



Exclusively Managing Cooperatives,
Condominium and Homeowner Associations

1998-2018
YEARS

November 9, 2018

Dariusz Blachowski
5109 N. Overhill
Norridge, IL 60706

RE: Letter of Recommendation

To whom it my concern,

Please consider this letter a resounding letter of recommendation to use Custom Builders for your buildings' masonry needs. We brought Custom Builders out to make needed repairs outlined in our ongoing façade report. Upon their initial visit, Darek, my primary contact, discovered other issues that also needed attention. He worked with management to create a new scope of work that was advantageous to my association that coupled the needs outlined in the engineering report and the needs of the building, while staying within a reasonable budget.

When the work started, Darek kept management informed along the process and making well sounded recommendations when it came it possible change orders. His guys were always on time and the work was completed in the time frame projected at the start of the project.

At the end of the project, both the Board and owners raved about Custom Builders professionalism and their work ethic.

I cannot recommend them more.

Sincerely,

Bob Langjahr
Community Management

CUSTOM BUILDERS RESTORATION

5109 N. OVERHILL NORRIDGE, IL 60706

PHONE: (773) 339-5946

Customer: Brewster Condo Association

Contact: Bob Langjahr

First Community Management

09/21/18

Address: 2800 N. Pine Grove

Chicago, IL 60642

Contract

CBR, Inc. agrees to furnish all labor, supervision, materials, and scaffold equipment; to carry Workman's Compensation, Public Liability and Property Damage Insurance; and use every reasonable precaution to protect the public and any adjacent property during the performance of the following work.

Extent of work: Tuck pointing, Sealant replacing, sealer.

1. North-East corner. The sealant on the terracotta copings will be replaced with new 795 dow corning (20 feet Long).The wall inside the parapet wall and the chimney needs to be and re-pointed.
2. The caulking on the counter top flashing needs to be replaced.



3. Two additional areas of stone 20x10 and 19x10 (shown in pictures) on the West elevation will be grinded and re-pointed.



TERMS: We require a 30% deposit and signed proposal prior to our scheduling or proceeding with any project. Progress and final payments are due within seven days of receipt of invoice. Final payment is due upon completion of work. CBR, Inc. reserves the option to cease work if payments are not received within the time specified.

Customer signature _____

Contractors signature: Dariusz Blachowski

CUSTOM BUILDERS RESTORATION

5109 N. OVERHILL NORRIDGE, IL 60706

PHONE: (773) 339-5946

Customer: Brewster Condo Association

Contact: Bob Langjahr

First Community Management

07/02/18

Address: 2800 N. Pine Grove

Chicago, IL 60642

Contract

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Extent of work: Tuck pointing, Sealant replacing, sealer.

1. South elevation. The sealant on the terracotta copings will be replaced with new 795 dow corning (55 feet Long).The wall inside the parapet wall needs to be grinded and re-pointed.
2. The caulking on the counter top flashing needs to be replaced.
3. The terracotta on the south elevation where the three peeling and fluorescence spots are will be cleaned and repaired.

The peeling paint between the rain table and roof on the south elevation is due to the factors listed above in points 1, 2, and 3.



4. The stair stepped cracks in stone from the second floor to the sixth floor need to be grinded and re-pointed. Stainless steel anchors with epoxy will be installed between stones where the joints are cracked.

The engineer mentioned to repair the stair stepped crack in stone between the fourth and fifth floor, but all the floors have stair stepped cracks in stone.



5. A 10x6 area of stone (shown in picture) on the West elevation will be grinded and re-pointed.

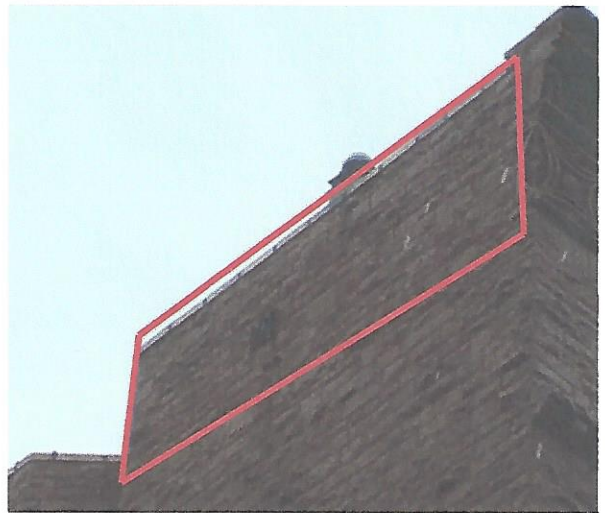
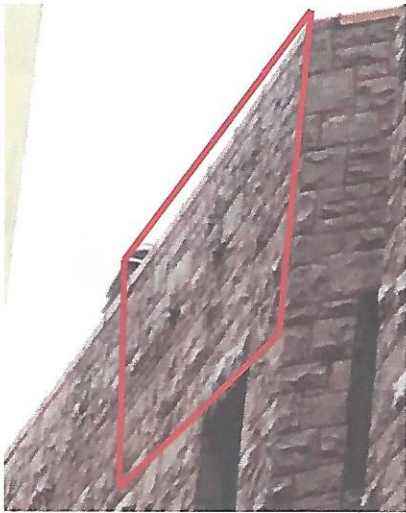


- Two 10x6 areas of stone (shown in picture) on the West elevation near the emergency fire stairs will be grinded and re-pointed. New sealant will be applied on terracotta joint.



- The typical mortar joints between the horizontal trim band stones on the South, North, and East elevations will be re-pointed where is necessary . Additionally, sealant will be layered on top of the joints. (Photo no. 4 from the report)
- There will be repairs (re-pointing and patching) associated with the engineer's report concerning photos 8, 9, 11, 12, 13, 14, 15, and 16.

9. Two areas of stone 15x10 and 20x10 (shown in pictures) on the West elevation will be grinded and re-pointed.



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