



Roof Inspection Report

Prepared for: Spenser Nickelatti

Date: 2/12/25

Prepared by: Austin Sawvell

1. Property Information

- Address: W7908 County Road Z Onalaska, WI 54650
- Inspection Date: 2/3/25
- Weather Conditions: Cold/windy

2. Inspection Summary

- Overall Roof Condition: Poor
- Key Findings:
 - Identified multiple leaks/ areas of concern on flat roofs
 - shingles missing from the sloped roof

3. Detailed Findings

A. Flat roofs-Loose coverstripping and deteriorating Lap caulk

- Condition: Poor
- Issues Observed: Multiple cover strips that are coming loose along with visible holes
- Photo Reference: [Flat roof observations](#)

B. Shingled

- Condition: fair/poor
- Issues Observed: missing shingles- no underlayments exposed

- Photo Reference: [shingled roof condition](#)
 - **Gutters & Drainage**
 - Condition: fair
 - Issues Observed: debris buildup by drains
 - Photo Reference: [Drains](#)
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4. Recommendations

- Immediate Repairs:
 - Repair loose or deteriorating cover strips and clear debris from drains
 - Replace shingle roof entirely
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5. Estimated Repair Costs

Item	Estimated Cost
Cover strip & flashing repair	\$4,795.50
Shingle Roof	\$12,650.00

6. Additional Notes

Rubber Roof, if recommended repairs are made, and the roof is inspected annually or bi-annually, we estimate life expectancy to be 4-8 years on the front 2 rubber roof sections, and 6-10 years on the middle and rear rubber roof sections.



**First American Roofing & Siding,
Inc.**
First American Roofing & Siding, Inc.
1472 State Road 35
Onalaska, WI 54650
Phone: (608) 783-3101

Fax: (608) 783-3104

Company Representative
Austin Sawvell
Phone: (608) 633-0761
asawvell@firstamericanroofing.com

School House Shingled Roof

02/12/2025

Brice Prairie Elementary School
W7908 County Road Z
Onalaska, WI 54650
(608) 792-3037

Job: Brice Prairie Elementary School

Roofing Section

Remove and properly dispose of all existing roofing materials. (1-layer asphalt)

Install new "d" style drip edge on the eaves and rakes.

Install 72"(2 rows) of Leak Barrier on all eaves.

Install GAF® Pro Start™ on the eaves.

Install ABC ProGuard Synthetic on the balance of the roof deck.

Replace the plumbing stack vent flashings with standard IPS Pipe Flashing.

Install 20" of galvanized metal on top of 36" of Leak Barrier in the valleys.

Install GAF® Timberline® HDZ® Shingles with 4 nails per shingle.

Install GAF® Cobra® Snow Country™ -Exhaust Vent for Roof Ridge and GAF® Seal-A-Ridge® Cap Shingles.

Thoroughly clean the property of roofing debris after the project is done.

*Re-Use existing flashing

\$12,650.00

TOTAL

\$12,650.00

Estimate pricing good for 30 days.

TERMS AND CONDITIONS

1. **MECHANIC'S LIEN NOTICE.** As required by the Wisconsin construction lien law, claimant hereby notifies owner that persons or companies performing, furnishing, or procuring labor, services, materials, plans, or specifications for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans, or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

2. **Changes.** Any modifications to the Work require a written Change Order signed by Contractor and Customer. Changes may result in extra charges. Customer shall sign any Change Order for additional work required by an engineer or building inspector.

3. **Performance.** Contractor shall begin the Work within 90 days of signing this Agreement or as soon thereafter as practicable. The Work shall be substantially completed in a timely fashion consistent with the time required to perform the Work in a good and workmanlike manner, barring unforeseen delays such as weather, availability of workers and material, or other events beyond Contractor's control.

4. **Warranty and Workmanship.** We warrant our workmanship for five (5) years from the date it was substantially performed (except for repair/service work), unless superseded by manufacturer's workmanship warranty. Materials shall carry their manufacturer's warranty only and you agree to make such claims against the manufacturer. Repairs and SoftWashing to existing roofing, siding, windows, etc., are not covered under this workmanship warranty. Your exclusive remedy under this warranty is for repair or replacement by us of the warranted defect and no other remedy. Work performed or damage caused by any other person voids this warranty. This warranty excludes damage caused by unusual weather conditions, ice dams, snow loads, strong

winds (50+ MPH), hail and damage caused by ice/snow removal, and any other cause unrelated to Contractor's work. Ice Dam removal and SoftWashing requires use of Customer's spigot. Contractor is not liable for faulty or leaking spigots, or freezing of spigot after use. Contractor is not liable for basement water leaking or related water issues as a result of ice dam removal or rooftop snow removal. CONTRACTOR HEREBY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. Contractor further disclaims all Agreement claims, negligence claims, and all other claims for which you have not provided Contractor with written or actual notice within six months from the date of discovery of the problem.

5. Cooperation. Customer agrees to cooperate with Contractor to complete the Work here under and make all reasonable accommodations necessary. If any additional or unforeseen work is required after the Work has begun, Customer agrees to sign a Change Order covering that work and to be responsible for payment of the costs for the same.

6. Customer's Obligations. Customer agrees to provide Contractor, at no cost, clear access (including removal of ice and snow) to work areas for workers, vehicles, delivery and storage of materials and rubbish, and to hold Contractor harmless from damage that may arise therefrom. Customer agrees to indemnify and hold Contractor harmless from any damage or injury caused by any construction debris that remains on the property. Customer shall provide Contractor with electricity, water, and other utilities at no cost. Customer shall identify underground utilities, if applicable. Contractor shall not be expected to keep gates or doors closed or locked and Customer agrees to indemnify and hold Contractor harmless from claims arising therefrom. Excess construction material remains the property of Contractor. Customer agrees to remove and protect any personal property in or near the work area and agrees to indemnify and hold Contractor harmless from all claims for damage that may occur to such property. Customer shall not direct Contractor's working forces, provide materials or labor, or hire subcontractors without Contractor's written authorization. Extra trips caused by Customer will result in a \$200.00 per trip charge.

7. Existing Conditions. This Agreement is based solely on Customer's representations and Contractor's observations at the time of this Agreement. Customer assumes all liability and responsibility for pre-existing or concealed conditions. Contractor may suspend Work if pre-existing or unknown conditions require additional work until Contractor and Customer reach agreement thereon. Existing out of square and plumb conditions may require similar conditions in the new work. Contractor does not assume responsibility for pre-existing building code, zoning, other violations, or other inadequate conditions currently existing on the property. Some improvements may vary from the Agreement as to color, brand, grade, and actual dimensions. Customer grants Contractor the right to make variations, substitutions, or changes required by governmental regulations or other changes that do not materially affect design and quality. Contractor does not warrant or represent that its work will prevent or eliminate ice accumulation or ice dams and the Customer agrees that Contractor is not responsible for the same.

8. Hazardous Material. Customer assumes complete liability and responsibility for all hazardous conditions including, asbestos, mold, lead, or other hazardous or harmful materials that may exist at or within the property. All such conditions shall be considered to pre-date Contractor's work, and Contractor may stop work until the problem is removed. Customer agrees to indemnify and hold Contractor harmless from mold, fungus, or biological material claims and damages as set forth on the accompanying Mold Notice and Waiver.

9. Insurance. Contractor maintains insurance policies covering its general liability and workers' compensation obligations as required by law.

10. Cancellation. If Customer cancels this Agreement before Contractor starts the Work, then Contractor shall be entitled to, as liquidated damages and not as a penalty, its actual costs incurred, including any restocking charges, plus 10% of the Agreement price. If Customer cancels this Agreement without legal right to do so after Contractor starts the Work, then Contractor shall be entitled to, as liquidated damages and not as a penalty, the entire Agreement price. Ice dam steaming cancellation incurs a cancellation fee of \$100.

11. Payment. Contractor will not start the Work until it receives the initial down payment, plus any additional amounts Contractor may require. Final payment is due upon substantial completion of the Work. All invoices are payable within 30 days. Failure to make timely payment will result in charges added to the overdue amount at the lesser of 18% per annum (1.5% per month) or the maximum charge allowed by law. Customer agrees to pay all collection costs, including court, legal, and attorneys' fees incurred in the collection of past due amounts and/or protection of Contractor's interest in collecting payment.

12. Miscellaneous. If any provision of this Agreement is found unenforceable, the availability and enforceability of all remaining provisions shall remain in full effect. The headings herein are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

13. Advertising. Customer authorizes contractor to place its advertising yard sign on Customer's property. Customer grants Contractor unlimited license to record images of the Work in any form and to reproduce those images for advertising and promotional use.

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Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date



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Flat Roof Repair Estimate

02/12/2025

Brice Prairie Elementary School
W7908 County Road Z
Onalaska, WI 54650
(608) 792-3037

Job: Brice Prairie Elementary School

Cover strip & flashing repair

The estimate encompasses the replacement of any loose or deteriorating cover strip on flat roofs, covering approximately 150 feet, as well as patching any exposed holes and sealing seams on parapet walls (See Roof Inspection Report). Furthermore, it includes the removal of debris from the roof and drainage systems.

\$4,795.50

TOTAL

\$4,795.50

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