacted]	[redacted]
☐	**Cap Stone Removal, Flashing, Replacement** North Wall - Carefully remove existing cap stones as required to expose the masonry below. Prepare and clean the substrate and install a new waterproof flashing system beneath the cap stones, including necessary laps, terminations, and detailing. Reinstall existing cap stones where reusable and reset in new mortar. Tuckpoint and seal joints as required to provide a watertight finished assembly. Replacement of damaged or non-reusable cap stones is excluded unless specifically noted.	25	[redacted]	[redacted]
☐	**Masonry Sealer** South Wall - High quality water-repellant sealer; SikaGard 277	1	[redacted]	[redacted]
☐	**Modified Bitumen Rubber Roof** New Roof System - Complete Tear Off, Installation of 1/2" hardboard, base, modifield bitumen 4mm rubber, Lucas Solar Coating	1	[redacted]	[redacted]
☐	**5" Seamless Aluminum Gutter (Standard Color)** Front Canopy Furnish and install new 5-inch K-style seamless aluminum gutter in standard color and downspout. Includes custom fabrication on site, hidden hangers, fastening to the existing fascia, sealed end caps, outlets, and complete cleanup.	1	[redacted]	[redacted]

Final Price [redacted]

Deposit

[redacted] (50%)

Customer Comments / Notes

[redacted]

[redacted]

Date: 9/15/2026

TERMS & CONDITIONS

DAD EXTERIORS — TERMS & CONDITIONS

These Terms & Conditions are incorporated into the proposal and agreement between **In House Exteriors LLC d/b/a Dad Exteriors** ("Dad Exteriors," "Contractor") and the Owner/Customer ("Owner").
The proposal, accepted scope of work, these Terms & Conditions, approved change orders and any applicable supplemental terms constitute the agreement between the parties.

1. SCOPE OF WORK
Dad Exteriors will furnish the labor, materials and equipment specifically identified in the accepted proposal.
Only work expressly identified in the proposal is included. Items shown in photographs, discussed during an inspection, identified in a Dad Check™, or located adjacent to the work area are not included unless specifically listed in the accepted scope of work.
Repair recommendations may be separated from optional upgrades. Acceptance of one line item does not include or authorize another line item unless specifically stated.

2. EXISTING & CONCEALED CONDITIONS
Pricing is based upon conditions reasonably visible at the time the proposal is prepared.
Dad Exteriors is not responsible for concealed or previously unknown conditions including, but not limited to:

- Rotten or deteriorated wood
- Damaged roof decking or sheathing
- Deteriorated framing
- Concealed masonry deterioration
- Structural deficiencies
- Improper prior construction
- Multiple concealed roofing systems or layers
- Missing or improperly installed flashing
- Water-damaged substrates
- Mold or microbial growth
- Insect damage
- Hazardous materials
- Undocumented modifications
- Code violations
- Concealed plumbing, electrical or mechanical systems
- Conditions concealed behind roofing, siding, masonry, decking, finishes or other building components

If concealed conditions are discovered, Dad Exteriors may stop the affected work and provide the Owner with a change order or proceed on an authorized Time & Material basis.
Additional work required to provide a reasonably suitable substrate or complete the contracted work properly is additional to the Contract Price unless specifically included.

3. TIME & MATERIAL WORK
Work that cannot reasonably be quantified before opening or exposing an assembly may be performed on a Time & Material basis when authorized.
Labor rates are:
Roofing: [redacted] per man-hour
Masonry: [redacted] per man-hour
Carpentry / Decking / General Exterior Work: [redacted] per man-hour

Other General Labor: [redacted] per man-hour unless otherwise stated

One man-hour means one worker working for one hour. Two workers working four hours constitutes eight man-hours.

Materials, equipment, delivery, disposal, rentals, specialty equipment, subcontractors and other project costs are additional unless specifically stated otherwise.

4. ROOF SHEATHING / DECKING

Roof replacement and repair pricing assumes the existing roof substrate is suitable to receive the proposed roofing system unless specifically stated otherwise.

The condition of roof sheathing frequently cannot be determined until the existing roofing system is removed.

Deteriorated, rotten, damaged, delaminated, structurally inadequate or otherwise unsuitable roof sheathing discovered during tear-off will be replaced as necessary and billed at the rate identified in the proposal or, if no unit price is stated, through a change order or Time & Material work.

Dad Exteriors is not required to install a new roofing system over a substrate that Dad Exteriors determines is unsuitable for proper installation.

5. ROOF REPAIRS

Roof repairs are limited repairs to existing roofing assemblies.

A roof repair is **not a representation or guarantee that the entire roofing system is watertight**, nor does it represent that other deficiencies do not exist.

Water can travel through roofing, masonry, walls, flashings, windows, penetrations and other building assemblies before becoming visible inside a building.

Dad Exteriors' repair warranty applies only to the specific work performed by Dad Exteriors.

If water intrusion continues after a repair, Dad Exteriors will evaluate whether the condition is related to the repaired area. Additional investigation or repairs outside the original scope are additional work.

6. SUPPLEMENTAL WATER TESTING

When the source of water intrusion cannot reasonably be determined through visual inspection or an initial repair, Dad Exteriors may recommend a **Dad Controlled Water Test** or other supplemental investigation.

Supplemental controlled water testing **starts at** [redacted] and is not included in the Dad Check or repair price unless expressly stated.

Testing may include:

- Controlled hose testing
- Sequential testing of exterior assemblies
- Interior observation
- Moisture mapping
- Testing of windows, doors, masonry, roofing or flashings
- Selective exploratory openings when authorized
- Documentation of observed water entry

Testing is investigative in nature and does not include repairs unless specifically stated.

Because water migration can be complex, testing may require multiple stages or return visits. Dad Exteriors does not guarantee that the source of water intrusion will be identified during the initial testing period.

Additional testing, exploratory demolition, restoration, access, lifts, scaffolding, permits or professional services are additional.

7. MASONRY REPAIRS

Masonry repairs are limited to the areas specifically identified in the proposal.

Existing masonry may contain concealed deterioration that becomes apparent only after grinding, demolition or removal of adjacent materials.

Color, texture and appearance of new mortar, brick, sealant or masonry materials may vary from existing weathered materials. Dad Exteriors will make commercially reasonable efforts to provide an appropriate match but does not guarantee an exact match.

Unless specifically included, masonry repair does not include rebuilding adjacent masonry, structural repairs, lintel replacement, flashing replacement, painting or coating entire elevations.

8. DECK REPAIR & REPLACEMENT

Deck pricing is based upon the visible condition and configuration of the existing structure unless otherwise stated.

For deck replacement projects, removal of deck boards may expose concealed deterioration or deficiencies in:

- Joists
- Beams
- Ledgers
- Posts
- Connections
- Fasteners
- Flashing
- Waterproofing
- Masonry attachment points
- Footings
- Structural framing

Existing framing will only be reused when specifically included in the scope and when Dad Exteriors determines that the framing is reasonably suitable for reuse.

Dad Exteriors does not warrant existing framing, footings, waterproofing, masonry or other components that are retained and not installed by Dad Exteriors.

Changes required because of concealed deterioration, structural conditions, code requirements or unsuitable existing framing are additional work.

Natural wood products may experience checking, splitting, movement, fading, color variation, weathering and dimensional changes. These characteristics are not considered workmanship defects.

Composite and manufactured decking products are subject to the manufacturer's installation requirements, care requirements and warranty.

9. WINDOWS, DOORS & OTHER EXISTING OPENINGS

Unless replacement is specifically included, Dad Exteriors does not warrant existing windows, doors or other exterior openings.

Caulking, flashing or localized repairs around an existing opening do not constitute a warranty of the complete window, door, wall or flashing assembly.

Existing windows and doors may leak through components or assemblies that cannot be corrected through exterior sealant alone.

10. PROFESSIONAL SERVICES, PERMITS & THIRD-PARTY COSTS

Unless specifically included, the Contract Price does not include:

- Architectural services
- Engineering
- Structural engineering
- Surveys
- Permit fees
- Expediting
- Municipal review fees
- Special inspections
- Testing
- Laboratory services
- HOA or property-management fees
- Utility coordination
- Other professional or governmental fees

If required, these costs are the Owner's responsibility and will be charged to and reimbursed by the Owner.

11. ACCESS, CLOSURES & PUBLIC PROTECTION

Unless specifically included, pricing does not include:

- Sidewalk closures
- Alley closures
- Street closures
- Pedestrian canopies
- Covered walkways
- Barricades

- Traffic control
- Police or flaggers
- Scaffolding
- Swing stages
- Specialty lifts
- Neighbor access agreements
- Neighboring property protection
- Special public-way requirements

If any such items become necessary because of municipal requirements, site conditions or safe execution of the work, the associated costs are additional and will be reimbursed by the Owner.

12. OWNER ACCESS & RESPONSIBILITIES

Owner will provide Dad Exteriors reasonable access to the property and work areas during normal working hours.

Owner is responsible for removing or protecting personal property, furniture, decorations, grills, planters and other movable items from the immediate work area unless Dad Exteriors specifically agrees otherwise.

Dad Exteriors is not responsible for concealed utilities or privately installed wiring, irrigation, piping or other systems that were not disclosed or reasonably identifiable before work begins.

13. WEATHER & SCHEDULING

Exterior construction is weather dependent.

Rain, snow, excessive heat or cold, high winds, unsafe roof conditions, material delays, inspections, concealed conditions and other circumstances outside Dad Exteriors' reasonable control may affect the schedule.

Dates provided are estimates unless expressly guaranteed in writing.

Dad Exteriors may suspend work when weather or site conditions make continued work unsafe or inconsistent with proper installation practices.

14. CHANGE ORDERS

Changes to the agreed scope, including additional work resulting from concealed conditions, Owner requests, code requirements or field conditions, are additional to the Contract Price.

Dad Exteriors will document material changes through a written change order whenever reasonably practical.

Emergency work or work necessary to protect the property may be authorized separately by the Owner.

15. ONE-YEAR WORKMANSHIP WARRANTY

Unless expressly stated otherwise in writing, Dad Exteriors provides a **one (1) year limited workmanship warranty** on repairs and newly installed work performed by Dad Exteriors.

The warranty begins upon substantial completion of Dad Exteriors' work.

The warranty is limited to correcting defects directly caused by Dad Exteriors' workmanship within the contracted scope.

The warranty does not cover:

- Existing construction or materials
- Areas outside Dad Exteriors' scope
- Concealed conditions
- Structural movement or settlement
- Normal wear and aging
- Damage caused by storms, wind, hail, snow, ice, flooding or other weather events
- Damage caused by animals, pests or vegetation
- Improper maintenance
- Owner modifications
- Work performed by others
- Unauthorized penetrations or alterations
- Clogged drains, gutters or downspouts
- Water intrusion originating outside the repaired area
- Manufacturer defects
- Conditions caused by the building's original design or construction

Owner must notify Dad Exteriors promptly after discovering a condition believed to be covered by the warranty and provide reasonable access for inspection.

Dad Exteriors must be given the opportunity to inspect and correct covered workmanship before another contractor alters or repairs the affected area.
Unauthorized work by others affecting Dad Exteriors' work may void the applicable warranty.

16. MANUFACTURER WARRANTIES

Manufacturer warranties, where applicable, are separate from Dad Exteriors' workmanship warranty and are governed exclusively by the manufacturer's terms, exclusions, registration requirements and remedies.
Dad Exteriors does not expand or modify a manufacturer's warranty unless expressly stated in writing.

17. NEW ROOF SYSTEMS — SUPPLEMENTAL TERMS REQUIRED

A complete new roof installation is subject to **Supplemental Roofing Terms & Conditions** in addition to these general terms.
The supplemental terms may address:

- Roofing system and manufacturer requirements
- Required maintenance
- Roof inspections
- Drain and gutter maintenance
- Penetrations and rooftop equipment
- Work performed by other contractors
- Snow and ice
- Ponding water
- Owner notification requirements
- Manufacturer warranty requirements
- Access to the roof
- Documentation and maintenance records
- Additional Illinois roofing-contract requirements

The Supplemental Roofing Terms & Conditions become part of the agreement when a complete roofing system is contracted.

18. REQUIRED ROOF MAINTENANCE

New roofs are building systems that require ongoing maintenance.
Owner is responsible for maintaining the roofing system and keeping roofs, drains, scuppers, gutters and downspouts reasonably clean and unobstructed.
Owner must promptly address damage, open seams, deteriorated sealants, displaced materials and other visible conditions.
Any contractor installing mechanical equipment, antennas, solar equipment, decking, railings, piping or other equipment on or through the roof must properly protect the roofing system.
Damage caused by other trades or unauthorized modifications is not covered by Dad Exteriors' warranty.
Dad Exteriors recommends documented professional roof inspections at least annually and following significant weather events.
Failure to reasonably maintain the roofing system may void warranty coverage for conditions caused or worsened by the lack of maintenance.

19. NO GUARANTEE AGAINST ALL FUTURE WATER INTRUSION

Buildings are composed of multiple interconnected exterior systems.
Roofing, masonry, windows, doors, decks, flashings, walls, penetrations and drainage systems can independently or collectively contribute to water intrusion.
Dad Exteriors warrants its workmanship as stated above but does not guarantee that a localized repair will eliminate every existing or future source of water intrusion.
Continued water entry does not by itself establish defective workmanship.

20. LIMITATION TO CONTRACTED WORK

Dad Exteriors' responsibility is limited to the work expressly included in the accepted proposal.
Inspection of surrounding conditions or identification of potential deficiencies does not create responsibility for portions of the building that Dad Exteriors did not contract to repair or replace.

21. SUBSTANTIAL COMPLETION

Work is substantially complete when the contracted work is sufficiently complete for its intended use, notwithstanding minor punch-list or corrective items.

Minor punch-list items do not delay substantial completion or payment otherwise due under the agreement.

22. ILLINOIS CONSUMER RIGHTS

This agreement is subject to applicable Illinois consumer-protection and home-repair laws.

For qualifying residential home-repair contracts, Dad Exteriors will provide any consumer-rights notices, acknowledgments and cancellation forms required by Illinois law.

Where applicable, an Owner whose contract was entered into through a sale made at the Owner's home may have a statutory right to cancel the transaction within the applicable cancellation period.

Roofing contracts are additionally subject to Illinois roofing-contract requirements and will contain the applicable roofing cancellation/rescission notice and supplemental disclosures.

Nothing in this agreement is intended to waive a statutory cancellation or consumer right that cannot legally be waived.

23. INSURANCE-FUNDED WORK

Dad Exteriors is a contractor and does not act as a public adjuster or represent the Owner in negotiating an insurance claim.

The Owner remains responsible for payment under the agreement regardless of the amount ultimately paid by an insurance carrier unless the agreement expressly states otherwise.

Where Illinois law provides an additional cancellation right for qualifying insurance-funded home repair or roofing work, the statutory cancellation provisions will apply.

24. ENTIRE AGREEMENT

The accepted proposal, these Terms & Conditions, approved change orders and any applicable supplemental terms constitute the agreement between Dad Exteriors and Owner.

Additional project-specific terms may apply and, when incorporated into the accepted proposal or supplemental agreement, become part of the Contract.

No verbal statement modifies the written agreement unless subsequently documented and agreed to by the parties.

[redacted]

[redacted]

2026/09/15

FINAL AUTHORIZATION SUMMARY

Status: Signed
Agreement Completed: Tue, 15 Sep 2026 01:08:34 GMT

- Document emailed for signature: Sat, 12 Sep 2026 21:42:26 GMT
  Document e-signed by: [redacted]
  Signature date: Tue, 15 Sep 2026 01:08:34 GMT
  IP address: [redacted]