

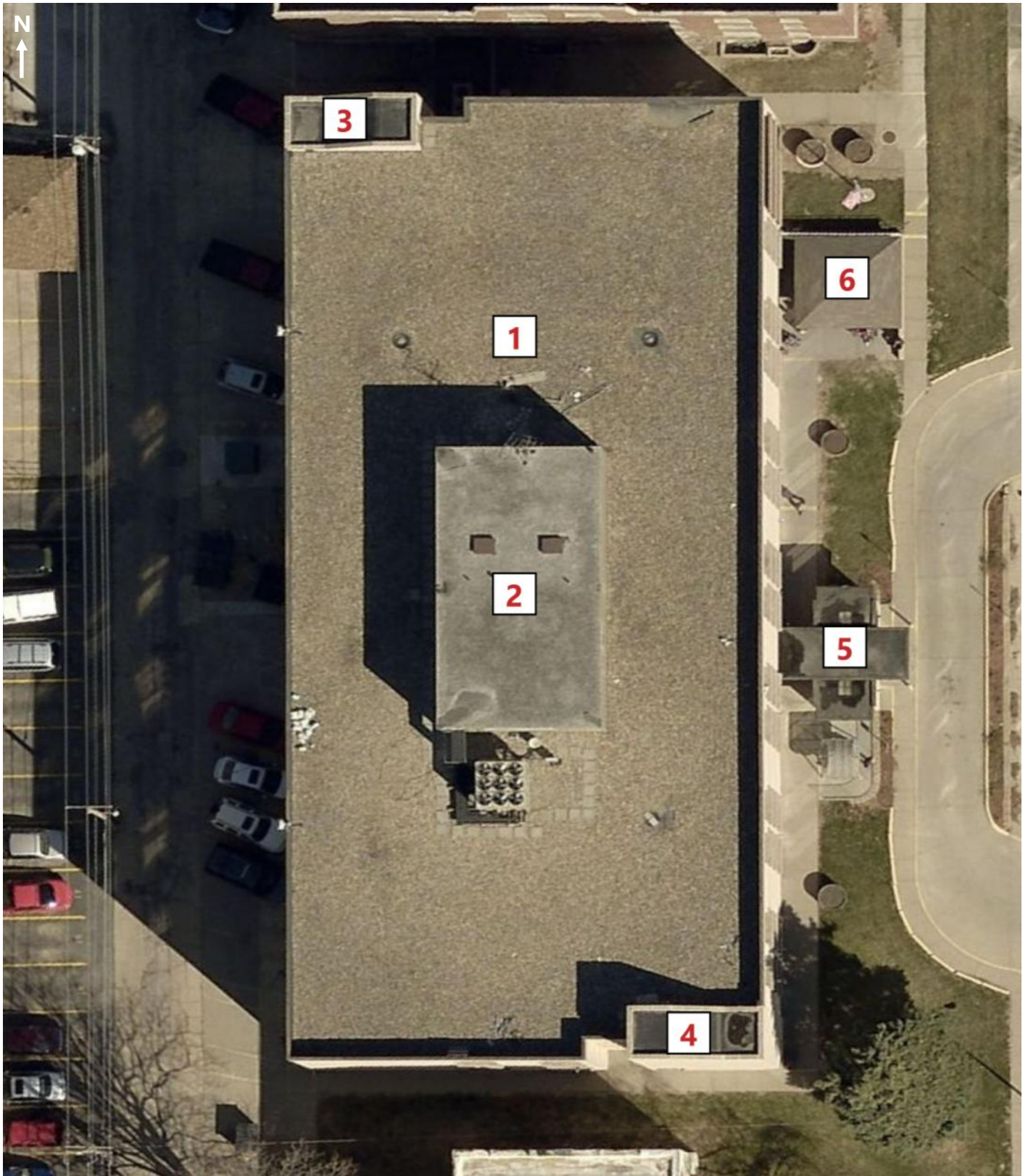


INSPECTED BY: MARK KEYSER

2509 4TH AVENUE SOUTH P.O. BOX 633 DENISON, IOWA 51442-0633

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BUILDING OVERVIEW



APPROXIMATE FT² OVERVIEW



OVERVIEW PHOTOS

Roof Overview Section 1



Roof Overview Section 1



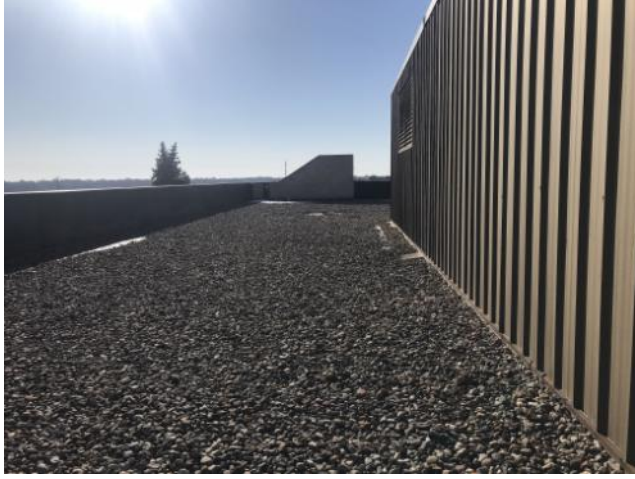
Minor To Moderate Pulling (Common)



One Run Of Heavy Pulling (15')



Interior Vertical Wall Looks Acceptable



Metal Holding



OVERVIEW PHOTOS

Various Holes & Openings Noted



Various Holes & Openings Noted



Various Holes & Openings Noted



Various Holes & Openings Noted



Various Holes & Openings Noted



Significant Amount Of Metal Debris



OVERVIEW PHOTOS

Roof Overview Section 2



Curb Flashings Old But Holding



Edge Metal Acceptable



Penetrations Showing Age But Holding



Windblown Ballast



Lifting Seam At Drain Point



OVERVIEW PHOTOS

Roof Overview Section 3



Ponding



Open Patches



Drain Point Flashings Wide Open



OVERVIEW PHOTOS

Roof Overview Section 4



Heavy Ponding/Field Unadhered



Wide Open Run Of Flashing (6')



Scupper Flashings Starting To Fail



Open Joint Causing Efflorescence



Cap Stone Joints Starting To Open



OVERVIEW PHOTOS

Roof Overview Section 5



Vertical Wall Details Suspect



Ponding



Flashing Is Supposed To Be Over Nails



OVERVIEW PHOTOS

Roof Overview Section 6



Shingles In Acceptable Condition



Hip Shingles Look Good



Wood Fascia In Good Condition



SUMMARY REPORT

ROOF SYSTEM:

Sections 1-2 use a rock ballasted EPDM system. Water flows to interior drains. The roofs were likely installed in 1994.

Sections 3-5 use a fully adhered EPDM system.

Section 6 uses a three tab asphalt shingle system.

ROOF EVALUATION:

Section 1 is in fair condition, especially for its age. The look is likely 24 years old. The entire perimeter has minor to moderate pulling. However, 15' of the perimeter is pulling heavily and a seam is wide open. There are also wide open flashings at the roof access door and both overflow scuppers. There is significant amounts of wood and metal debris on the roof field.

Section 2 is in fair condition for its age. There is one corner with wind blown ballast, but at this age of the roof's life cycle this is minor. Penetration and curb details are showing old age, but holding. The seam at the drain point is lifting. If this opens, a significant amount of water could show up inside.

Section 3 is in poor condition. This rating is because of age and delamination of the lower roof field. A scupper flashing is wide open. It is likely that this let in a lot of water under the membrane and caused the roof field to let loose. Other patches on the roof are open as well.

Section 4 is in poor condition. This rating is because of age and delamination of the lower roof field. A run of the perimeter wall is wide open. It is likely that this let in a lot of water under the membrane and caused the roof field to let loose. There are some failing mortar joints that show evidence of water issues.

Section 5 is in fair to poor condition. This rating is based on age and poor installation details. The perimeter metal was installed on top of the edge membrane flashings. (This is backwards) Or this metal was added after the original roof and not properly stripped in. Regardless, it has caused all this metal to rust and nail heads are penetrating the membrane every 4". The vertical wall is very suspect. It is globbed with tar at the metal counterflashing. (improper materials) likely in some attempt to stop leaks.

Section 6 is in good condition overall. The shingles have age, but they are laying nicely and granular loss is normal for their age. The hip ridges look good.

SUMMARY REPORT

RECOMMENDATIONS:

Section 1: The wide open holes and patches should be immediately stripped in for water tightness. It would also be advisable to totally reflash the 15' of heavy pulling at the wall if the roof is intended to remain for another 3-4 years. The remaining pulling runs can be monitored yearly.

Section 2: The lifting seam at the drain point should be immediately stripped in.

Section 3: The wide open scupper should be immediately reflashed for water tightness. The delaminated condition of the field can be monitored yearly. If this proves to worsen, some concrete pavers could be installed to extend the roof life. But it is likely things will hold until an eventual reroof in 2-4 years.

Section 4: The 6' of wide open wall flashing should be immediately stripped in with SA membrane to seal it up against the wall.

Section 5: Nothing is immediately needed. The improper metal edge is not worth repairing considering the overall life stage of the roof. The same applies to the vertical wall. Any report leaks at this vertical wall can be sealed as needed until an eventual reroof in 2-4 years.

Section 6: Nothing is needed at this time.

ESTIMATED LIFE:

Sections 1-2: The roof should perform for 3-4 year with some minor repairs likely during that time.

Sections 3-5: The roofs should perform 2-3 years.

Section 6: The roof should perform for 6-7 years.





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CONTRACT | PROPOSAL

November 14, 2018

CUSTOMER



PROJECT



CONTRACTOR

Estimator – Mark Keyser
712-263-9681 mobile
mark@elevateroofers.com

WE HEREBY SUBMIT SPECIFICATIONS FOR THE FOLLOWING: _____

ROOF REPAIRS

We will perform highly recommended roof repairs as follows:

1. We will properly repair the wide-open flashings at the roof access door of roof Section 1.
2. We will properly reflash the wide-open scupper flashings of roof Sections 1 and 3. (three total)
3. We will properly reflash the wide-open seam at the parapet wall on roof Section 1. (Approximately 5')
4. We will apply a 6" strip of SA membrane to seal the wide-open wall detail of roof Section 4. (Approximately 10')
5. We will strip in the lifting seam at the drain point of roof Section 2.

We propose hereby to furnish material and labor, complete in accordance with the above specifications, for the sum of:

One Thousand, Two Hundred One and no/100-----\$1,201.00

Payments to be made as Follows: Progress payments at the end of each month. Final payment within 30 days of job completion.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving change in cost will be executed only upon written change order and will become a change to the the proposed price. All agreements contingent upon changes or delays beyond our control. This proposal may be withdrawn if not accepted within 30 days.

Submitted by: *Curt De Boer*
Authorized Contractors Representative

ACCEPTANCE OF CONTRACT | 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.

Accepted by: _____
Authorized Owners Representative

Date of Acceptance: _____

GENERAL CONDITIONS

- 1) This proposal constitutes our offer to Owner upon the terms and conditions stated herein and shall become a binding contract on the terms and conditions stated herein when Owner's acceptance is indicated by its signature or issuance of a purchase order. Any additional or different terms or conditions proposed by Owner are objected to and are hereby rejected unless specifically adopted or approved by written response of Contractor. Failure to respond by Contractor shall be deemed a denial of any additional terms or conditions stated in Owner's acceptance.
- 2) Repairs are warranted for new materials and workmanship for 2 years. Should a leak reoccur due to failed materials or installation within 2 years, it will be repaired or replaced at no charge. Such circumstances shall not be grounds for withholding payment of the Contract Price. Contractor shall have no responsibility for water damage inside the building or underlying roofing substrate (including mold)
- 3) If roof tear-off is to be performed, Contractor shall not be responsible for damages caused by (a) water penetration into the building resulting from moisture contained or trapped in or under the existing roof surface, which is released during tear-off, and (b) penetration of dust, dirt or mold spores into the building resulting from the tear-off.
- 4) Damage occurring to the new or existing roofing membrane, resulting from acts of other contractors or persons authorized by Owner to conduct operations above or upon the new or existing membrane, shall be the responsibility of Owner.

DUTIES AND RESPONSIBILITIES OF CONTRACTOR:

- 5) Contractor has included, and shall pay, all applicable tax on materials purchased and incorporated into the project unless noted otherwise (if the project is exempt from tax, owner shall provide a tax-exempt certificate before commencement).
- 6) Contractor will have Worker's Compensation Insurance in limits required by state law and Comprehensive General Liability Insurance coverage in force for all of its operations under this proposal including damage to roofing materials.
- 7) Contractor shall take all reasonable safety precautions with respect to the Work and shall have responsibility for compliance of its equipment and employees with all applicable laws, ordinances, rules, regulations and orders of any public authority for the safety and health of persons on the job site. Contractor shall have specific responsibility for housekeeping in its immediate work area and will remove rubbish and debris caused by the Work. Contractor shall not be responsible for the safety and health of any persons present at the job site who are not employees of Contractor.

DUTIES AND RESPONSIBILITIES OF OWNER:

- 8) The Contract Price shall be paid as stated above and as follows: Owner agrees that the balance of all sums due under this agreement shall be immediately due and payable upon completion of the Work, and that Contractor may charge interest at the annual rate of eighteen percent (18%), unless a lesser percentage is required by law on any sum due under this agreement which is not paid within thirty (30) days of its due date. If payments are not made when due, interest, costs incidental to collection and attorneys' fees (if an attorney is retained for collection) shall be added to the unpaid balance. Progress payments will be made by Owner on the basis of the work completed per month, based on Contractor's estimate.
- 9) Owner is responsible for any necessary permits including associated costs unless otherwise noted.
- 10) At the time Contractor commences the Work, Owner will provide Contractor with exclusive access and use of all roof areas where the Work is to be performed and such additional areas as are reasonably necessary for the Contractor to perform the Work without interruption. Contractor shall not be required to perform the Work while snow or other moisture conditions exist on the roof surface, unless Owner provides for removal or curing of such conditions.

ARBITRATION, ACCEPTANCE AND EXECUTION

- 11) All disputes claims and questions regarding the rights and obligations of the parties under the terms of this Agreement are subject to arbitration. Either party may make a demand for arbitration by filing such demand in writing with the other party within thirty (30) days after the dispute first arises. Thereafter, arbitration shall be conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect.



CONTRACT | PROPOSAL

November 14, 2018

CUSTOMER
 [Redacted]

PROJECT
 [Redacted]

CONTRACTOR
 Estimator – Mark Keyser
 712-263-9681 mobile
mark@elevateroofers.com

WE HEREBY SUBMIT SPECIFICATIONS FOR THE FOLLOWING: _____

ROOF REPAIRS

We will perform preventative maintenance roof repairs as follows:

1. We will cut approximately 15’ of pulled flashings in one run along the north wall. Next, we will provide and install RPF where necessary with the appropriate fasteners. Then, 18” curb flashing will be adhered (bond adhesive) up the vertical change to the existing membrane. Lastly, the detail will be terminated with quickprime and seam tape.

We propose hereby to furnish material and labor, complete in accordance with the above specifications, for the sum of:
Nine Hundred Eighty-seven and no/100-----**\$987.00**

Payments to be made as Follows: Progress payments at the end of each month. Final payment within 30 days of job completion.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving change in cost will be executed only upon written change order and will become a change to the the proposed price. All agreements contingent upon changes or delays beyond our control. This proposal may be withdrawn if not accepted within 30 days.

Submitted by: Curt De Boer
 Authorized Contractors Representative

ACCEPTANCE OF CONTRACT | 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.

Accepted by: _____
 Authorized Owners Representative

Date of Acceptance: _____

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- 1) This proposal constitutes our offer to Owner upon the terms and conditions stated herein and shall become a binding contract on the terms and conditions stated herein when Owner's acceptance is indicated by its signature or issuance of a purchase order. Any additional or different terms or conditions proposed by Owner are objected to and are hereby rejected unless specifically adopted or approved by written response of Contractor. Failure to respond by Contractor shall be deemed a denial of any additional terms or conditions stated in Owner's acceptance.
- 2) Repairs are warranted for new materials and workmanship for 2 years. Should a leak reoccur due to failed materials or installation within 2 years, it will be repaired or replaced at no charge. Such circumstances shall not be grounds for withholding payment of the Contract Price. Contractor shall have no responsibility for water damage inside the building or underlying roofing substrate (including mold)
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