



**ELITE**EXTERIORS

**Southwest Evangelical Covenant Church**

14401 West Ave Orland Park IL 60462

**Twin Towers Chapel**

9967 W. 144<sup>th</sup> St Orland Park IL 60462

Prepared for you by Elite Exteriors, LLC

Elite Exteriors, LLC  
226 N West Ave # 101-102 Elmhurst, IL  
60126

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Elite Exteriors, LLC Project Proposal



**ELITE EXTERIORS**

Roofing License: #104.017366

Phone: (773) 263-3975  
Email: [info@eliteext.com](mailto:info@eliteext.com)  
Address: 226 West Ave #101,  
Elmhurst, IL 60126

Elite Exteriors respectfully submits this proposal for your review...

### CHURCH

#### TEAR-OFF:

Protect grounds and landscaping with tarps and plywood. Tear-off the existing all layers of asphalt shingles, felt paper, ridge, pipes and roof vents (church). Haul away all debris in driveway safe dumps. No roll-off dumpsters will be used. Sweep roof deck, sweep, and rake landscaping, magnetically rake area for nails, haul away all debris on a daily basis.

#### PLYWOOD DECKING:

Review the plywood decking and remove any defective or rotted sheets. Replace with new 4X8 sheets of wood decking. All wood will be handled on a price per sheet basis and is not included in the base price.

##### Standard plywood sheet options:

- \*CDX 1/2 inch - \$80 per sheet
- \*CDX 3/4 inch - \$100 per sheet
- \*Wood plank - \$8 per LF- 30 feet of wood plank is free of charge
- \*ALL PRICES INCLUDE LABOR & MATERIAL\*

#### UNDERLAYMENTS:

- Install 1 1/2 inch isolation
- Install 1/2 inch plywood
- Install ice shield 6ft high on all eaves house
- Install ice shield around all protrusions
- Install a synthetic underlayment over the balance of exposed roof sheathing

#### SHINGLES:

- Install IKO Dynasty/Owens Corning Duration architectural class "A" fire rated asphalt fiberglass shingle with as thermal plastic self-sealing sealant including:  
Starter course with a 1" overhang on all rake and eave edges.
- Install new hip and ridge cap.
- New shingles will be installed with 1 1/4 coil nails to existing wood decking.

#### FLASHING:

- Install new lead boot pipe flashing
- Install new aluminum chimney flashing.
- Install new drip edge.

#### VENTING:

- Install new ridge vents

#### GUTTERS:

- Remove & replace gutters & downspouts

#### SOFFIT & FASCIA:

- Remove & replace fascia & soffit
- Paint wood windows





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### CHAPEL

#### **TEAR-OFF:**

Protect grounds and landscaping with tarps and plywood. Tear-off the existing all layers of asphalt shingles, felt paper, ridge, pipes and roof vents (chapel). Haul away all debris in driveway safe dumps. No roll-off dumpsters will be used. Sweep roof deck, sweep, and rake landscaping, magnetically rake area for nails, haul away all debris on a daily basis.

#### **PLYWOOD DECKING:**

Review the plywood decking and remove any defective or rotted sheets. Replace with new 4X8 sheets of wood decking. All wood will be handled on a price per sheet basis and is not included in the base price.

##### **Standard plywood sheet options:**

\*CDX 1/2 inch - \$80 per sheet

\*CDX 3/4 inch - \$100 per sheet

\*Wood plank - \$8 per LF- 30 feet of wood plank is free of charge

\*ALL PRICES INCLUDE LABOR & MATERIAL\*

#### **UNDERLAYMENTS:**

Install ice shield 6ft high on all eaves house

Install ice shield around all protrusions

Install a synthetic underlayment over the balance of exposed roof sheathing

#### **SHINGLES:**

Install IKO Dynasty/Owens Corning Duration architectural class "A" fire rated asphalt fiberglass shingle with as thermal plastic self-sealing sealant including:

Starter course with a 1" overhang on all rake and eave edges.

Install new hip and ridge cap.

New shingles will be installed with 1 1/4 coil nails to existing wood decking.

#### **FLASHING:**

Install new lead boot pipe flashing

Install new aluminum chimney flashing.

Install new drip edge.

Install new step flashing

D&R lightning protection system

#### **VENTING:**

Install new ridge vents

#### **GUTTERS:**

D&R gutters & downspouts

#### **SIDING:**

Remove & replace cedar siding

Install new house wrap

Remove two sides of lead paint (rear & right)

Paint all the siding

Warranty (5) Year labor warranty. (30) Year Limited lifetime on manufacturers materials  
all materials to be installed per manufacturer's instructions

## CONTRACT

**We propose:** hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of what you initial your approval for:

**TOTAL COST: \$492,447.76**

**PLUS ADDITIONAL INSURANCE SUPPLEMENTS**

**Payment Terms:** We agree to make a deposit in the amount of 50% of the total contract price and balance will be paid upon substantial completion of the job

Date of acceptance:

*M E Oml* 8/19/25

Signature:

*M E Oml*

Proposal Submitted By:  
Miko Chlopicki 773-733-2968



## CONTRACT POLICY

**Approval**—Until approved this proposal is subject to change without notice and is automatically withdrawn on the thirtieth day of issue. This agreement constitutes the entire understanding between the Owner/Customer and the Company. It is agreed that no representation or warranty is binding unless cited in this agreement. **DO NOT SIGN THIS AGREEMENT UNTIL YOU READ IT.**

**Company Responsibility**—The Company shall provide necessary labor, materials and sales tax on materials to complete the project as specified. The Company may in its discretion substitute materials to be used in the work, provided all substituted materials are of equal kind and quality. All surplus or salvageable materials remain the property of the Company. The cost for abatement of mold, asbestos or any toxic materials as required by the state and/or the EPA is not included in this proposal.

**Company Insurance**—The Company shall provide workmen's compensation public liability, property damage and complete operations insurance for the project, unless such insurance in whole or in part is supplied by a general contractor, sub-contractor or owner. Damage to the building or its contents, during or after construction, or during the warranty period, shall be covered by these insurances. The Company's maximum liability is limited to the coverage provided.

**Owner/Customer Responsibility**—The owner is responsible for individual finance charges, bank fees or local building permit fees required for the project. The Owner/Customer will make themselves available during construction for clarification of specifications or approval of additional work as may be required. The Owner/Customer will ensure adequate access to the property and incidental electric and water as required. Special changes or additions to this agreement, as required by regulatory agencies will be at additional cost unless such changes or additions are cited in this agreement. Normal maintenance and care of work installed is the Owner's responsibility. The Owner/Customer will confirm in writing to the Company headquarters any warranty claims within 24-72 hours of discovering any defect or failure of the work to properly perform. Certified Mail is considered proof of notice.

**Owner/Customer Insurance**—The Owner/Customer agrees to carry Homeowner's Insurance, covering fire, theft, and storm, in sufficient amounts to cover work and materials under construction by the Company and agree to compensate the Company for losses sustained by these conditions.

**Mutual Cancellation**—The Owner/Customer and Company have the option to renegotiate or cancel this agreement at any time for any reason up to five days after signing the agreement without penalty and with the insurance any deposits paid will be immediately returned. If the contract is breached thereafter without consent of the Company, liquidated damages of 20% of the cash price of the project, plus a proportionate share of all work already performed will be due to the Company.

**Unforeseen Work**—The Company is not responsible for replacement of any lumber, sheathing, trim or rotted wood, or replacement parts in excess of the agreed amount unless a specific additional cost schedule is specified on the reverse side of this agreement. If determined during construction that additional labor and material is required beyond what is specified to properly complete the project, it will be performed at additional cost to this agreement. Elite Exterior's does not disconnect or reconnect any type of electrical devices and this should not be assumed part of the contract.

**Alternate Bids**—The Owner/Customer has the option to obtain alternate bids for the above additional work, provided that obtaining the bids does not unduly hold up completion of the project. The Company will be held harmless for damage to the property during the bidding period. In emergency situations if the Owner/Customer is absent from the work site, the Company is authorized to proceed without formal notification by the Owner/Customer. However, the Company shall be responsible to document the performance of this additional work.

**Project Sequencing**—The Company is responsible for establishing scheduling and sequencing of the work to be performed. The Company shall not be held responsible for delay, non-delivery, discontinuation, default in shipment by a supplier in whole or in part, loss in transit, strikes, lockouts or other conditions beyond the control of the Company. The Owner/Customer agrees to pay for completed work, if portions are delayed due to these reasons. In the event of significant delay, change or price increase involving labor, material or equipment through no fault of the Company the contract amount, time of completion and/or other contract requirements shall be adjusted equitably by change/order.

**Warranties Manufacture/Company**—Long term warranties provided by the manufacturer will be passed on to the Owner/Customer upon payment in full for work performed. The Company fully warrants all labor as performed and as intended for a period of one year from the date of installation, except for minor nonwarrantable repairs. If payment is not made as agreed, all warranties and guarantees will be void. The Company's liability under a warranty claim shall not exceed the total amount charged for the work installed and coverage only covers to the roof decking, interior not included. A preventative maintenance inspection must be performed at a minimum of every two years for long term warranties to be valid. If a warranty claim is filed and it is determined that it is not a warrantable item there will be a service charge. The Owner/Customer shall make warranty claims immediately, 24 - 72 hours, upon discovering a defect or performance problem by writing to the Company's headquarters. Certified Mail is considered proof of notice. The Company neither assumes nor accepts responsibility for any damage to its installed work caused by others. Elite Exterior's assumes no responsibility for leaks or damage from leaks due to ice damming. Elite Exterior's does not guarantee against ice dam leaks. Elite Exterior's does not imply nor warranty against the growth of mold. Elite Exterior's does not warranty against any damage that should arise from the growth of mold.

**Natural Conditions**—Removing permanently attached building materials often disturbs and vibrates the existing structure. The debris generated from this process and related procedures may cause inconvenience or discomfort which is normal construction wear & tear conditions, and not contractor negligence (e.g. minor interior wall cracks, nail pops, flaking of wall paint, debris from falling into the attic, minor disturbance to shrubbery and lawns, small divots in the driveway from heavy equipment such as roll-off trash containers and dump trucks).

**Natural Ponding**—Incidental ponding of water on a flat roof is a natural condition as the flat roof membrane conforms to the existing structure. Water ponding less than 72 hours does not negatively affect the performance of the roof system. However, if ponding occurs beyond 72 hours the Owner/Customer should consider the investment in positive drainage to extend the performance of the roof system.

**Customer Satisfaction**—Presentation of the invoice is notice to the Owner/Customer the Company considers the project complete. Upon notice the Owner/Customer is responsible to immediately make the Final Inspection and approve or disapprove the work by returning the Customer Satisfaction Rating Form, or notify the Company in writing of any work considered incomplete or not satisfactory. If dissatisfaction notice is not received within one week, the project is considered completed and accepted by the Owner.

**Ownership**—Title to material and/or work furnished under this agreement shall remain the property of the Company or its assignee until all payments have been made. It is also agreed the Company will have a security interest in any real property of the Owner, and the Owner will not dispose of the property until the work has been paid in full.

**Substantial Completion**—Payment is due upon substantial completion of the work. If certain minor items are incomplete, the cost of those items may be withheld from the substantial completion payment at the Owner/Customer option until such items are complete.

**Escrow Account**—In the unlikely event the Owner/Customer is dissatisfied and desires to withhold payment "pending resolution", the Company at its option may accept an escrow account in lieu of payment. The escrow account will contain the full balance owed. Acceptance of such an account will delay the Owner/Customer from becoming delinquent, or the Owner/Customer being in default of their contractual responsibility. The Company is entitled to the compounded interest accumulated from the escrow account. If the dispute is resolved through an attorney, the total attorney's fees shall be paid by the Owner/Customer. If the account becomes delinquent, the Company reserves the right to charge interest or service charge on payments 10 days late or later.

**Outside Financing**—If this work is financed through an outside lending agency, the Owner/Customer agrees to execute and deliver necessary finance papers, mortgage, or other forms required by the lending agency in advance of commencement of the work. Upon notice or substantial completion of the work, the Owner/Customer will execute a completion slip if required.

**Acceptance/Rejection**—The Company reserves the right to reject or cancel all or part of this agreement due to unacceptable payment performance or credit rating of the Owner/Customer. The Company may accept late payments of partial payments, checks, bank drafts, or money orders marked "Paid in Full" without waiving any of its rights related to the agreement.

**Severability**—All conditions within this agreement are severable, and in the event any of them shall be held invalid by any competent court, this agreement shall be interpreted as if such invalid agreements are not contained herein.

**Material Volatility**—The roofing industry is currently experiencing price volatility in asphalt-related products. Because firm prices cannot be obtained from suppliers, prices are subject to change without notice. If there is an increase in the price of asphalt-related products charged to Elite Exterior's prior to or after this proposal/contract, the proposal/contract shall be increased to reflect the additional cost to the contractor/owner/purchaser and contractor/owner/purchaser agrees to pay the material increase that is beyond Elite Exterior's control.