

Serving the Chicagoland Area
Since 1937
Illinois License #104-000152

MORTENSON ROOFING Co., Inc.

- SPECIALIZING IN SLATE AND TILE ROOF RESTORATION, DECORATIVE SHEET METAL -
9505 Corsair Road • Frankfort, IL 60423
www.mortensonroofing.com

Phone: (815) 464-7300
(773) 468-2900
Toll Free: (888) 773-7306
Fax: (815) 464-7850

PROPOSAL NO.: 18914

Date: March 5, 2020

Name: **Mr. Thomas Karpus**
City of Plano
Address: 17 E. Main Street
Plano, IL 60545

Phone #: 630-742-2012 (Cell)
630-552-8425 (Off)
Email: tkarpus@cityofplanoil.org

We hereby propose and agree to perform the following work in accordance with the terms and conditions set forth below and on the reverse side:

SEE ATTACHED SCOPE OF WORK

Project: Roof & Gutters - Train Depot, 101 W. Main Street, Plano, IL

- | | |
|--|----------------------------------|
| 1. Tile Roof Work at Valleys & Below Valleys | Cost for No. 1..... \$ 17,820.00 |
| 2. Gutter & Downspout Replacement | Cost for No. 2..... \$ 59,460.00 |

- **Excludes:** Permits, any dealing with the railroad, costs associated with work restrictions (if applicable) by the railroad, electrical work, wood fascia, soffit, paint, plumbing, masonry, electrical work, any other work not specifically listed.

TERMS: 25% NON-REFUNDABLE DEPOSIT DUE WITH SIGNED PROPOSAL, BALANCE DUE UPON COMPLETION, OR AS OTHERWISE STATED ABOVE AND ON THE REVERSE SIDE.

We propose to perform this work in accordance with the above specification for the sum of:

As Stated Above _____ Dollars (\$ * * *)

All work to be completed in workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above this Proposal. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry builder's risk and property insurance, including coverage against fire, storm, vandalism, theft and other perils upon the entire work. We carry general liability and workmen's compensation insurance.

Prices based on acceptance within 30 days of quotation. Balance unpaid after 30 days from due date is subject to a late payment charge of one and a half percent

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. The undersigned agrees that this writing constitutes a contract between the parties.

per month, or maximum allowed by law, if different, together with expenses incidental to collection, including reasonable attorney's fees.

Respectfully submitted,
MORTENSON ROOFING CO., INC.
By: Ken Swart Ken Swart, Jr.

Date: March 5, 2020

Accepted by: _____

Signature: _____

Title: _____

Date of Acceptance: _____

Project: Roof & Gutters - Train Depot, 101 W. Main Street, Plano, IL

1. Tile Roof Work at Valleys & Below Valleys

- Please refer to the attached roof plan. The work areas included in item #1 are highlighted red.
- a. Remove and set aside tiles from the work areas at the valleys and below the valleys.
- b. Remove and dispose of the flashings at the valleys and at the walls below the valleys.
- c. Remove and replace the exposed underlayment with Grace Ice and Water Shield membrane underlayment.
- d. Fabricate and install new 16-ounce copper flashings at the valleys and at the walls below the valleys.
- e. Reinstall the tiles, replacing any damaged tiles in the work areas.
- f. Inspect the rest of the roof and replace up to 20 broken or missing tiles, including rake edge tiles.
- g. Reposition and secure displaced tiles.

Cost for No. 1..... \$ 17,820.00

2. Gutter & Downspout Replacement

- a. Remove and set aside the roof tiles directly above the gutters as needed for the work.
- b. Remove and dispose of the existing gutter liners.
- c. Remove and dispose of the outer cover portions of the gutters. These are in worse condition than initially thought. This includes the outer covers at the north and south gables, where there are no gutters. The existing metal roofs at the north and south gables will remain.
- d. Fabricate and install new 20-ounce copper one-piece-in-section high back gutter systems to match the dimensions and profiles of existing. Includes soldered seams and expansion joints at locations longer than 40-feet. Includes 1/8-inch thick solid copper straps spaced 30-inches apart, secured with brass bolts at the leading edges that extend up under the roof tiles.
- e. At the north and south gables, where there are no gutters, fabricate and install copper covers to match the profiles of the exiting covers.
- f. Furnish and install new 4x5-inch 16-ounce copper downspouts with soldered back seams at all existing locations.

Cost for No. 2..... \$ 59,460.00

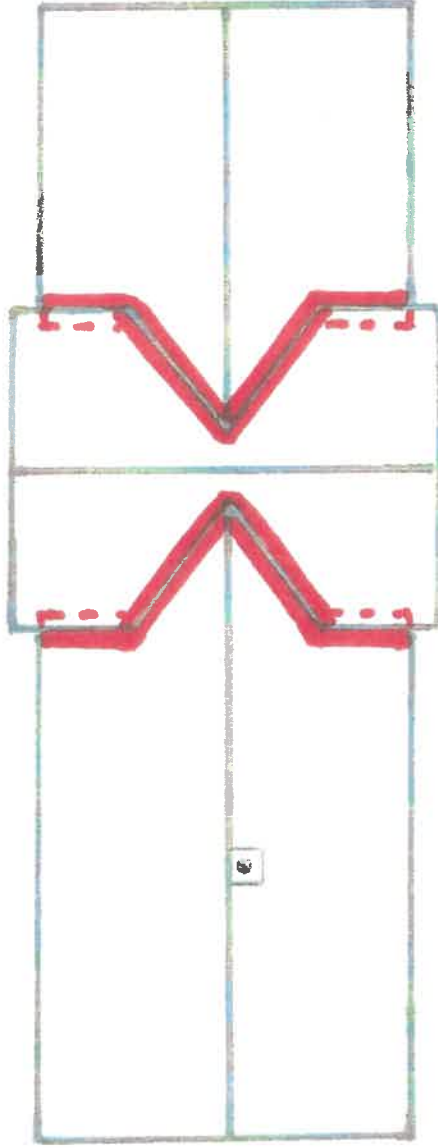
- **Excludes: Permits, any dealing with the railroad, costs associated with work restrictions (if applicable) by the railroad, electrical work, wood fascia, soffit, paint, plumbing, masonry, electrical work, any other work not specifically listed.**

TERMS AND CONDITIONS

1. **Acceptance.** Acceptance of this Proposal by Owner shall be acceptance of all terms and conditions recited herein. Upon acceptance, this Proposal shall become a binding contract between **MORTENSON** and the Owner. This Proposal and the plans, specifications and other documents, if any, referenced in this Proposal shall constitute the entire agreement between the parties.
2. **Mortenson** commits itself to furnishing the material and labor necessary to perform the construction work described herein or in the referenced contract documents. **Mortenson** does not provide structural engineering, roof consulting or architectural services, and this Proposal and Contract should not be construed as contracting to provide engineering, consulting or architectural services. **Mortenson** assumes no responsibility for the structural integrity or design of the building during the work described herein or after completion of the work.
3. **Payment.** Owner shall pay the contract sum plus any additional charges for changed or extra work no later than ten (10) days after substantial completion of the work. If completion of the work extends beyond one month, Owner shall make monthly progress payments to **Mortenson** by or before the fifth (5th) day of each month for the value of work completed during the preceding month, plus the amount of materials and equipment suitably stored for use at the Project, and final payment shall be made to **Mortenson** within ten (10) days after substantial completion of the work. A delay by the manufacturer in the processing and formal issuance of a manufacturer's guarantee document shall not be cause to delay the Owner's payment to **Mortenson**.
4. **Right To Stop Work.** The failure of Owner to make proper payment to **Mortenson** when due shall, in addition to all other rights, constitute a material breach of contract and shall entitle **Mortenson**, at its discretion, to suspend all work and shipments, including furnishing any warranty or warranty, until full payment is made or terminate this contract. The time period in which **Mortenson** shall perform the work shall be extended for a period equal to the period during which the work was suspended, and the contract sum to be paid **Mortenson** shall be increased by the amount of **Mortenson's** reasonable costs of shut-down, delay and start-up.
5. **Mechanic's Lien.** Notwithstanding any provision contained in other contract documents, if any, applicable to the Project, **Mortenson** shall be entitled to file a lien or claim on its own behalf in the event that any payment to **Mortenson** is not made as and when provided for by this Proposal.
6. **Extra Work.** **Mortenson** shall not be required to perform any additional work without a written change order issued by the Owner. Any penetrations through the roofing to be installed by **Mortenson** not shown on the plans provided to **Mortenson** prior to submittal of this Proposal shall be considered an order for extra work, and **Mortenson** shall be compensated for labor and material costs incurred by **Mortenson** resulting from such additional penetrations. **Mortenson** will not be responsible for damage to its work caused by other parties, and any repair work necessitated by damage to **Mortenson's** work caused by other parties shall be considered an order for extra work.
7. **Asbestos and Toxic Materials.** This Proposal and contract is based on the assumption that existing roofing and flashings do not contain asbestos or toxic materials and that asbestos-containing or toxic materials will not be encountered or disturbed during the course of performing the roofing work. **Mortenson** is not responsible for costs, abatement expenses, claims or damages arising out of the presence, disturbance or removal of asbestos or toxic material. In the event that such materials are encountered during the course of the work, **Mortenson** reserves the right to rescind this contract and receive payment for work performed or suspend its work for a reasonable period of time while the Owner engages a firm specializing in the removal and disposal of asbestos or toxic materials or submit a change order and perform the necessary work for additional compensation. In any event, **Mortenson** shall be entitled to reasonable compensation for additional expense incurred as a result of the presence of asbestos-containing or toxic materials at the work site.

The Owner, in consideration of **Mortenson** performing the work in this Proposal, agrees to release, indemnify and hold **Mortenson** harmless from and against any and all liability, damages, losses, claims, demands or lawsuits arising out of or relating to the presence of asbestos, asbestos-containing material or toxic materials at the work site.
8. **Warranty.** **Mortenson's** work will be warranted by **Mortenson** in accordance with its standard warranty, which is made a part of this Proposal and contract and incorporated by reference. A facsimile of **Mortenson's** standard warranty is attached, or, if not, will be furnished upon request. **Mortenson SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES.** The acceptance of this Proposal by the Owner signifies his agreement that this warranty shall be and is the exclusive remedy against **Mortenson** for all defects in workmanship furnished by **Mortenson**.

A manufacturer's warranty shall be furnished to Owner if a manufacturer's warranty is called for on the face of this Proposal and contract. It is expressly agreed that in the event of any defects in the materials furnished pursuant to this contract, Owner shall have recourse only against the manufacturer of such material.
9. **Back Charges.** No back charges or claim by the Owner for payment of services rendered or materials and equipment furnished by Owner to **Mortenson** shall be valid unless previously authorized in writing by **Mortenson** and unless written invoice therefore is given to **Mortenson** by Owner during the first ten (10) days of the calendar month, following the month in which the claim originated.
10. **Working Hours.** This Proposal is based upon the performance of all work during **Mortenson's** regular working hours, and extra charges will be made for all work performed other than during **Mortenson's** regular working hours, if required by Owner.
11. **Damages and Delays.** After acceptance of this Proposal, **Mortenson** shall be given a reasonable time in which to commence and complete the work. **Mortenson** shall be not liable for damages based upon delay or liquidated damages or penalties resulting from any delay in completion of construction of the Project. **Mortenson** shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God; accidents, fire, vandalism, federal, state or local law, regulation or order, strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor, changes in the work and delays caused by others. In the event of these occurrences, **Mortenson's** time for performance under this Proposal shall be extended for a time sufficient to permit completion of the work.
12. **Mortenson** shall have no responsibility for the work of others and all framing and masonry pertinent to the work must be erected plumb and straight and in accordance with working details and specifications prepared or approved by **Mortenson**.
13. **Mortenson** shall not be required to commence or perform its work until adjacent or underlying areas are ready and acceptable to receive **Mortenson's** work and sufficient areas are ready to allow continued work until job completion.
14. All materials shall be furnished in accordance with the respective manufacturer's published tolerances for color, variation, thickness, size, finish, texture and performance standards. All labor furnished shall be in accordance with acceptable standards in the industry.
15. **Mortenson** is not responsible for the actual verification of technical specifications of product manufacturers' i.e. R value or ASTM or UL compliance, but rather that the materials used are represented as such by the material manufacturer.
16. **Mortenson** shall perform the work described herein at the price quoted. In the event, however, that the price for any of the materials to be used in this work should increase by 15% or greater from the price at which said material was available in **Mortenson's** locality at the time of the submission of this Proposal, then the contract sum shall be changed to reflect the additional cost to **Mortenson** to obtain said materials upon **Mortenson's** reasonable documentation of such an increase.
17. **/We hereby accept this contract and have received a copy of the notice entitled, "Home Repair: Know Your Consumer Rights."**
18. **Proposal excludes permits, unless otherwise stated.**



TRAIN STATION

PLANO, IL

NOT TO SCALE

Mortenson Roofing Co., Inc.
9505 Corsair Road
Frankfort, IL 60423

City of Plano
Proposal No. 18914
3-5-2020

Specializing in

SLATE & TILE ROOFING
SINGLE PLY
FLAT ROOF SYSTEMS

TODCO ROOFING, INC.

401 SIESTA DRIVE • NEW LENOX, ILLINOIS 60451
TELEPHONE: 815/462-3802 • 800/322-8377
FAX: 815/462-3803 • WEBSITE: WWW.TODCOROOFING.COM

COPPER FLASHINGS
ARCHITECTURAL
SHINGLES

PROPOSAL NO. 10018

DATE February 13, 2020

Name of Owner: CITY OF PLANO PHONE: 630-552-8425
Address: Attention: Mr. Thomas J. Karpus
17 E. Main Street
Plano, IL. 60545

We hereby propose and agree to perform the following work in accordance with the terms and conditions set forth below and on the reverse side: PLEASE SEE ATTACHED SCOPE OF WORK

JOB: RAILROAD DEPOT ROOF AND GUTTERS

NO.1-INSTALLATION OF FOUR NEW 16-OUNCE COPPER VALLEY FLASHINGS AND TILE REPAIRS. NO.1-COST: \$22,400.00

NO.2-INSTALLATION OF NEW 16-OUNCE COPPER INLAID GUTTERS WITH ROOF FLANGE AND SOLID COPPER STRAPS. (APPROXIMATELY 258 LINEAL FEET OF NEW COPPER INLAID GUTTERS). NO.2-COST: \$36,400.00

TERMS: DOWN-PAYMENT OF ONE THIRD AMOUNT DUE UPON SIGNED CONTRACT ON ALL OF THE ABOVE WORK. REMAINING BALANCE DUE UPON COMPLETION OF PROJECT.

ENCLOSURE: REFERENCES AND CONSUMER RIGHTS BROCHURE.

We propose to perform this work in accordance with the above specifications for the sum of:

AS STATED ABOVE***** Dollars \$ SEE ABOVE

TERMS: PAYMENT DUE UPON COMPLETION, or as otherwise stated above.

All work to be completed in workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above this Proposal. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry builder's risk and property insurance, including coverage against fire, storm, vandalism, theft and other perils upon the entire work. We carry general liability and workmen's compensation insurance.

Prices based on acceptance within 30 days of quotation. Balance unpaid after 30 days from due date is subject to a late payment charge of 1 1/2% per month, or maximum

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. The undersigned agrees that this writing constitutes a contract between the parties;

Date of Acceptance: _____

allowed by law, if different, together with expenses incidental to collection, including reasonable attorney's fees.

Respectfully submitted,
TODCO ROOFING, INC.

BY: Todd Pliuksis / TP Todd Pliuksis

DATE: February 13, 2020

Owner: _____

Signature: _____

Title: _____

TODCO ROOFING, INC.
SCOPE OF WORK
CITY OF PLANO- RAILROAD DEPOT - 17 EAST MAIN STREET, PLANO
PROPOSAL NO. 10018 - FEBRUARY 13, 2020

JOB: RAILROAD DEPOT ROOF AND GUTTERS:

NO.1-INSTALLATION OF FOUR NEW 16-OUNCE COPPER VALLEY FLASHINGS AND TILE REPAIRS.

- A. Remove tiles along the four valleys.
- B. Remove and dispose of the old, worn-out flashings.
- C. Replace up to 15 lineal feet of rotted wood sheathing.
- D. Install Ice & Water Shield underlayment over exposed wood sheathing.
- E. Fabricate and install four new 16-ounce copper valley flashings.
- F. Reset tiles, using solid copper nails.
- G. Replace 20-25 broken tiles on all roof slopes. (City to supply field tiles).
- H. Replace one broken gable rake and refasten up to twenty loose gable rakes with solid copper nails and polyurithane caulk.

NO.1-COST: \$22,400.00

NO.2-INSTALLATION OF NEW 16-OUNCE COPPER INLAID GUTTERS WITH ROOF FLANGE AND SOLID COPPER STRAPS. (APPROXIMATELY 258 LINEAL FEET OF NEW COPPER INLAID GUTTERS).

- A. Remove undereave course and 1-2 rows of tile above existing gutters.
- B. Remove and dispose of the old, worn-out gutters.
- C. Replace up to 15 lineal feet of wood housing and up to 3-4 feet of rafter tails. Any additional wood housing and rafter replacement will be a time and material charge. Our hourly labor rate will be \$135.00 per hour.
- D. Install Ice & Water Shield underlayment over exposed wood housing and roof.
- E. Fabricate and install new 16-ounce copper inlaid gutters with continuous roof flange, extending up the roof slope.
- F. Fabricate and install solid copper gutter straps, fastened into roof slope rafters.
- G. Reset the undereaves and tiles, using solid copper nails. Replace any broken tiles.

NO.2-COST: \$36,400.00

TERMS: DOWN-PAYMENT OF ONE THIRD AMOUNT DUE UPON SIGNED CONTRACT ON ALL OF THE ABOVE WORK. REMAINING BALANCE DUE UPON COMPLETION OF PROJECT.

TODCO ROOFING, INC.

401 Siesta Drive • New Lenox, IL 60451
Fax: 815/462-3803
Phone: 815/462-3802
800/322-8377

JOB REFERENCE LIST

MR. & MRS. MAURICE MOORE
1100 Lathrop
River Forest, IL
708-771-7633
Complete restoration of slate roof

MR. LOU VITTULLO
1105 Lathrop
River Forest, IL
708-771-4487
Restoration of clay tile roof

CHRISTINE PAULSON
1334 Monroe Avenue
River Forest, IL
708-488-8983
Restoration of slate roof

MR. & MRS. JOHN ANDERSEN
1205 Monroe Avenue
River Forest, IL
708-366-5278
Restoration of clay tile roof

GEORGE PELLATI
18000 Perth Street
Homewood, IL
708-798-4483
Restoration of clay tile roof

LYNN TOPEL
1430 Braeburn
Flossmoor, IL
312-251-5929
Restoration of slate roof

JENNIFER STRATMAN
1027 N. Oak Park Avenue
Oak Park, IL
708-445-1051
Restoration of cement tile roof

JANE STEVENS
1909 N. Newcastle Avenue
Chicago, IL
773-622-1361
Relayed tile roof sections, copper flashings

PAUL & ELIA ASCHINBERG
354 Forest Road
Hinsdale, IL
630-321-9951
Relayed tile roof sections, copper flashings

TIM MCARDLE
10337 S. Hamilton
Chicago, IL
773-779-5983
Restoration of clay tile roof

GEORGE FLONDER
14320 S. Woodland Avenue
Orland Park, IL
708-349-7341
*New clay roof, copper flashings
gutters and downspouts*

MR. & MRS. WANG
102 Midwest Club Parkway
Oakbrook, IL
630-654-0560
Clay tile roof restoration, copper flashings

MORGAN PARK BAPTIST CHURCH
11024 S. Bell
Chicago, IL
Dorothy Short-708-710-1388
Restoration of slate roof sections

MR. BERNIE DELGIORNO
5620 S. Woodlawn
Chicago, IL
773-683-6144
Restoration of slate roof

AVOIDING HOME REPAIR FRAUD

Please use extreme caution when confronted with the following warning signs of a potential scam:

1. Door-to-door salespeople with no local connections who offer to do home repair work for substantially less than the market price.
2. Solicitations for repair work from a company that lists only a telephone number or a post office box number to contact, particularly if it is an out-of-state company.
3. Contractors who fail to provide references when requested.
4. People who offer to inspect your home for free. Do not admit anyone into your home unless he or she can present authentic identification establishing his or her business status. When in doubt, do not hesitate to call the worker's employer to verify his or her identity.
5. Contractors who demand cash payment for a job or ask you to make a check payable to a person other than the owner or company name.
6. Offers from a contractor to drive you to the bank to withdraw funds to pay for the work.

Consumer Rights Acknowledgement Form

HOMEOWNER Keep This Part & Pamphlet

I, the homeowner, have received from the contractor a copy of the pamphlet titled "Home Repair: Know Your Consumer Rights."

Signature (Homeowner) _____ Date _____

Signature (Contractor or Representative) _____ Date _____

Name of Contractor's Business _____

Address of Contractor's Business _____



Consumer Rights Acknowledgement Form

CONTRACTOR Keep This Part Only

I, the homeowner, have received from the contractor a copy of the pamphlet titled "Home Repair: Know Your Consumer Rights."

Signature (Homeowner) _____ Date _____



LISA MADIGAN
ILLINOIS ATTORNEY GENERAL

If you think you have been defrauded by a contractor or have any questions, please bring your concerns to the attention of your state's attorney or the Illinois Attorney General's Office.

Attorney General's Consumer Fraud Hotlines

Springfield
1-800-243-0618
TTY: 1-877-844-5461

Chicago
1-800-386-5438
TTY: 1-800-964-3013

Carbondale
1-800-243-0617
TTY: 1-877-675-9339

www.IllinoisAttorneyGeneral.gov

Printed by authority of the State of Illinois. 07/17
This material is available in alternate format upon request.

CONTRACT TIPS

1. Get all estimates in writing.
2. Do not be induced into signing a contract by high-pressure sales tactics.
3. Never sign a contract with blank spaces or one you do not fully understand. If you are taking out a loan to finance the work, do not sign the contract before your lender approves the loan.
4. You have three business days from the time you sign your contract to cancel any contract if the sale is made at your home. The contractor cannot deprive you of this right by initiating work, selling your contract to a lender or any other tactic.

If you are planning to file a claim with your insurance company to pay for the work, you may cancel the contract in one of two ways, whichever occurs first: (1) within five business days after receiving written notice from the insurance company denying your claim; or (2) within 30 days after you sent a claim to the insurance company.

5. If the contractor does business under a name other than the contractor's real name, the business must either be incorporated or registered under the Assumed Business Name Act. Check with the Secretary of State to see if the business is incorporated or with the county clerk to see if the business has registered under the Act.
6. Homeowners should check with local and county units of government to determine if per-

Details
Name: homerep0505c.pdf
Size: 2 MB
Modified: 11/15/2005 10:15:00 AM

HOME REPAIR

Know Your Consumer Rights

LISA MADIGAN
ILLINOIS ATTORNEY GENERAL

10. Know who provides supplies and labor for any work performed on your home. Suppliers and subcontractors have a right to file a lien against your property if the general contractor fails to pay them. To protect your property, request lien waivers from the general contractor.

BASIC TERMS

to be included in a contract

- Contractor's full name, address and telephone number. Illinois law requires that those selling home repair and improvement services provide their customers with notice of any change to their business name or address that comes about prior to the agreed dates for beginning or completing the work.
- A description of the work to be performed.
- Starting and estimated completion dates.
- Total cost of work to be performed.
- Schedule and method of payment, including down payment, subsequent payments and final payment.
- A provision stating the grounds for termination of the contract by either party. However, the homeowner must pay the contractor for work completed. If the contractor fails to commence or complete work within the contracted time period, the homeowner may cancel and may

edl U
lort on
fca 07
154 3c
7a 7-t
126 b&

SLATE AND TILE ROOFING

Todco Roofing, Inc. provides an experienced quality workmanship in slate and tile roof repair, installation and restoration, including copper gutters and copper flashings. We have a large stock of material available to match almost any existing roof in need of repair. Sometimes all that is needed is a few slate or tile repairs. When properly maintained these roofs can last hundreds of years. Todco Roofing, Inc. services the greater Chicagoland and surrounding areas.

Typical slate and tile roof repair may involve a partial or complete replacement of existing underlayment, using ice and water shield particularly on older and flatter sloped roofs. We fabricate and install copper gutters, chimney flashings, valley flashings, finials, and other decorative sheet metal items that are necessary to restore virtually any roof. Since we carry a large supply of new and used tiles and slates, we are able to schedule work with no delay.

Todco Roofing, Inc. has established an excellent reputation for customer satisfaction. Much of our work comes by referral from previous customers. We have references in most historic areas in the Chicagoland. Most of our slate and tile roof repairs are in historical residential areas. In addition, we also install standard asphalt shingles, architectural shingles, copper scaled shingles, copper-clad roll roofing, and other single-ply flat systems. We can provide combinations of different materials to meet virtually any roofing need. We offer distinct services in roof repair and installation aiming at satisfying Chicagoland customers' needs.



New and shiny tile roof installation. New copper and gutter flashings. (Skidmore, IL)



Slate roof restoration. Fabrication of new copper flashings & slate repairs. (Blue Forest, IL)



New oversized copper gutters. Roof installation and repair services. (Joliet, IL)

TODCO ROOFING, INC.

401 Siesta Drive
New Lenox, IL 60451-3913

Phone: 815-462-3802

Fax: 815-462-3803

E-Mail: todcoroofing@aol.com

Website: www.todcoroofing.com



Phone: 815-462-3802 • Fax: 815-462-3803

*Slate Roof and Tile Roof Specialists
Architectural Shingles Metal Work Repair
Restoration • Installation • Historic • Bonded
Fully Insured • Free Estimate • References*

Slate Roofing

SLATE ROOF INSTALLATION AND REPAIR SERVICE

Todco Roofing, Inc. specializes in slate roof repair, restoration and installation. A slate roof will last hundreds of years, when properly repaired and maintained. This particular type of roofing comes in a variety of colors and sizes. We carry a large stock of material for slate roof repair and restoration.

Restoration of that type of roof normally includes the installation of Ice & Water Shield underlayment on flatter sloped areas, over valleys and other roof penetrations. Proper underlayment and installation of copper flashings are very important during restoration.

Flashings and underlayment on an existing slate roof will usually last 55 to 60 years. Often, only flashing replacement and partial repairs are all that is needed to restore a given roof. We offer distinct services in roof repair and roof installation aiming at satisfying Chicago customers needs. Many of our customers have a maintenance program set up to keep their slate roof restored. It adds beauty and unmatched integrity to their home. Todco Roofing, Inc. has both the experience and workmanship needed to restore any slate roof. We are proud to have hundreds of satisfied customers around the country.



Slate roofing repair, new copper flashings. (River Forest, IL)



New slate mansard roof, new copper flashing. (Chicago, IL)



In the process of replacing copper valley flashing on slate roof and replacing slate roof. (Franklin Park, IL)

Tile Roofing

TILE ROOF INSTALLATION AND REPAIR SERVICES

Todco Roofing, Inc. specializes in the repair, restoration and installation of tile roofs. Clay tile roofs will generally last hundreds of years when properly restored. Restoration of that type of roof includes removal of old tiles, new underlayment, fabrication and installation of new copper flashings and resetting tiles using solid copper nails.

Underlayment and flashings usually need replacement after 55-60 years.

We also install new clay and cement tile roofs. There are many different styles and colors to choose from. Todco Roofing, Inc. has an excellent reputation for quality workmanship and customer satisfaction. We have a large stock of salvaged and new clay tiles and cement tiles in our yard to match almost any existing slate or tile roof.

We offer distinct services in roof repair and installation, especially tile roofing, aiming at satisfying Chicago customers.



New green glazed French clay tile roof and new copper flashings. (Joliet, IL)



Complete restoration of clay roof, fabrication and installation of new copper gutters and flashings. (Providence St. Mel School)



New red clay tile roof and overhauled copper gutters. (Joliet, IL)



Flashing of cement tile roof, new copper flashings. (Oak Park, IL)

Copper Flashings

COPPER FLASHINGS

Todco Roofing, Inc. fabricates copper to match original design and integrity. We fabricate our own copper gutters, valley flashings, chimney flashings and many other copper flashings to restore a tile or slate roof. We also specialize in standing seam copper bay roofs. Our trained and experienced metal fabricators have installed copper flashings on hundreds of historic buildings.



New copper valley flashing and tile roof repair. (Chicago, IL)

Decorative copper metal work is one of our specialties. This six foot high finial was custom fabricated to match the original which was over 100 years old.

The slate roof and copper gutters were matched to the original design. Other improvements included adding copper hip flashings and parapet wall flashings. This slate roof will most likely last another 100 years.



New standing seam copper bay roof below tile roof. (Riverdale, IL)



New standing seam copper bay roof, copper gutter and copper downspout below slate roof. (Darien, IL)