



**CONDOMINIUM ASSOCIATION**  
1519 EAST CENTRAL ROAD  
ARLINGTON HEIGHTS, ILLINOIS 60005  
(847) 228-5176 • Fax (847) 228-5190

July 30, 2013

BARRY ROOFING CO  
12625 S. Hamlin Court  
Alsip, IL 60803                            0554

**RE: THE DANA POINT CONDOMINIUM  
ASSOCIATION**

Dear BARRY ROOFING CO:

The Association appreciates the time and effort you spent preparing your proposal for roof inspection, maintenance and evaluation. However, after careful review the Board has chosen to decline the bid. Your proposal will be kept on file for future reference

Again, thank you for your proposal .

Sincerely,

LIEBERMAN MANAGEMENT SERVICES INC. as  
Agent

Lisette Ray

***Barry Roofing, Inc.***  
*12625 South Hamlin Avenue, Alsip, IL 60803*  
*708-596-4444 708-596-4456 (fax)*

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**PROPOSAL & CONTRACT**

Customer: Dana Point Condominiums  
C/O: Lieberman Management Services  
Attn: Lisette Ray  
1519 E. Central Road  
Arlington Heights, IL 60005

Contractor: Barry Roofing, Inc.  
John C. Argento, President

Site Address: 1519 E. Central Road, Arlington Heights, IL

Date: July 2, 2013

**Background:** We were asked to provide a proposal for inspection, evaluation, conditional reporting, preventive maintenance and gutter cleaning at Dana Point for 17 buildings with flat roofs, and a small club house with a flat, pitched roof.

If we are awarded this contract we will provide a detailed *evaluation* of the property with *expected roof life for each building* and photos to explain items.

We were told that the Association has some specific concerns as follows:

- **Possible shrinking roof membrane affecting the masonry.**
- **Water pouring off of canopy roofs into flower beds.**
- **Aggressive reporting of aspects of the roof that should be considered for immediate improvement.**

We will investigate these issues and report back to the Association with suggestions for remedies.

**The pricing below is primarily for the maintenance work we intend to do.**

**Price for Specification:** \$13,200 for 17 building sections including “core areas” between the sections, canopies at entrances and also the clubhouse. - Pricing valid through August, 2013.

**FLAT ROOF PREVENTIVE MAINTENANCE SPECIFICATION:**

1. The goal of this program is to identify and reinforce or repair areas that:
  - a. Frequently wear out on flat roofs.
  - b. Take high abuse from water flows.

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- c. Look like they may leak now or in the future due to a visible flaw such as a crack, hole or gap.
  - d. Identify areas that may require more major patches, report any major roofing defects detected, and provide proposal for repair.
  - e. The roof will be thoroughly examined to identify these areas.
2. These minor repairs can be expected to last at least 1 year. However, in most cases they will last much longer. Usually when we execute these specifications annually we find that repairs done in prior years are still sound.
3. The locations of the various repairs usually occur in the same areas on all roofs such as:
- a. Soil stacks which are plumbing stacks that penetrate the roof.
    - i. At times the tops of the soil stack leak flashings get worn out at the crease. This can be fixed with high grade caulk which will last 2-3 years. Using caulk is desirable because a new lead flashing would be \$250.00 and must be replaced if a new roof is installed.
  - b. Roof cracks, which penetrate through the roof sheet.
    - i. In most cases these are fixed with a new strip of modified bitumen roof material being installed over the crack.
  - c. Faulty seams which are pulling apart or may not be adhered.
    - i. Most seams can be re-heat welded and last 5 more years.
    - ii. In rare cases seams are in a condition where they must have new material placed over them. If we find that reheating will not work, we would apply new material.
  - d. Flashings which are pulling apart, cracking or falling down.
    - i. Flashing cracks would receive new material heat welded over the cracks.
    - ii. Flashing falling down or pulling apart would be reinstalled or re-secured.
  - e. Counter-flashings which have pulled away from walls.
    - i. When counter-flashing pulls away from the walls it must be re-secured with new fasteners into the existing masonry joints.
    - ii. After re-securing the caulk line must be refilled with new high grade caulk.
  - f. Drains, which take a large amount of punishment because they are the most frequent sight where water sits for long periods.
    - i. On roof drains we tighten the bolts on the compression rings.
    - ii. We also reseal the joint between the drain pipe and the bowl if it is the type of drain where this joint is reachable.
    - iii. We perform a "hot trowel test" on the seams of the material around the drain to ensure that the seams are secure. Where insecure seams are found we reseal them.
    - iv. If needed we add material over the old drain seams.

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**Gutter Cleaning Specification:**

4. This is how we will service your gutters:
  - a. Remove leaves, pine needles, roof granules, and other debris from gutters.
  - b. Gutters are not hosed out with water.
  - c. Included in the price are areas not covered by gutter guards.

**Insurance:**

5. Barry Roofing has insurance policies for Workman's Compensation, General Liability, Property Damage, and Vehicles. Our policies extend up to one million dollars on Workman's Compensation and one million dollars on General Liability. Owner to carry fire, wind damage, and other necessary insurance.

**State License:**

6. Naturally, Barry Roofing, Inc. is a state licensed roofing contractor. Our license number is #104-008205.

**Other Terms:**

7. **A permit should not be necessary for this work. If the need should arise, the cost of any permits shall be passed on with no mark up.**
8. Extras & Delays: Any deviation from the above specifications or proposals involving extra costs will be executed only upon written direction, and will necessitate extra charges over and above this proposal.

**Disclaimers:**

- a. The heavy nature of roof demolition and construction causes building movement. This sometimes leads to a variety of damages to drywall, light fixtures, windows, pictures, shelf knickknacks and other personal objects to name only a few. Barry Roofing, Inc. will be responsible only when it directly causes damage by physically breaking something or dropping something. An example of that would be a roofer stepping through a drywall ceiling or roof debris hitting something. Barry Roofing, Inc. is NOT responsible financially or otherwise for the type of damages that result just from the nature of the work.
- b. At the Customer's request, we can provide a price for an occurrence based insurance policy for mold. Should such a policy be purchased it shall be attached as an exhibit to the contract and Contractor and Customer agree that Contractor

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shall have liability only for items and issues covered by the insurance policy. Otherwise Barry Roofing, Inc. shall have no liability for mold related issues.

**Payment Terms:**

Full payment will be expected no later than 30 days from the work completion date.

**Proposal Acceptance:**

We appreciate the opportunity to present this proposal and look forward to completing this project to your satisfaction. To accept the proposal please circle and initial the prices of the options you would like to execute, fill in the total contract amount where specified and sign below:

Total Initial Contract Amount: \$ \_\_\_\_\_

Barry Roofing, Inc.

Customer Acceptance of Proposal:  
The undersigned find the above proposal  
satisfactory including pricing and any  
payment requirements all specifications.  
Barry Roofing, Inc. is hereby authorized to  
perform the work as specified.

John C. Argento  
President

Accepted By: X

Acceptance Date: \_\_\_\_\_