



Proposal for Roof Replacement

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INSPECTION SUMMARY

Objective

This report evaluates the current condition of the roofing and gutter systems of the White Oak condominium complex at 105 Fidelity St. - Carrboro, NC, and outlines a strategic timeline for replacing each roof within a 5 year period.

Goals

1. Evaluate the roofing system on each building based on current age and condition.
2. Calculate costs for roof replacement based on current market price, 18-36 month price, and 3-5 year price, adjusted 2% annually for inflation.
3. Develop a timeline for the replacement of each roofing system in order of urgency.

Inspection Outline

Based on our evaluation, there are numerous buildings that have cracked or missing shingle tabs, damage to pipe boot coverings, and/or loose or compromised gutter systems. The following outline explains these issues for each building, in order of importance.

- **A 9-16, A 29-36, B 1-12, B 21-28**

- There are a number of damaged and missing shingle tabs due to thermal cracking and high winds.
- Flashing along middle fire wall appears to be in good condition.
- Abnormal degranulation on field shingle and ridge cap.
- Certain areas of the roof have nail heads that have broken through the shingle and present a risk of leaking.
- Some sections of the gutter system need to be re-secured or replaced because the fasteners/brackets have loosened and may compromise the overall integrity of the system.

- **A 17-28**

- There are a number of damaged and missing shingle tabs due to thermal cracking and high winds.
- Some sections of the gutter system need to be re-secured or replaced because the fasteners/brackets have loosened and may compromise the overall integrity of the system.
- Some shingles have blistered and cracked, exposing the base layer of asphalt. This may shorten the life expectancy of the roof as the granules are no longer reflecting direct sunlight which may cause the base layer of asphalt to deteriorate over time.



- **B 13-16**
 - There are a number of damaged and missing shingle tabs due to thermal cracking and high winds.
 - Certain areas of the roof have nail heads that have broken through the shingle and present a risk of leaking.
 - There are many shingles that have been damaged by high winds and are either missing or creased at the top section of the shingle. These areas may leak in the event of a heavy, wind driven rain.
- **B 29-40**
 - There are a large number of damaged and missing shingle tabs due to thermal cracking and high winds
 - Excessive granule loss on shingles which may shorten the life expectancy of the shingle.
 - B 37-40 has a pipe boot that is missing the Perma-boot cover. Pipe boot gasket appears to still be in working condition.
- **A 1-8, A 37-44, A 45-48, A 49-56, B 17-20**
 - Roof and gutter systems appear to be in satisfactory condition. We recommend a re-evaluation in 3-5 years to determine whether replacement is necessary at that point.

— — — Synopsis — — —

Based on our professional opinion, we feel that replacing the roofing and gutter systems on buildings A 17-36 should be done first, followed by **B 13-16**, **B 29-40** and **A 9-16**. These buildings have a large number of damaged or missing shingle tabs, sections of abnormal or excessive granule loss, as well as areas where repairs have already been done. There are also a number of gutter sections that are not secured properly and may prevent proper drainage and cause damage or rot to the wood fascia board behind it.

The next buildings that should be replaced are **B 1-12** and **B 21-28**. These buildings have issues that are similar to the previously listed buildings, although not quite as severe. They also have numerous holes in shingle tabs where nail heads have punctured through from beneath the shingle. These holes could eventually cause a leak if left untreated.

Finally, buildings **A 1-8**, **A 37-56** and **B 17-20** should be last on the list for replacement. The roofing systems on most of these buildings have little or no issues and should continue to perform their function for a minimum of 3-5 more years. The main issue with not replacing them around the same time as the other buildings would be a lack of consistency in the visual appearance of the roofs.



BUDGET/TIMELINE ROOFING

**All pricing is based on current market value and allows for the installation of a "Lifetime" architectural/laminated asphalt shingle (Certainteed Landmark), replacing all roof accessories such as pipe boots, ridge vent, detaching and resetting of satellite dishes and any other items related to the roofing system.

Building #	0-12 mos.	Cost	18-36 mos.	Cost	3-5 yrs.	3-5 Yr. Cost
A 1-8		\$16,800		\$17,500	X	\$18,500
A 9-16	X	\$18,500		\$19,250		\$20,350
A 17-28	X	\$25,200		\$26,200		\$27,700
A 29-36	X	\$16,800		\$17,500		\$18,500
A 37-44		\$16,800		\$17,500	X	\$18,500
A 45-48		\$8,400		\$8,750	X	\$9,250
A 49-56		\$16,800		\$17,500	X	\$18,500
B 1-12		\$25,200	X	\$26,200		\$27,700
B 13-16	X	\$8,400		\$8,750		\$9,250
B 17-20		\$10,100		\$10,500	X	\$11,110
B 21-28		\$16,800	X	\$17,500		\$18,500
B 29-40	X	\$25,200		\$26,200		\$27,700
Subtotal*		\$94,100		\$43,700		\$75,860
Total Cost**		\$205,000		\$213,350		\$225,560

* Subtotal reflects the cost of doing the recommended buildings at the recommended time.

** Total reflects the cost of doing all of the buildings at the 0-12 month mark, 18-36 month mark and the 3-5 year mark.



BUDGET/TIMELINE GUTTERS & DOWNSPOUTS

Building #	0-12 mos.	Cost	18-36 mos.	Cost	3-5 yrs.	3-5 Yr. Cost
A 1-8		\$1,980		\$2,080	X	\$2,175
A 9-16	X	\$1,980		\$2,080		\$2,175
A 17-28	X	\$2,970		\$3,120		\$3,270
A 29-36	X	\$1,980		\$2,080		\$2,175
A 37-44		\$1,980		\$2,080	X	\$2,175
A 45-48		\$990		\$1,040	X	\$1,090
A 49-56		\$1,980		\$2,080	X	\$2,175
B 1-12		\$2,970	X	\$3,120		\$3,270
B 13-16	X	\$990		\$1,040		\$1,090
B 17-20		\$990		\$1,040	X	\$1,090
B 21-28		\$1,980	X	\$2,080		\$2,175
B 29-40	X	\$2,970		\$3,120		\$3,270
Subtotal*		\$10,890		\$5,200		\$8,705
Total Cost**		\$23,760		\$24,960		\$26,130

* Subtotal reflects the cost of doing the recommended buildings at the recommended time.

** Total reflects the cost of doing all of the buildings at the 0-12 month mark, 18-36 month mark and the 3-5 year mark.



Description of Work

1. Remove and dispose of 26.2 squares of existing roofing and gutter system
 2. Install new OSB/Plywood decking where needed
 3. Install starter strip around perimeter for proper sealing
 4. Install Ice & Water Shield in areas prone to leaking
 5. Install 26.2 squares of CertainTeed RoofRunner synthetic underlayment
 6. Replace all pipe boots to ensure proper sealing around all PVC pipe extrusions
 7. Detach and reset functioning satellite dishes & remove all inactive satellite dishes
 8. Install 28.66 squares of CertainTeed Landmark architectural/laminated shingle
 - Additional squares account for 10% material waste during installation
 9. Install 58 LF of shingle-over style ridge vent
 10. Clean up all debris around perimeter of building and pick up all loose nails with magnet
 11. Install 124 LF of 5" aluminum gutter and 80 LF of aluminum downspout
- All work includes professional job supervision.
 - There is a 5 year warranty on installation labor, in addition to the manufacturers lifetime warranty on the shingles
 - Extended warranty available upon request through CertainTeed.
 - Summit Roofing of NC, LLC is a CertainTeed "ShingleMaster", accredited by the Better Business Bureau, and has a CertainTeed "Master Shingle Applicator" qualified workforce.

