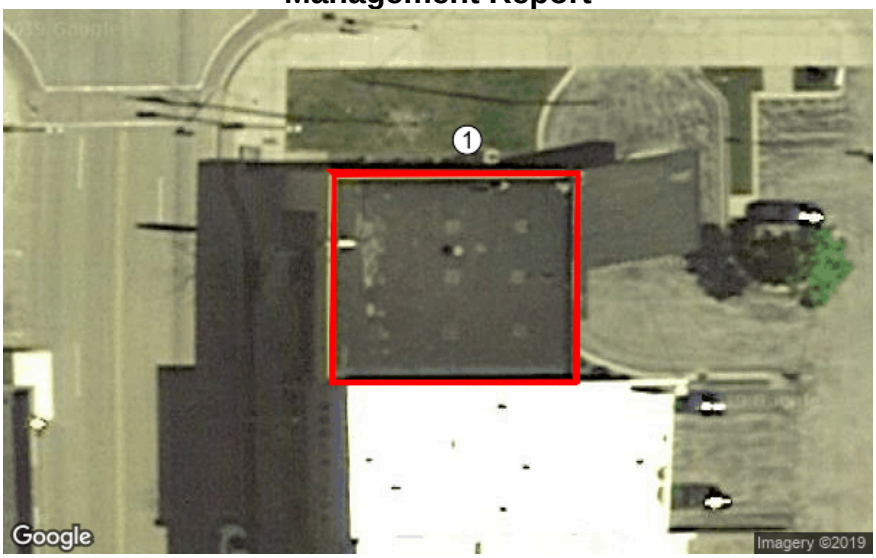
Management Report



Community First
Two Rivers
1819 Washington St., Two Rivers, WI

Prepared For
Community First

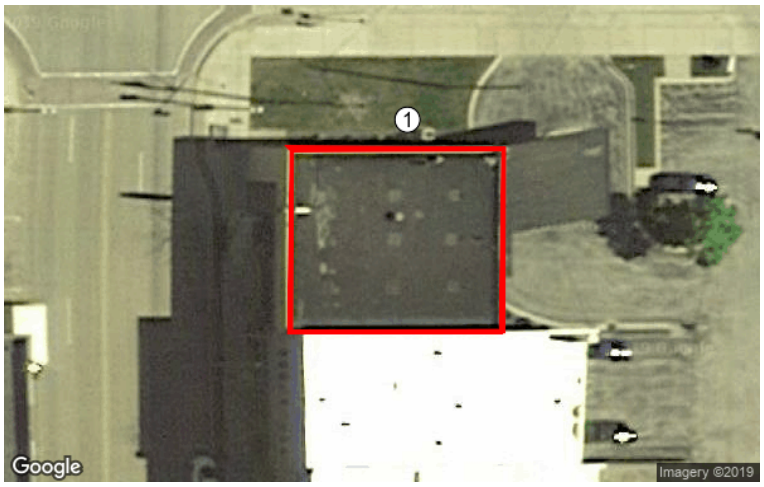
Powered By

Roof Medics LLC
9618 Lind Lane
Neenah WI 54956
P: 9208102319
www.wiroofmedics.com

Community First

Two Rivers
1819 Washington St.
Two Rivers, WI

Site Overview



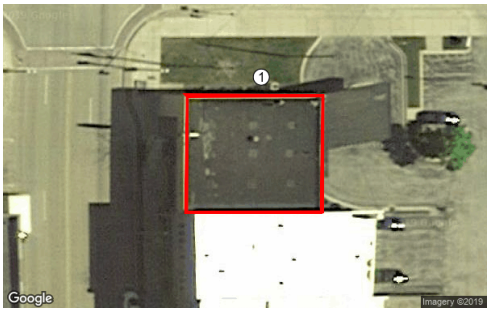
Total Sections: 1
Total Sq/Ft: 6,000

Map	Name	Sq/Ft	Est Install	Grade
1	Section 1	6,000	1990	D

Roof Medics LLC
9618 Lind Lane
Neenah WI 54956
P: 9208102319
www.wiroofmedics.com

Community First

Two Rivers
1819 Washington St.
Two Rivers, WI



Observations

Section: Section 1
Size: 6,000
Overall Grade: D

Inspection Date: 04/28/2020
Inspector: Tim Strupp


North


West


East


South

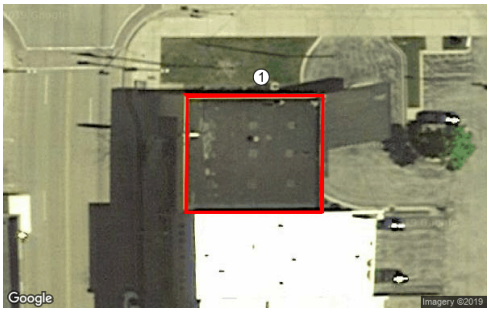
Roof Medics LLC
9618 Lind Lane
Neenah WI 54956
P: 9208102319
www.wiroofmedics.com

Two Rivers
1819 Washington St.
Two Rivers, WI

Observations (continued)

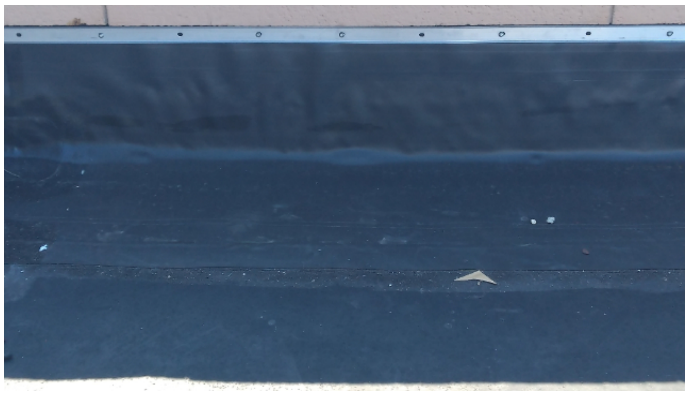
Section: Section 1
Size: 6,000
Overall Grade: D

Inspection Date: 04/28/2020
Inspector: Tim Strupp





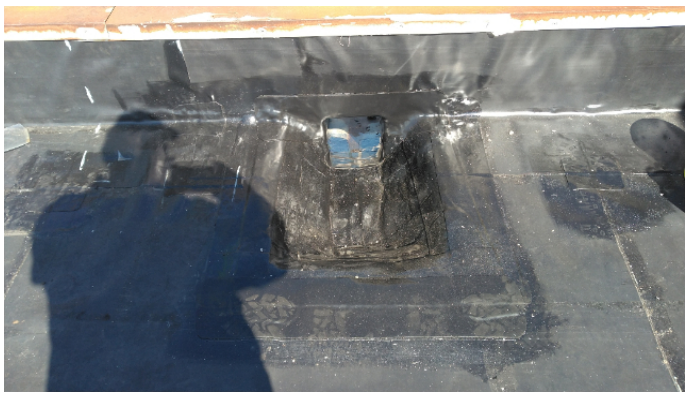
Chimney
New chimney flashing



Wall flashing
New wall flashings



Pipe flashing
New pipe flashing

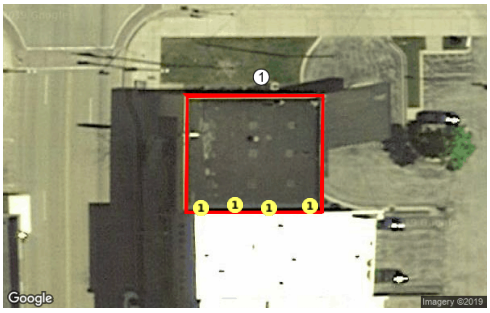


Scuppers
New scupper flashings

Roof Medics LLC
9618 Lind Lane
Neenah WI 54956
P: 9208102319
www.wiroofmedics.com

Community First

Two Rivers
1819 Washington St.
Two Rivers, WI



Deficiencies

Section: Section 1
Size: 6,000
Overall Grade: D

Inspection Date: 04/28/2020
Inspector: Tim Strupp

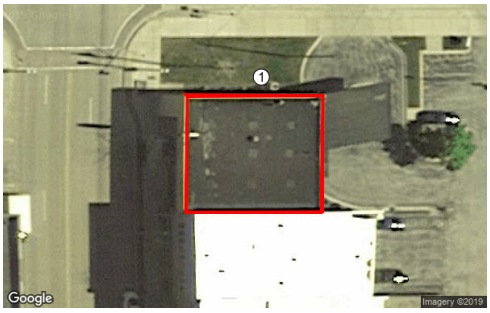


General - Counterflashing Caulk Failure (Remedial)
Quantity: 70 LF
Deficiency:
Caulking at counter flashing is failing and allowing water in.
Corrective Action:
We will prepare the area and install new sealant to ensure water tightness.
Estimated Repair Cost:
$250.00

Roof Medics LLC
9618 Lind Lane
Neenah WI 54956
P: 9208102319
www.wiroofmedics.com

Community First

Two Rivers
1819 Washington St.
Two Rivers, WI



Summary

Section: Section 1
Size: 6,000
Overall Grade: D

Inspection Date: 04/28/2020
Inspector: Tim Strupp

Condition Summary

Membrane:	D
Flashings:	F
Sheet Metal:	C
Overall:	D

Overall Grade
A = 10 Years or more of service life remaining
B = 8-10 Years of service life remaining
C = 5-7 Years of service life remaining
D = 2-4 Years of service life remaining
F = Less than 1 Year of service life remaining

Recommendations
The roof is deteriorating and will need replacement soon. While repair is an option, deterioration will likely continue. The budget cost for replacement is likely on the high side, it may be possible to recover this roof for around $36,000.00.

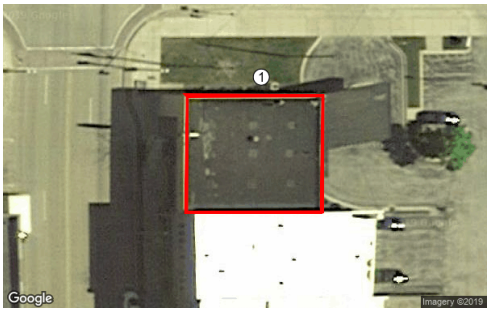
Estimated Repair Costs: $250.00

Estimated Replacement Costs: $48,000.00

Roof Medics LLC
9618 Lind Lane
Neenah WI 54956
P: 9208102319
www.wiroofmedics.com

Community First

Two Rivers
1819 Washington St.
Two Rivers, WI



Summary

Section: Section 1
Size: 6,000
Overall Grade: D

Inspection Date: 04/28/2020
Inspector: Tim Strupp

1 - Section 1 (6,000 SF) Grade D

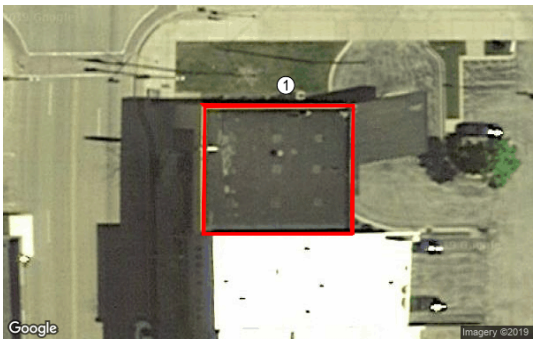
Deficiency	Qty	Emergency	Remedial	Replacement
Counterflashing Caulk Failure	70 LF		$250.00	
Full Replacement	6,000 SF			$48,000.00
Total		$0.00	$250.00	$48,000.00

Roof Medics LLC
9618 Lind Lane
Neenah WI 54956
P: 9208102319
www.wiroofmedics.com

Community First

Two Rivers
1819 Washington St.
Two Rivers, WI

Budget Matrix
Two Rivers
Two Rivers, WI
6,000 Sq/Ft



Overall Grade
A = 10 Years or more of service life remaining
B = 8-10 Years of service life remaining
C = 5-7 Years of service life remaining
D = 2-4 Years of service life remaining
F = Less than 1 Year of service life remaining

1 - Section 1 (6,000 SF) Grade D
Projected Replacement: 0

Deficiency	**Qty**	**Emergency**	**Remedial**	**Replacement**
Counterflashing Caulk Failure	70 LF		$250.00	
Full Replacement	6,000 SF			$48,000.00
Total		$0.00	$250.00	$48,000.00

	Emergency	**Remedial**	**Replacement**
Budget Totals	**$0.00**	**$250.00**	**$48,000.00**

Roof Medics LLC
9618 Lind Lane
Neenah WI 54956
P: 9208102319
www.wiroofmedics.com