

Hatala, Carlen

From: Matthew T Jarosz <mjarosz@uwm.edu>
Sent: Monday, September 26, 2022 8:25 AM
To: Askin, Tim; Hatala, Carlen
Subject: Andre Ash Clay Roof Tiles

Tim,

I met with homeowner Andre Ash at his house on Friday, September 23 from 9:00 to 10:00. We conducted a visual inspection from the ground which included both the house and the detached garage.

The roof material - Spanish clay tile which looked original to the house - was in very deteriorated condition. The photo shown at the commission meeting the previous week was quite deceptive. That image made the roof look like it was in much better condition than it is. There were many broken tiles, rusting valley flashing, and general decay, including the cementitious underlayment that adheres the tile to the substrate.

At the commission meeting the week before, I was hoping that spot repair of broken tiles could happen. But, after seeing the house, I believe that that isn't realistic. I can't imagine a contractor taking on the liability of 'spot' repair and a guarantee that the moisture penetration inside the house wouldn't happen. It seems that complete replacement is necessary.

Though the applicant provided only a confusing explanation about the cost estimates of a new clay tile roof, it can be assumed that replacement with authentic clay tile will be very expensive and likely higher than the assessed value of the house. Before we submit to replacement with an asphalt shingle roof tile product, I suggested to the owner that he do some further research into finding a certified contractor who can install the 'plastic' Spanish Roof Tile that he brought to the meeting.

I would suggest that the MHPC staff contact him and find out how the search for a certified installer of the 'plastic' product is going.

Contact me if you need any further information.

Matt Jarosz 414 736-1615