

## Townhome Complex Roof Condition Assessment Report & Replacement Shingle Roofs Palatine, IL



**Client:**

Timberlake Country Homes of Palatine

**Scope of work:**

Mitigation repairs to shingle roofs at 12 Townhomes with irregular roof geometries, included fixing original "latent defects" in the original construction which caused premature aging of construction materials and water damage.

The Hicks Architectural Group's work also included:

- The removal and replacement of poorly inoperable roof ridge vents and eave vents
- The removal and replacement of poor flashings for vent stacks and chimneys
- The removal and replacement of deteriorated plywood roof sheathing with new fire rated plywood sheathing
- The installation of additional modified bitumen roofing materials and flashings (in order to make weak portions of the roofs with irregular geometries watertight).
- The installation of additional waterproofing underlayment at eaves, skylights, chimney crickets and valley flashings

