

9/22/2023

From: Josh Fraundorf

Dear Jordan & Alaina,

Thank you for this opportunity to provide you with an estimate. Please call me directly on my cell phone 414-232-0754 or email me directly at josh.fraundorf@gmail.com if you have any questions and/or if you would like to move forward with your project.

The following contract is in regards to the property at:

2804 N Grant Blvd

Milwaukee, WI 53210

Roof Inspection:

The link provided will show many of the issues found while up on the roof doing the roof inspection. Currently there is a single layer of asphalt roofing on the house. When the last roof system was installed the flashings around the roof wall intersections were anchored directly to the siding which is not industry standards. The small west dormer roof has three seams on it and caulk was used to seal one of the seams which is not the correct installation. The existing built-in gutters were just lined with rubber. The rubber has large holes, has pulled away from the back of the gutter, and is not pitched properly causing water to pool and leak into the soffits which is continuing to do damage. The front ledge on the house has rubber that has pulled away from the wall as it was not installed properly. Leaking in this area is causing the molding to pull away from the Ledge. The 2 chimney flashes were done incorrectly and need to be re-flashed at this time. The house has a ridge vent system on it but no intake or air flow so the ridge vent is doing absolutely nothing at this time. I would suggest a FREE energy audit from WHI to see how the house is insulated and functioning if the energy audit you are having done in the near future does not give you confidence in the findings. Peter/WHI #414-828-4605

Photos: <https://photos.app.goo.gl/83PbC5n4vJHLbCco8>

House Roof Estimate:

We will remove the existing single layer of asphalt roofing down to the original decking on the house. [REDACTED] plus materials for any wood repairs that may be needed after the tear-off has been completed. This rate will be reflective of work needed to the cedar 1 5x work needed, decking, soffit, fascia, moldings, and window sill on the front of the house. If the original deck boards are spaced more than 1/4 inch we would want to re-deck the entire roof surface so that the new asphalt roof can be secured down properly. 7/16 OSB sheathing would be installed over the entire roof surface being secured down using 2 3/8 framing nails. [REDACTED] If you go into your attic or crawl space you can confirm if this is needed or not. I would hope that when the last tear-off was completed this issue was resolved if needed. Ice and water shield will be installed along all of the eaves, valleys, chimneys, and roof wall intersections. The ice and waters shield will be installed six feet up along all of the eaves. Certainteed synthetic felt paper will then be used to cover the remaining exposed deck boards. Aluminum d-edge will be secured down along all of the roof edges. Painted "W" style galvanized valleys will be secured down in the existing valleys.

Certainteed Landmark "Moire Black" dimensional shingles will be installed over the entire roof surface of the house. The shingle will be secured down using 1 1/4 roofing nails. As the shingles are being installed there will be new step flashing applied along all of the roof wall intersections as well as both sides of each of the chimneys. We will then custom make and install a new front and rear flashing plate out of 26 gauge coated steal on both chimneys. At this time we will grind into each of the chimneys and anchor a new historic step counter flashing system out of 26 gauge coated steel according to the tax credit guidelines. Quad max sealant will be used to seal the intersection of the brick with the new counter flashing. Anew lead boot will be installed over the stack that extends out of the roofs surface. We will then connect to any existing bathroom fan that we can access and vent it out of the roof properly so moisture is not being put back into the house.

Venting:

After you have the energy audit we will be able to put together the best venting system or hot roof system to meet the historic tax credit guidelines. In order to vent the house properly we either have to create the needed intake, air flow, and exhaust system. Or, we have to close that air space off and make it a hot roof.

Dormer/Roof Wall Intersections:

As the tear-off is being done we will need to remove the existing cedar 1 5x along the roof wall intersections of the dormer, South Runner, and the front Ledge roof wall intersection. Ice and water shield will then be installed along each roof wall intersection. After the pitched roofing systems is completed as well as the flat roof along the ledge we will install new machine cut primed cedar 1 5x along each roof wall intersection to finish of the installation according to the historic tax credit guidelines.

Dormer Flat Roof:

As the tear-off is being done we will remove the existing modified roof system over the entire flat roof down to the decking. 1/2 inch ISO board will then be installed over the flat roof surface being secured down using the proper discs and screws. Commercial glue will be installed over the entire flat roof surface. 60mm Epdm seamless rubber roof system will then be installed over the entire flat roof surface and up the pitched roof 3'. We would then use 26 gauge coated steel and custom make and install a new apron along all of the 3 edges on the flat roof. The proper primer would then be applied on top of the apron. 6 inch uncured rubber will then be used to seal the intersection of the new apron and the rubber roof.

(6) Front Ledge/North & South Ledges:

We will remove the failing rubber and original metal over the entire ledges. [REDACTED] plus materials for any wood repairs that may be needed after the tear-off has been completed. Ice and water shield will then be applied over all of the ledges and up the wall that intersects with it. 26GA Steel will then be used to custom make and install a new ledge system that will lap over the new molding that will be needed as well as up the roof wall intersection 4". The new cedar 1 5x primed cedar shingles will then be installed along all of the roof wall intersections being secured down using the proper fasteners to finish off the installation of the ledges projects.

All debris to be hauled away by CRR. Tarps and plywood will be used to protect the house and landscape as the roofing project is being done. All permits needed for the project to be taken care of by CRR. Once one of our crews starts a job the same crew will be there every day until the job is completed depending upon the weather.

House Roof Total: [REDACTED]

(6) Steel Ledges Total: [REDACTED]

-Upgrade to Certainteed Northgate ClimateFlex 40yr SBS dimensional shingles add: [REDACTED]

--Happy to separate the bid for you to make sure you can take full advantage of the tax credit program.

Terms: 1/3 upfront, 1/3 upon commencement of job and balance upon completion. Please note: There will be a 3% charge for credit card payments.

Below is the name of the person to contact from the Historic Preservation staff regarding Historic Tax Credit Information regarding potential for 25% tax savings.

Name: Paul Porter
Phone: 608-264-6491
Email: paul.porter@wisconsinhistory.org
website: <https://www.wisconsinhistory.org/Records/Article/CS15322>

If accepting estimate, please sign digitally or mail signed contract to:

Community Roofing and Restoration, INC.

1776 N. Water St.
Milwaukee, WI 53202

Should you decline our estimate, we kindly ask for written or verbal notification and any feedback you are willing to share regarding why our bid was declined. This is very important for our success, and all feedback is greatly appreciated. If you have any questions or concerns regarding your proposal, please feel free to reach out to myself or our office at 414-332-1139.

Sincerely,

Josh Fraundorf
414-232-0754
josh.fraundorf@gmail.com