

RESULTS

ROOF CONDITION REPORT 6-25-25

CROSS CREEK HOA-FRISCO, CO

Prepared for:

Kevin Lovett -Summit Resource Group

Prepared by:

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1.0 SUMMARY

The roof inspection for Cross Creek was completed on 6/25/25 by John Cona-PE.

Criterium-Cona Engineers is acting as a third-party Owners Representative on this project.

Site attendees on 6/25/25 were Joel -SRG and John Cona-PE Criterium-Cona.

The weather at the time of the inspection was 65 degrees F and partly sunny. The building roofs were dry.

2.0 DISCUSSION

The 6-25-25 job request was for Criterium-Cona Engineers to review the status of the sloped asphalt shingle roofs at Cross Creek. Three roofs were accessed on 6/25/25.

1. 200 Roof
2. 100 Roof
3. Clubhouse Roof

3.0 Observations-200-300 Roof- 2 buildings

1. Roofs have drip and rake edge metal flashing.





2. Gutters and downspouts on the front and rear with heat tape.
3. One plumbing stack was significantly deteriorated and likely to cause water infiltration into unit #201? (Actual unit # may be different)



4. No snow guards were observed.
5. Significant leading-edge deterioration of shingles was observed.
6. Significant ridge shingle damage was observed.





7. Significant damage to the asphalt shingles from ice removal and environmental age was observed.







8. Wood trim was in contact with the asphalt shingles leading to some deterioration of the trim.





RECOMMENDATIONS

1. **Remove and replace asphalt shingle roof down to the roof substrate in 2026.**
(Note- roof replacement may be pushed to 2027- some risk of leakage is possible if replacement is delayed to 2027)
2. **Repair damaged plumbing stack surround in 2025.**
3. Start bidding process with vendors third quarter of 2025.
4. Release vendor contract around March 2026.
5. Modify trim to allow for 12” of underlayment up the vertical surfaces during the rebuild. Install angle flashing and counterflash 12” up head and end walls and at chimneys.

4.0 Observations-Clubhouse

1. Roofs have drip and rake edge metal flashing.
2. No snow guards were observed.
3. Significant leading-edge deterioration of shingles was observed.
4. Significant damage to the asphalt shingles from ice removal and environmental wear was observed.





5. Wood trim was in contact with the asphalt shingles leading to some deterioration of the trim.





6. Open valleys do not have metal flashing.



RECOMMENDATIONS

1. **Remove and replace asphalt shingle roof down to the roof substrate in 2026. The condition of the clubhouse roof is similar to #200-300. (Note- roof replacement may be pushed to 2027- some risk of leakage is possible if replacement is delayed to 2027)**





2. Start bidding process with vendors third quarter of 2025.
3. Release vendor contract around March 2026.
4. Modify trim to allow for 12” of underlayment up the vertical surfaces during the rebuild. Install angle flashing and counterflash 12” up head and end walls and at chimneys.

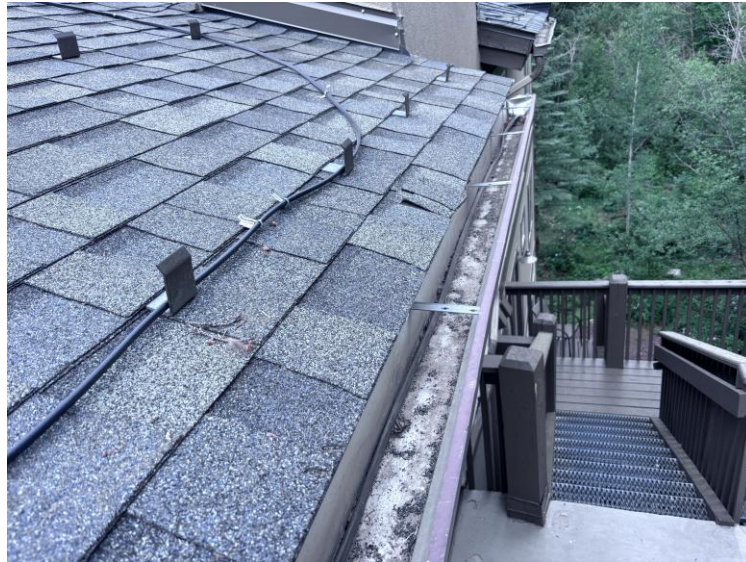
5.0 Observations-100 Roof-2 buildings

1. Roofs have drip and rake edge metal flashing.
2. Gutters and downspouts on the front and rear with heat tape.
3. Snow guards were observed with S-type heat tape at roof eaves.



4. No significant deterioration of shingles was observed. Some minor mechanical shingle damage was observed at eaves.





5. W-type open valley metal installed with vented ridge.



RECOMMENDATIONS

1. **Remove and replace asphalt shingle roof down to the roof substrate in year 8-10.**



6.0 Observations Picnic -shed roof

1. Cedar shake shingles- should replace when #100 building roofs are replaced.



6.1 Trash enclosure roof

1. Trash enclosure asphalt shingle roof- should replace when #100 roofs are replaced.





Thank you for the opportunity to provide you engineering services on this project.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John A. Cona".

John Cona-PE 0036481
President



6/27/25

