



Preventive Maintenance Roof Program

Plan Submitted To:

Dana Point Condominium Association
1519 Central Rd.
Arlington Heights, IL 60005
Janice Costa
Ph-847-228-5176
Fax-847-228-5190

Job Location:

Bldg. # / Core & Wing
1405 / Core & A, B, C
1415 / Core & A, B, C
1605 / Core & A, B, C
1615 / Core & A, B, C
1515 / Core & A, B, C
1505 / Core & A, B

Date:

8-1-12

Today, more and more (building owners) and other potential roof purchasers are finding that a comprehensive (PM) Preventive Maintenance program (administered by a qualified roofing company) is worth its weight in gold. A proactive vs. reactive approach will correct minor issues before they become catastrophes. A **Peterson Roofing, Inc.** maintenance program allows for a planned, organized approach to managing your roof asset - and allows for responsible, timely preparation of long-term capital expenditures. *With this in mind:*

Peterson Roofing, Inc. agrees, for a period of one (1) year after effect date hereof, to provide inspection and maintenance of roofing, subject to terms and conditions hereof; and Owner agrees to terms and conditions hereof; as follows:

1. **Annual Maintenance Inspections:** With cost to owner, **Peterson Roofing, Inc.** shall inspect all roof sections each year. Following each inspection, **Peterson Roofing, Inc.** shall submit a written report to Owner stating nature and circumstances (if known) of observed damages, deterioration, unusual wear, and excessive weathering, and shall recommend maintenance work needed to restore roofing and to minimize further deterioration, and shall provide a cost estimate or proposal to Owner for recommended work.
2. **Temporary Repair Work:** At Owner's cost (but without delaying work for agreement on cost), **Peterson Roofing, Inc.** shall respond to each notice by Owner to the effect that roofing is not watertight, and shall provide temporary work as required to make roofing temporarily watertight. **Peterson Roofing, Inc.** shall proceed with work within 48 hours of time each notice is received, except as further delayed by weather conditions, which prohibit effective temporary work. Owner's notice shall be omitted when Owner and **Peterson Roofing Inc.** agree, *in writing*, that permanent repair work, as hereinafter specified, can proceed without delay and undue risk to Owner's property.
3. **Permanent Roofing Work:** At Owner's cost, and when a specific basis of cost has been agreed upon, *in writing*, by Owner and **Peterson Roofing, Inc.** and when authorized by Owner, *in writing*, **Peterson Roofing, Inc.** shall perform permanent roofing work, hereby defined to include roofing removal, replacement, repair, maintenance operations, and other similar work as authorized.

With the proper preventative maintenance plan, your new roof system will:

1. Continue to add protection to your building for many years to come, protecting you and your belongings from the harsh weather changes.
2. Enable your new or existing roof to last to its fullest potential.
3. Prevent minor problems from developing into major problems.
4. Management of roof asset(s) is achieved.
5. **RESPONSE TIME** to address leakage problems is greatly improved with a historical file maintained by **Peterson Roofing, Inc.**

To inspect and maintain your roofing system against normal wear and tear annually:

NOTE: Individual Inspection Reports Will Be Provided For All Wing And Core Sections.

COST PER INSPECTION: \$ 433.70 Per Wing and Per Core

TOTAL COST FOR ALL INSPECTIONS: \$ 9,975.00


[To be paid at completion of each inspection.]

***** Price per inspection does not include "cost of repairs". *****

This contract will not automatically renew.

(If needed; additional repair proposal will be provided upon completed roof inspection.)

As I sign to the above Maintenance Program I thank you for this opportunity to serve you.


Joe Peterson
Authorized Agent of Peterson Roofing, Inc.

ACCEPTANCE OF PM ROOF PROGRAM

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the inspection as specified.

Date 8/29/12 Signature 



 *** FAX TX REPORT ***

TRANSMISSION OK

JOB NO.	2892
DEPT. ID	1234
DESTINATION ADDRESS	18475905621
PSWD/SUBADDRESS	
DESTINATION ID	
ST. TIME	08/30 13:08
USAGE T	00' 38
PGS.	2
RESULT	OK

Illinois License #104-002674



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