



www.Langer-Roofing.com

345 S. Curtis Road, Milwaukee, WI 53214
PHONE (414) 476-5800 FAX (414) 476-3044

July 12, 2019

Kelmann Restoration
12001 W. Dearbourn Avenue
Wauwatosa, WI 53226

Attn: Dan Oldenburg

RE: 304-306 North East Ave.
Waukesha, WI 53196

Dear Mr. Oldenburg:

Per your request and accompanied by you we inspected both the upper flat membrane roof and steep slope roof along with the lower garage roof. Below you will find our recommendations for repair. We have broken apart the upper roof section and the lower garage. Should you have any questions please contact Matthew Bruinius in our office.

Upper Roof:

1. Remove areas of brick and create a temporary flap for Holton Brothers. Once their scope of work has been completed we will remobilize.
2. Remove existing stone ballast by use of our industrial vacuum. Resulting debris will be properly removed from the building and premises.
3. Tear off existing EPDM and underlying polyisocyanurate roof insulation down to the wood deck.
4. Inspect the wood deck for possible deterioration. Deteriorated decking will be replaced at an additional cost. All replacement will be documented with before and after photos.
5. Remove remaining clay tile copings, palletize and lower to the ground for reuse by Holton Brothers.
6. Inspect existing roof drain. If roof drain needs to be lowered and/or repaired we will work with your plumber. This cost is not included in our pricing.

7. Over the deck we will install one layer of ½" DensDeck Prime mechanically fastened to the wood deck.
8. Over the ½" DensDeck Prime we will fully adhere 60 mil EPDM rubber membrane.
9. All vertical surfaces and penetrations will be flashed in accordance with the membrane manufacturers requirements.
10. We have included one skylight. Pricing is based on assumed measurements.
11. Over the steep slope areas we will remove existing layers of shingles and underlying asbestos shingles. This work will only take place on the backside of the building. Where no damage has occurred to the asbestos shingles no work will be completed. All removal and disposal will be done in accordance with Federal, State and local requirements.
12. Inspect the wood deck for possible deterioration. Deteriorated decking will be replaced at an additional cost. All replacement will be documented with before and after photos.
13. Over the deck we will install synthetic felt followed by a dimensional shingle.
14. Sheet metal will include new prefinished ridge, tins, counterflashing, valley and rake edge.

The above work may be completed for the sum of **Sixty Seven Thousand Six Hundred Twenty Dollars (\$67,620.00).**

Lower Garage:

1. Once the garage has been rebuilt by others we will install ½"x6" plywood strips around the perimeter of the new wood deck followed by one layer of ½" DensDeck Prime mechanically fastened with screws and plates.
2. The new roof system will be a fully adhered 60 mil EPDM rubber membrane.
3. We include new prefinished steel fascia, gutter and downspout.

The above work may be completed for the sum of **Thirteen Thousand Eight Hundred Ninety Five Dollars (\$13,895.00).**

Price above includes all necessary labor, materials and equipment.

Price above includes a 5 year Langer material and labor warranty.

All work will be performed in a first-class, professional manner by experienced roofing and sheet metal mechanic's thoroughly familiar with the above scope of work. In

addition our employees will be covered by worker's compensation, public liability and property damage insurance while working on this project.

We thank you for the opportunity to provide you with this quotation.

If you have any questions or concerns please contact the undersigned.

Sincerely,

LANGER ROOFING & SHEET METAL INC.

Matthew L. Bruinius

Vice President

MLB :blk