



*Frontier Roofing
Systems, Inc.*



Roof Condition Report
Frontier Roofing Systems, Inc.



What make Frontier Roofing Systems, Inc. different from our competitors?

1. Frontier Roofing Systems, Inc. owner, Bob Schmitz, is a **Colorado Native** with deep local roots.
2. Frontier Roofing Systems, Inc. (FRS) is an **Accredited BBB** member.
3. FRS is a "**Green**" roofing company.
 - a. FRS will **recycle** as much of you old roofing system as possible.
 - i. FRS recycles through the Roofs to Roads program all **asphalt shingles** that qualify. Your roof could someday be a road instead of sitting in the landfill.
 - ii. FRS **uses products** when they are available that come from **recycled content**.
 - iii. FRS **installs Energy Star** Rated roof systems when possible.
4. FRS **cares about your property**.
 - a. A written **Damage Protection Plan** will be created for every job. This will help protect your property from damage during the reroofing process.
 - b. We also will create a written **Weather Damage protection** plan.
 - i. This plan includes protecting your **property from leaks** during the construction process.
 - ii. **Wind** can be a dangerous occurrence in Colorado. Part of our weather protection plan involves protecting your property from roofing that could get blown off of your roof during the construction process.
5. A written **safety plan** will be created specifically for your project.
6. Our production staff follows a compass for everything that they do. Here is our field production **compass**.
 - a. **Safety** trumps all.
 - b. **Building Protection**.
 - c. **Do it right the first time**. Quality matters.
 - d. **Green Building Practices**.
 - e. **Productivity**
7. FRS is **fully licensed and insured**.
8. Our depth of **experience** ensures that you get a great roofing system.

Thank You,

A handwritten signature in black ink, appearing to read "Robert T. Schmitz", with a stylized flourish at the end.

Robert T. Schmitz
President

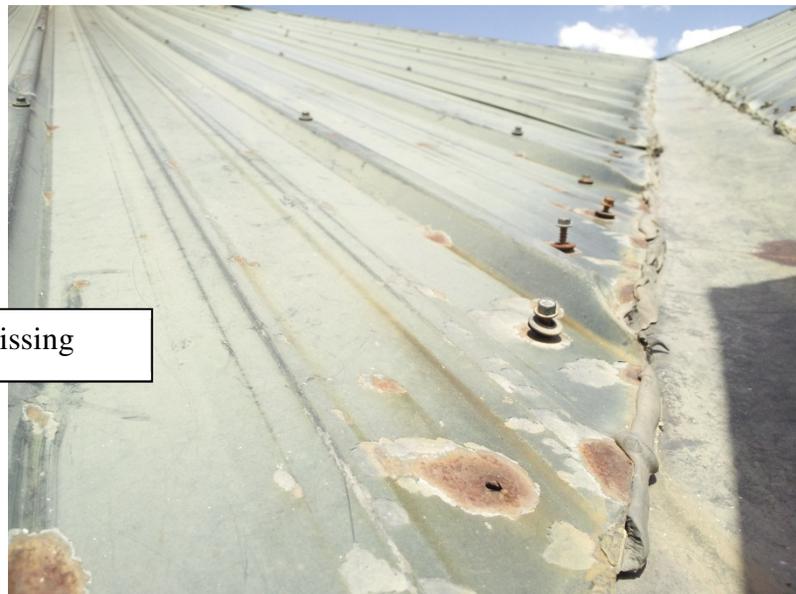


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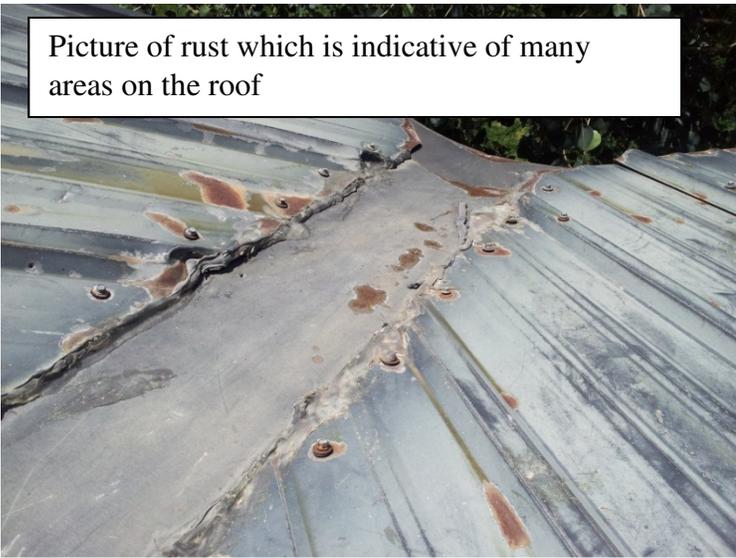
Building 604 roof pictures



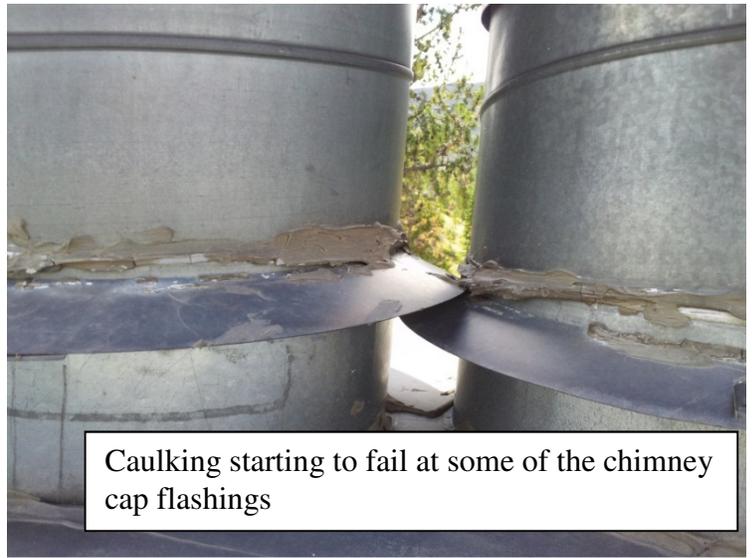
Several fasteners have begun to back out and some are missing



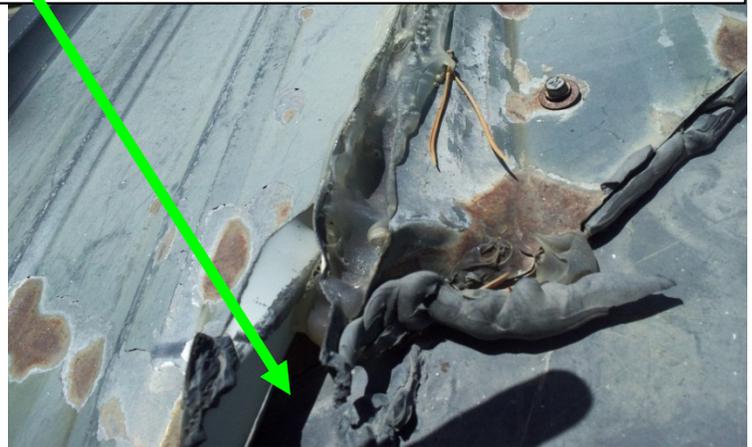
Picture of rust which is indicative of many areas on the roof



Caulking starting to fail at some of the chimney cap flashings



Two panels in different valley areas have split open at the ends of the panels and are temporarily sealed with caulk



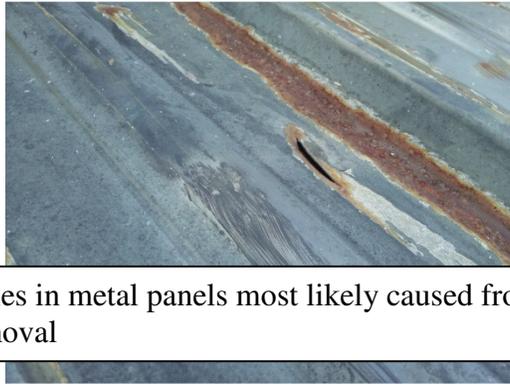
Several plates that hold the snow bar in place have become loose



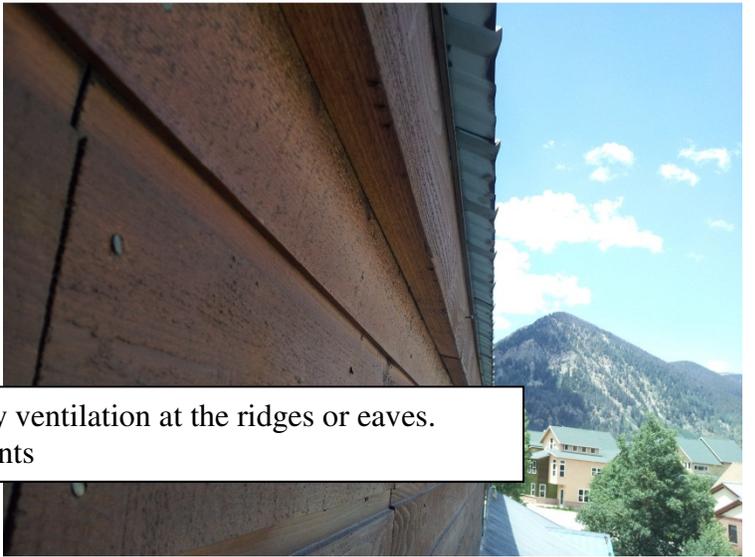
Quarter sized hole in one of the valleys



Panels are peeling up in valleys from ice dams



Holes in metal panels most likely caused from snow removal



This roof does not appear to have any ventilation at the ridges or eaves. There are also no penetrating roof vents

Building 602 roof pictures



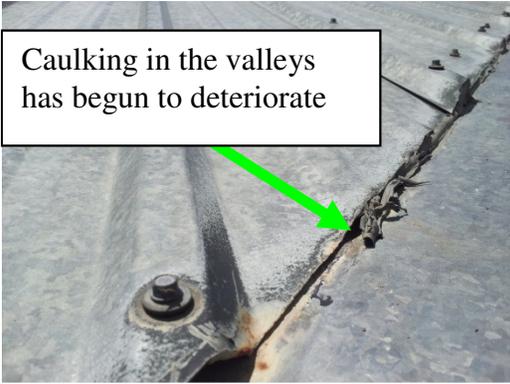
Main field does not show signs of rust



The valleys have begun to rust



Snow retention bar plates were securely fastened



Caulking in the valleys has begun to deteriorate



Open areas at chimney that need to be resealed



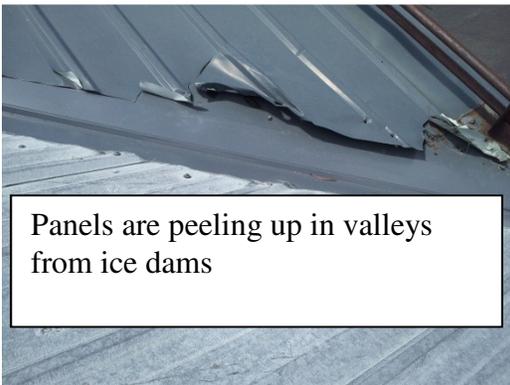
Some fasteners are backing out



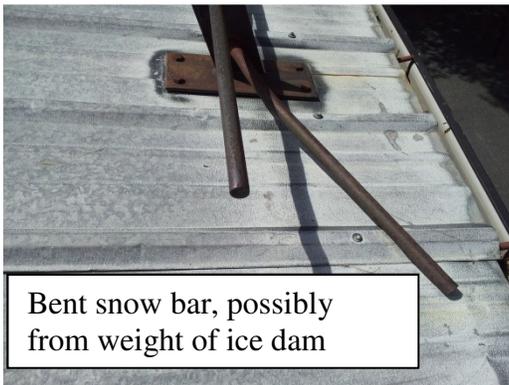
Missing screw



Over torqued screw



Panels are peeling up in valleys from ice dams



Bent snow bar, possibly from weight of ice dam



Debris in gutter



Roof condition building 604:

This roof is a corrugated metal panel system with exposed fasteners; it is our understanding that the roof is approximately 30 years old. Below are some of the conditions discovered during our evaluation:

- The main field of the roof is in fair to poor condition and is starting to show signs of rust and fatigue.
- There are many fasteners backing out both in the main field and valleys of the roof system.
- Several of the plates on the snow retention bar on the upper section are loose.
- The snow stops on the lower section appear to be holding up at this point.
- There are two metal panels that are split open at the bottom.
- There are several holes, possibly from snow removal, on the lower roof section and one in a valley on the upper roof section.
- It appears that the caulking in the valleys, except for the bottom few feet, has held up and may last another year or so.
- Some of the caulking on the chimney caps has deteriorated.
- There did not appear to be any roof venting on the building.

Recommendations:

This roof appears to be nearing the end of its serviceable life, we recommend budgeting this roof to be replaced within the next 3-5 years. This does not mean the roof will fail immediately but the existing conditions suggest the roof system will continue to have issues. A budget number to re-roof this building with shingles would be between approximately \$5.00-\$7.00 a square foot; the building has approximately 6,525 square feet of field, this translates to a re-roof cost of between approximately \$32,000-\$45,000. To re-roof the building with a concealed fastener standing seam metal roof, the cost would be between \$8.00-\$11.00 a square foot or \$52,000 and \$72,000. Until the budget allows for re-roof, we recommend immediate maintenance as described in the proposal below. We also recommend budgeting for annual maintenance until the roof can be replaced. This type of maintenance can be performed on a time and materials basis. The typical price for a service crew to spend a 10 hour day on one site is approx. \$1,500 for time and materials. If less time is needed, the price will not be the entire \$1,500. If more extensive repairs are required and cannot be covered in the preventative maintenance, the HOA will be informed and pricing will be provided before proceeding.

Frontier Roofing Systems was also notified of the ice damming issues on this building and it has been suggested to the HOA that blown in insulation may prevent ice dams. Extra insulation on the underside of a roof may help to some extent but often there needs to be a combination of insulation, roof venting and ice melt systems to avoid ice damming altogether. In order to vent this roof there would need to be a ridge vent put in and corresponding venting at the eaves. Because this roof does not have overhanging soffits putting in venting at the eave would be challenging and expensive. We recommend addressing the venting of the structure during its next re-roof. In order to deal with ice damming in the valleys, we recommend installing double runs of heat cable through the entire valley.

Roof condition building 602:

This roof is a corrugated metal panel system with exposed fasteners; we do not know the age of this roof but it appears to be newer than building 604. Below are some of the conditions discovered during our evaluation:

- The main field of the roofing is in good condition and does not show signs of rust.

- There are very few fasteners backing out in the main field but several in the valleys.
- The snow retention bar plates appear to be well secured. There is a piece of bar on the bottom section that has bent.
- The caulking in the valleys has begun to deteriorate.
- Some areas at the chimneys have voids.
- There did not appear to be any roof venting on the building.

Recommendations:

This roof appears to be in good condition and should have several more years of serviceable life. There are some immediate maintenance issues that we recommend as described in the proposal below. We also recommend budgeting for annual maintenance. An annual maintenance budget for this type of roof would be should be between \$500-\$1000.

OPTION 1 (Roof Repairs Bldgs. 604 and 602): Initial / Date..... /

- (604 and 602) Refasten backing out screws and install new ones where missing.
- (604) Patch holes in panels with sheet metal set in caulk then riveted or screwed to metal panels.
- (604 and 602) Inspect chimney caps and flashings and seal openings as necessary.
- (604) Install new caulking under snow bar plates that have become loose and re-secure plate if the substrate will allow.
- (604 and 602) Bend metal back that has peeled up on dormer entry way areas and screw down then caulk.

We propose to furnish material and labor-complete in accordance with above specifications, on a **time and materials basis not to exceed: \$3,000.00**

OPTION 2 (Replace 2 damaged panels on Bldg. 604): Initial / Date..... /

- Remove two existing damaged panels and install new ones to match panel profile.

We propose to furnish material and labor-complete in accordance with above specifications, for the sum of: **\$1,170.00**

OPTION 3 (Heat tape 604): Initial / Date..... /

- Install approximately 232 linear feet of heat tape in all valleys (linear footage includes double run through the valleys). In larger valleys in back, the heat tape will extend approximately 20 feet up the valleys. Frontier Roofing Systems, Inc. can tie into existing electrical connections, but cannot guarantee that existing connections can support additional heat tape. Power if necessary to be supplied by others

We propose to furnish material and labor-complete in accordance with above specifications, for the sum of: **\$2,320.00**

OPTION 4 (Heat tape 602): Initial / Date..... /

- Install approximately 116 linear feet of heat tape in all valleys (linear footage includes double run through the valleys). In larger valleys in back, the heat tape will extend approximately 20 feet up the valleys. Frontier Roofing Systems, Inc. can tie into existing electrical connections, but cannot guarantee that existing connections can support additional heat tape. Power if necessary to be supplied by others

We propose to furnish material and labor-complete in accordance with above specifications, for the sum of: **\$1,160.00**

Upon completion of repairs, supply Cobblestone HOA photos of completed repairs

IN PERFORMING A REPAIR, FRONTIER ROOFING SYSTEMS, INC., INC. DOES NOT ANALYZE THE ENTIRE ROOF SYSTEM TO DISCOVER ALL APPARENT AND HIDDEN DEFECTS. THEREFORE, WE EXPLICITLY EXCLUDE ANY WARRANTIES AS TO THE WATER-TIGHTNESS OF THE ROOF SYSTEM.



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Pricing and Authorizations

Proposal Issued on 7/9/12		Proposal Good Until 8/9/2012	
Owner Information		Job Information	
Cobblestone Condominium Association, Inc. P.O. Box 1503 Frisco, CO 80443 Attention: Brian Shorter		Cobblestone Condominiums 604 and 602 Granite Street Frisco, CO 80443	
Please fill in options and amount selected _____			
Buildings Representative's Signature Authorizing Acceptance of the Base Bid, Contract <small>and the Terms and Conditions</small>			Date
Company Name and Title			
Frontier Roofing Systems Authorization of Contract and Pricing			
Signature			Date 7/9/2012
Title	President		

Regarding Cobblestone Condominiums 604 and 602 Granite Street

TERMS & CONDITIONS

1. You agree to provide adequate access to the work area adjacent to the building proper.
2. Frontier Roofing Systems, Inc. to be referred to as (FRS) neither assumes nor accepts any responsibility for the proper grading, slope or construction of the roof deck, unless specifically mentioned in this proposal.
3. FRS's intent is to provide a roof or waterproof system to protect the building from the exterior elements only, and while FRS will comply with "any applicable building codes related to venting, this proposal does not include venting unless specifically mentioned herein. Further, even if venting is specifically included in this proposal or is a preexisting condition, FRS makes no warranties or guarantees as to the adequacy of the venting to prevent excess humidity and consequential problems of condensation and mold, or any other interior climatic problems related to venting. You agree that you will consult with an architect, engineer or other interior humidity design professional concerning ventilation needs and solutions if you so desire, and FRS will then work with that professional and provide you with an estimate of additional costs related to that work.
4. FRS neither assumes nor accepts any responsibility for any damage to its installed work caused by others.
5. In connection with new construction projects, you agree to provide roof deck surfaces that are complete in a condition satisfactory in FRS's judgment to receive materials.
6. The above price does not include woodwork, plumbing, electrical, mechanical, masonry, permits or license fees, unless specifically mentioned in the enclosed specification.
7. You agree to inform FRS in advance about any hazardous or regulated substances, including but not limited to asbestos or mold, that may exist or be encountered anywhere in or around the work area. If FRS encounters any such substance during the course of performance of this proposal, FRS will immediately stop work until you have arranged for the containment, removal and clean up of the substance as required by any applicable law. FRS is not responsible for any costs associated with containment, disposing of or cleaning up any substances encountered by us, or directly or indirectly affected by our work, unless that is specifically agreed to in the proposal. Further, you will be responsible for any increased costs of performance caused to FRS by the existence of any such substance in and around the work area.
8. Samples of applied roofing materials may be removed from the roof only under supervision of FRS.
9. Terms of payment are as follows:
 - a. Customer Credit. Upon application and approval of credit.
 - b. If the project is to be completed within a work week or less, billing will proceed as follows. 100% due upon substantial completion.
 - c. If this project is to be completed within a thirty (30) day period, billing will proceed as follows. 50% due upon the delivery of materials, 50% upon substantial completion.
 - d. If the period of performance exceeds a thirty (30) day period, billing will proceed as follows. 50% of the contract price (including approved alternates) will be billed and due upon the delivery of materials, invoices will be submitted on the 20th of each month for the percentage of the work that is completed. This billing will continue until 100% of the contract amount (including any change orders) has been billed.

- e. Invoices are payable 10 days after receipt. FRS reserves the right to discontinue the work at any time payments are in arrears. If payments remain delinquent for more than fifteen (15) days, FRS has the right to declare you in breach of this agreement and to charge interest from the date payment was due at 3% per month until paid. If payment becomes 60 days overdue, a lien will be filed with the county where the work was performed. A \$250 late fee will be added to the amount due to cover our cost in filing the lien. If required by FRS and as a result of delinquent payments, FRS reserves the right to require escrow or other satisfactory assurance regarding ability to make future payments on a timely basis. Should it be necessary to engage the services of an attorney to collect monies overdue or enforce or defend our rights under this agreement, customer agrees to pay all costs of collection, including prejudgment and post judgment costs, arbitration fees and reasonable attorney fees.
10. FRS and Manufacturers guarantees, if any, shall neither become effective nor shall any guarantee remain in effect, if contract terms of payment are not met.
11. FRS has included necessary and reasonable safety equipment for use of its personnel only, as well as customary safeguards for its tools and equipment as may be required under the Occupational Safety and Health Act of 1970 as amended.
12. This proposal is subject to change without notice and is automatically withdrawn on the 30th day following its date of issue if not accepted in writing and a copy of this proposal returned to FRS.
13. In the event of delay, change or price increase involving material or equipment, through no fault of FRS, the contract amount, time of completion, and/or other contract requirements shall be adjusted equitably by written change order. If no agreement can be reached regarding equitable adjustment, said dispute shall be resolved in accordance with Paragraph 16 below.
14. Unless otherwise agreed, it is understood that the work shall be performed during regular work hours of regular working days. If overtime work is mutually agreed upon and performed, an additional charge therefore, at our published rates for such work, shall be added to the contract amount.
15. Neither you nor FRS Shall be liable to the other party hereto for any loss, damage or delay arising out of any cause beyond the reasonable control of either party, including but not limited to: Acts of government, strikes, lockouts, fire explosion, theft, floods, riot, civil commotion, war, malicious mischief or force majeure; provided however, that, should loss or damage to our material or work occur at the installation site, you shall compensate therefore, unless such loss or damage results from the acts or omissions of FRS. FRS's liability with respect to any claim by you of any nature pursuant to this agreement shall be limited to the dollar amount of this proposal. Under no circumstances shall either of us be liable to the other for any consequential damages from whatever cause arising.
16. Any controversy or claim arising out of or in relating to this proposal or the breach thereof shall be settled by arbitration in accordance with the rules then obtaining of the American Arbitration Association. The decision of a single arbitrator shall be final as to law and fact, and judgment upon the award may be entered in any court having jurisdiction thereof. The arbitration proceedings shall be held as such place as the parties may mutually agree upon or in the event that their failure to agree, it shall be held in the City & County of Denver.