

# CROSS CREEK CONDOS - Frisco, CO

## LEO'S ROOFING & REMODELING LLC - ROOF ANALYSIS REPORT

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223 East Creekside Dr., Frisco, CO



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### Findings after inspection:

On July 1, 2025 Leo climbed onto and inspected the roofs of the 200 & 300 buildings as well as the Clubhouse at Cross Creek Condominiums. His findings corroborated those in the Criterium Cona Engineers Report from June 25, 2025.

Due to incomplete snow management systems and a lack of regular snow removal throughout winter seasons, these roofs are experiencing heavier than normal wear. Specifically:

Gutters and downspouts are holding detritus. The plumbing stacks, boilers and bathroom fan fixtures are damaged and in states of deterioration. Caulk across the complex is peeling. Trim was variously identified as mis-placed, poorly sealed, and otherwise damaged, causing further damage to the shingles.

Shingles across all inspected roofs are extremely damaged as well as harboring developed areas of mold. Beneath that, at the substrate level, Leo identified areas where the plywood is bowing and soft.

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## RECOMMENDED BASIC MAINTENANCE:

### 1) CAULK MAINTENANCE





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## 2) GUTTER & DOWNSPOUT CLEANING





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### 3) SHINGLE REPAIR





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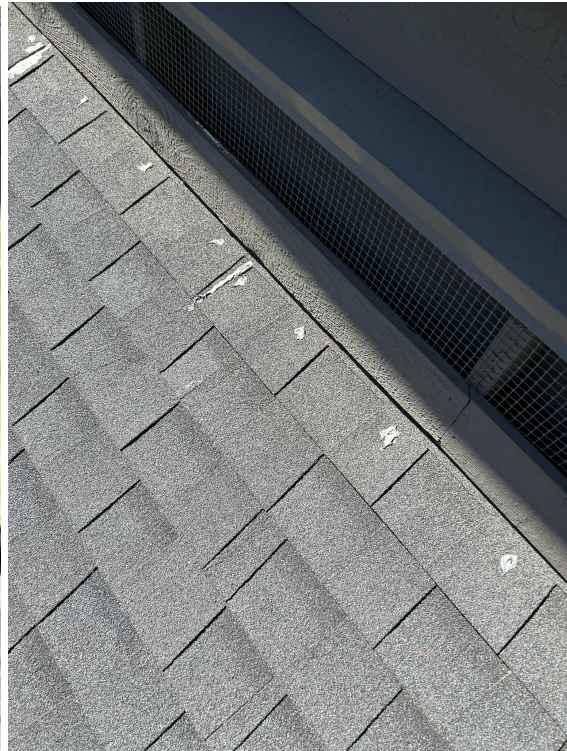
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#### 4) PIPE REPLACEMENTS



There is no water sealant around any of the pipes. This work will require removing the shingles in order to access the substrate and properly applying Grace Ice & Watershield waterproof membrane across the entire area, then installing new tiles.

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## 5) BOILER & BATHROOM FAN REPAIRS





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**6) OPTIONAL:  
REPLACE BURNT OUT & DAMAGED LENGTHS OF HEAT TAPE**





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## Recommendations

We urge consideration of re-roofing the 200, 300, and Clubhouse buildings (as well as the small adjacent shelters; dumpster housing & bathroom) as soon as possible. This is based on shingles being past usable lifespan and noting soft spots where plywood is warping, connoting deeper damage and possibility of rot, which will harbor mold and leaks under typical winter snow loads.

The above recommendations of caulk maintenance, cleaning gutters and downspouts, shingle repairs, pipe replacements, boiler and bathroom fan repairs are necessary for basic annual upkeep.

We further suggest considering installation of new flashing across the 3 roofs to slow damages which are further opening the units up to leaks.

We recommend scheduling routine snow maintenance two to three times each winter season to help preserve the integrity of these roofs. Additionally, we suggest consulting with a licensed electrician to assess the property's electrical capacity and determine the feasibility of installing a comprehensive snow management system.

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## Rough Estimate:

### **GENERAL MAINTENANCE-**

**Caulk Maintenance:** \$700 per building, \$500 for Clubhouse

**Gutters and downspouts cleaning:** \$525 per building, \$250 for Clubhouse

**Shingle Repairs:** \$4,875 per building, \$2,200 for Clubhouse

**Pipe Replacement:** \$3,325 per building, \$1750 for Clubhouse

**Boiler & Bathroom Fan Repairs:** \$7,525

**TOTAL BASIC MAINTENANCE: \$31,075**

**OPTIONAL-** Replace Burnt-out Heat Tape: \$13 per LF