

# CURTIS-MCKINLEY ROOFING & SHEET METAL INC.

4515 ALPINE RD. | LONGVIEW, TX 75605 | 903-757-7402 | CURTIS:MCKINLEY.COM

May 10, 2022

Gene Crutsinger  
Upshur County

[gene.crutsinger@countyofupshur.com](mailto:gene.crutsinger@countyofupshur.com)

RE: Library @ 702 Tyler St. Gilmer—WO 31357

Gene,

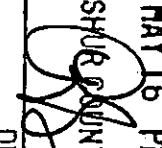
We recently investigated ~10 leaks that you reported through out the library. The existing roof is a trapezoid panel on a low pitch. This panel is a superior panel for low slope roofing. The primary locations of leaks on trapezoid panels are at penetrations, panel end laps, and flashings at walls and ridge. The upper roof slopes on this roof consist of (2) panels to create the length from the ridge to the eave. We determined that this is the primary location for most of the leaks as well as leaks at the ridge, walls and some penetrations. We would like to offer the following proposal to address items found on this roof:

#### High Roof:

1. Address ~200 LF of panel end laps by removing the fasteners, installing double sided seal tape between the panels, and installing new oversized fasteners.
2. Clean and reseal (10) panel end laps.
3. Clean and reseal (7) wall flashing laps at the southeast gable wall.
4. Reseal the panel laps at the Northwest, Northeast, and southwest gable walls (18 laps ~12" wide).
5. Seal all laps on top of the wall cap (220 LF plus 24 laps).
6. Reseal (8) metal vents and (1) curb flashing.
7. Replace (4) plumbing flashing penetrations.
8. Clean out the internal gutter on the South End (100 LF). We will inspect and report the conditions of the internal gutter. If additional repairs are needed at this Internal gutter, we will provide a separate proposal to address internal gutter repairs.

#### Low Roof:

1. Reseal (2) metal vents.
2. Reseal (6) ridge laps.
3. Reseal (20) wall flashing laps.
4. Reseal all laps on top of the wall cap (80 LF and 10 Laps).

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5. Clean out the internal gutter on the South End (100 LF). We will inspect and report the conditions of the internal gutter. If additional repairs are needed at this internal gutter, we will provide a separate proposal to address internal gutter repairs.
6. We will make minor repairs at the West end of the internal gutter at one of the leak locations.

The cost for the above repairs: \$11,500.00 plus applicable tax.

No additional repairs at this time at the roof edge or at the internal gutter if needed. If we find repairs are needed at these locations, there will be an additional charge that we will discuss with you prior to making repairs.

All repairs are made on a best effort basis with no warranties implied.

Thank you for giving us the opportunity to assist you in your roofing needs. Should you have any questions regarding this proposal please contact me at 903-720-9402. If needed the office fax number is 903-757-5874. *The above pricing is good for 15 days.*

Sincerely,

*Steven Johnson*

Steven Johnson  
Sales/Operations

*Todd J*  
Accepted *TODD TEFTELLER*  
*UPSHUR CO. JUDGE*  
*5-16-2022*  
Date

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