

6/18/01

Mr. Benjamin E. Hall
ABLW & H
1112 W. Camelback
Phoenix, AZ. 85013-2190

RE: Donald & Nancy Alpert Residence

Dear Mr. Hall,

On May 22, 2001, myself, Michael Collum and Dale Nelson (Owner/President of Roofing Consultants of Arizona) provided an onsite inspection of the Alpert Residence roof. The purpose was to gather our own information on the overall condition of the roof based on the roof report provided to the Alperets from Mr. Kelly B. Kinion of Southwest Roofing Consultants, Inc.

Upon completing the inspection, we have all arrived at the same conclusion, that, the consultant's analysis is certainly inconcise and not accurate. We address each insufficiency as noted on the consultant's compliance chart:

- 1) Underlayment to have 4" lap at seams
U.B.C. table No. 32-D-2 requires minimum one (1) layer type 30 felt lapped 2" horizontally.
 - Collum Roofing exceeded minimal requirements by installing type 90 mineral surface roll roofing and maintaining the standard horizontal lap.
- 2) Tile are to have minimum 3" head lap (17" maximum exposure)
 - Tops were measured at random and cover pieces were consistently 21" in length. 3" head lap was maintained over 95% of the roof. Various courses that have 2" headlap still do not leave nail head exposed.
- 3) All tile are to be nailed
 - The statement "No tile are nailed", is completely false. Tops were lifted at five (5) random locations and 5" tile spikes were obvious and apparent at each location. Pans (underlying pieces) were perimeter nailed. The only tiles not properly fastened were the pans that were inadvertently used as tops (approx. 20 pieces) near cricket south of entry.
- 4) Penetration to have secondary flashings on top of tile
 - We concur with this assessment

- 5) Chimney to have flashing over tile and under counterflashing
- Standard 28 gauge galvanized tile channel, roof to wall and z-bar counterflashing are installed per requirements.
 - Note – Though it is noted that we are in compliance in regards to valley metal, the consultants assessment that 22 " stock metal is installed is false. 24" valley with hem is installed.

Additional conditions noted by the consultant:

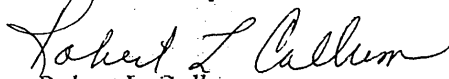
- E) Attic vents (dormer vents) lack proper primary flashing at opening. Attic vent flanges are on top of tile and should be under tile
- Vent openings are "picture framed" and properly sealed. It is standard practice to have front flange of vents atop tile.
- F) Broken or missing tile is present
- When roof was "finaled" by Montecito Homes and W.J. Collum Roofing Co., Inc., no broken tile was revealed. There is obvious broken tile now caused by others recent foot traffic.
- G) Lack of mortar closures (mudballs) at chimney area will allow excessive moisture migration
- Mortar is apparent at all required locations.
- H) Dead valleys restrict drainage potentially causing or allowing moisture entry
- Which is it? Is it causing moisture entry because it is built as per plans and properly roofed? Or will it potentially leak because of how it is constructed and properly roofed?

I would like to expand on this last detail (H). The only known leak location that has ever been brought to our attention (service records proof this along with Jim Groom) was in the vicinity of the cricket (dead valley) south of the entry (front) of home. When asked to show us the leak area inside the home, Mrs. Alpert promptly marched us directly to the back of the house to show us a potential "roof leak" that we knew nothing about. Through the duration of our conversation with Mrs. Alpert while viewing stucco deficiencies at doors and windows at this "new leak area", she never made mention of the initial and only problem we were aware of, which was the front leak. Mrs. Alpert was adamant in emphasizing that she "doesn't want Collum Roofing on her roof again" and that the last time a Collum Roofing representative was at her home (to address the front leak), that it was Joe Collum. W.J. (Joe) Collum has never been to this house, nor will he ever. Mike Collum was with Jim Groom (Montecito Homes Field Superintendent), when at the time, questioned moisture on the floor, in the direct area of the dogs water bowl and supposed damaged rug, when lifted and smelled by Jim Groom noted that it had a strong urine smell.

The following scope of work is to address roof issues that it is agreed upon by W.J. Collum Roofing Co., Inc. need attention:

- 1) Remove tile at cricket (dead valley) areas at front and rear. Install 2-ply APP modified roof system. Carry membrane above z-bar counterflashing and install surface mount galvanized metal counterflashing.
- 2) Remove tile/mortar around all pipe jacks and t-tops. Reseal primary (dry-in) jacks/t-tops, reinstall tile and install new lead jacks and soft aluminum t-tops. Paint new flashings to match tile.
- 3) Remove broken tile and pans that were installed in tops place. Install new tile, nailed and mudset.
- 4) Provide general sweep of entire roof.
- 5) Clean and remove excess debris from jobsite.
- 6) *New Two (2) Year Warranty to be issued upon completion of the above described work.

**The above scope of work to be completed at "No-Charge" to the homeowners. If the owners do not wish for W.J. Collum Roofing to provide this service, W.J. Collum Roofing Co., Inc. will provide a check, in the amount of \$1,600.00.


Robert L. Collum
Vice President