


- 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.....*  / *7-16-12*

- (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

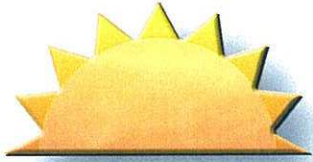
We propose to furnish material and labor-complete in accordance with above specifications, for the sum of: **\$2,320.00**

**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.



*Frontier Roofing  
Systems, Inc.*

***Pricing and Authorizations***

<b>Proposal Issued on 7/9/12</b>		<b>Proposal Good Until 8/9/2012</b>	
<b>Owner Information</b>		<b>Job Information</b>	
Cobblestone Condominium Association, Inc. P.O. Box 1503 Frisco, CO 80443 Attention: Brian Shorter		Cobblestone Condominiums 604 and 602 Granite Street Frisco, CO 80443	
<b>Please fill in options and amount selected .....</b>			
Buildings Representative's Signature Authorizing Acceptance of the Base Bid, Contract <small>and the Terms and Conditions</small>			Date 7-16-12
Company Name and Title			
<b>Frontier Roofing Systems Authorization of Contract and Pricing</b>			
Signature			Date 7/9/2012
Title	President		