



## Detailed Inspection Report

**Property:** Museum, 100 East Jefferson Avenue, Effingham, IL 62401

**Inspection Date:** Wednesday, December 4th, 2024, 10:30 AM

**Inspected Areas:** Roof, Clock Tower Cedar Siding, Mansard Roof Cedar Siding

### Findings:

#### Roof:

- A core test was conducted to assess the insulation thickness.
- The EPDM (Ethylene Propylene Diene Monomer) roofing material is in fair condition.
- Maintenance or an EPDM overlay is recommended.
- The existing roof has only one layer. A complete removal may be unnecessary. According to Illinois building codes you are permitted up to two layers of roofing products.

#### Clock Tower:

- The existing cedar shake siding on the clock tower is generally in fair condition.
- Approximately 500 square feet of cedar shake siding needs replacement due to rot and significant cracking.

#### Mansard Roof:

- The cedar shake siding on the mansard roof is in poor condition and requires removal and replacement.
- Significant warping, cracking, and aging are evident.

#### Recommendations:

- **Roof:** Conduct regular maintenance on the EPDM roof and consider an EPDM overlay when necessary.
- **Clock Tower:** Replace the damaged cedar shake siding (approximately 500 square feet) to prevent further deterioration and water intrusion.
- **Mansard Roof:** Remove and replace the existing cedar shake siding with a new material to ensure proper weather protection and improve the overall appearance of the building.

## ProVantage Waterproofing: A History of Diversification and Expertise

### Company Origins and Expansion

Founded in 1997, we originally started as a general contractor. Over time, the company strategically broadened its service offerings, evolving into a multifaceted organization. Today, ProVantage Waterproofing functions as a specialized division within the larger ProVantage Systems framework, catering specifically to the diverse needs of government agencies.

### Comprehensive Roofing Capabilities

Holding an unlimited roofing license from the state of Illinois, ProVantage Waterproofing possesses the authorization to install any and all roofing products from EPDM to cedar shake. This comprehensive licensure underscores the company's versatility and expertise in the roofing sector.

### Partners and Material Suppliers

- **EPDM Roofing:** ProVantage Waterproofing sources EPDM roofing materials from Meyer Steel Drum, located at 2000 S Kilbourn Ave, Chicago, IL 60623. The contact person at Meyer Steel Drum is Juan Piedra, who can be reached via email at [juan.piedra@mauserpackaging.com](mailto:juan.piedra@mauserpackaging.com) or by phone at 847.652.5302.
- **Cedar Shake:** For cedar shake roofing projects, ProVantage Waterproofing collaborates with two primary suppliers:
  - **Becker Group:** Situated at 32 Lake St, Antioch, IL 60002, Becker Group provides cedar shake materials. The contact person is Ron Becker, reachable via email at [Ronbecker2300@gmail.com](mailto:Ronbecker2300@gmail.com) or by phone at 847.489.1047.
  - **Jones Team:** Based at 303 E Main St, St. Charles, IL 60174, Jones Team is another supplier of cedar shake. Cory Jobes is the contact person, and he can be contacted via email at [cory@coryjonesteam.com](mailto:cory@coryjonesteam.com) or by phone at 630.400.9009.

## **Mansard Cedar Shake Roof Replacement**

### **Scope of Work**

1. **Safety First:** We will strictly adhere to all OSHA safety standards to ensure the well-being of everyone involved and those in the vicinity of the work area.
2. **Access:** We will provide all necessary lifts to reach the work areas.
3. **Removal:** We will remove all existing cedar shake.
4. **Inspection and Repair:** We will inspect all wall sheathing and replace any rotted wood at a cost of \$3.50 per square foot.
5. **Weatherproofing:** We will install house wrap on all sheathing walls to reduce wind infiltration.
6. **Sealing:** We will apply self-adhesive flashing tape to all windows, inside and outside corners, to prevent leaks and create an air barrier.
7. **Starter Course:** We will install a starter course on the bottom row.
8. **New Cedar Siding:** We will install new rounded cedar siding to match the existing siding with a 7.5-inch reveal.
9. **Caulking:** We will caulk all windows, trim, and ledges as needed.
10. **Waste Removal:** We will provide all necessary dumpsters.

### **Warranty:**

- All labor is covered by a 7-year warranty.
- Material warranties are detailed in the attached document.

**Total Cost:** \$154,995

Option Pricing EPDM Membrane below cedar shake- Remove and replace all EPDM with new EPDM on ledge- \$13,500

### **Option Pricing for Clocktower**

#### **Scope of Work:**

- Removal and replacement of up to 500 square feet of cedar shake.

**Cost:** \$16,500

**Enhanced Scope of Work for 60 Mil White TPO Overlay Installation**

## **Project Overview:**

This project outlines the installation of a 60 mil white TPO (Thermoplastic Polyolefin) roofing membrane over the existing roof using a mechanically fastened system. The project includes the necessary steps for surface preparation, membrane installation, flashing integration, and project completion.

## **Detailed Scope of Work:**

### **1. Surface Preparation:**

- Thoroughly inspect the existing roof surface to ensure it is clean, dry, and free of debris, loose materials, or any protrusions that may damage the new membrane.
- Address any necessary repairs or modifications to the existing roof surface to ensure a smooth and even substrate for the TPO installation.
- Install a  $\frac{1}{2}$ " fan fold insulation layer over the entire existing upper roof surface to enhance thermal performance and energy efficiency.

### **2. TPO Membrane Installation:**

- Mechanically fasten the 60 mil white TPO membrane to the roof deck using fasteners and plates at a rate of 8 fasteners and plates per 100 square feet.
- Ensure proper overlap and seam welding of the TPO membrane sheets to create a watertight seal.
- Adhere to the manufacturer's recommended seam welding techniques and quality control procedures.
- Secure the TPO membrane at all seams with additional fasteners and plates every 12 inches for enhanced wind resistance and durability.

### **3. Flashing and Pipe Boot Installation:**

- Install all new flashings, pipe boots, and counterflashings at roof penetrations, transitions, and terminations to prevent water infiltration.
- Ensure proper sealing and integration of all flashings with the TPO membrane and adjacent roofing components.
- Utilize appropriate sealants and adhesives compatible with the TPO membrane and flashing materials.

### **4. Clock Tower Termination:**

- Install termination bars at the end of the TPO membrane on the clock tower to secure the membrane and provide a clean, finished edge.
- Apply a high-quality, weather-resistant caulk as needed to seal the termination bar and prevent water intrusion.

### **5. Project Completion:**

- Conduct a comprehensive final inspection of the entire roof system to ensure all components are installed correctly and the roof is watertight.
- Address any identified deficiencies or areas requiring additional attention.
- Provide the owner with a detailed project completion report and any necessary maintenance instructions for the TPO roof system.

## **Cost Estimate:**

The total estimated cost for this project is \$73,995. This includes all materials, labor, equipment, and necessary permits.

20 year warranty for roof

#### **Additional Considerations:**

- **Safety:** All work will be performed in accordance with OSHA safety regulations and best practices.
- **Permits:** All necessary permits and approvals will be obtained before the start of the project.
- **Warranty:** The TPO roofing system will be installed in accordance with the manufacturer's specifications to ensure the validity of any applicable warranties.
- **Cleanliness:** The worksite will be kept clean and orderly throughout the project, and all debris will be removed upon completion.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/09/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER ORAZIO.DIFRUSCOLO 1118 E MAIN ST SUITE 1A SAINT CHARLES		IL 60174		CONTACT NAME: ORAZIO.DIFRUSCOLO	
				PHONE (A/C, No, Ext): 630-549-7696	FAX (A/C, No): 630-549-7698
				E-MAIL ADDRESS: ORAZIO.DIFRUSCOLO@COUNTRYFINANCIAL.COM	
				INSURER(S) AFFORDING COVERAGE	
				INSURER A: KINSALE	NAIC #
				INSURER B: TECHNOLOGY INSURANCE COMPANY	42376
				INSURER C:	
				INSURER D:	
				INSURER E:	
				INSURER F:	

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR			0100274561-0	12/19/202	12/19/202	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 \$
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						
	DED <input type="checkbox"/> RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input type="checkbox"/> N/A					
TARIL1041085-03	03/30/2024	3/30/2025	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER	CANCELLATION
EFFINGHAM COUNTY BOARD OFFICE 101 NORTH FOURTH STREET, SUITE 301 EFFINGHAM IL 62401	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE ORAZIO.DIFRUSCOLO