



April 28, 2021

Kari DuPrat
Property Management Associates
287 Baycrest Drive
South Burlington, VT 05403

RE: Roofing inspections for all residences and garages located at the Indian Creek Condo Complex, 911 Dorset Street, South Burlington, VT.

Dear Kari,

Request

Evaluate roofing conditions in regards to useful life remaining on all buildings and garages at the above-named site.

In regards to this request, I visited the site on Tuesday, April 27, 2021, to inspect the buildings in question. My observations are recorded below:

Initial Construction:

The date of construction is unknown, but likely to be from the mid 1980's.

General Notes:

- Roofs are estimated to have a certain amount of life left; i.e., 5, 7 or 10 years. This is a judgement call based on my experience. In all cases here, this number should be used as a minimum expected life left before replacement is needed. I don't know when the roofs were last replaced, or what kind of shingle life was associated with what was replaced. It seems like that all were done at the same time, as the same type and color of shingle was used.
- Some garage roofs have one side with more wear than the other. This is due to weather exposure and shade and debris from trees. This is also true of some the shed roofs at the end of the residences.
- It would be good to do some pruning of some of the white pines. Their shading contributes to moss growth on the roofs which does shorten the life of the shingles.
- There are partially plugged roof vents (likely dryer vents) above Units 2, 6 and 11. There are several damaged shingles on the north side of Unit 50. There is a dead branch on the south side of Unit 44.
- As always, your best pricing will be to do as many roofs as possible when you do replacement work.
- I've included representative photos of each building and garage. There is a summary spreadsheet of all the conditions.

**Building containing units 1-4
Photo Documentation:**



North garage



North garage



South garage



South garage



West side Bld 1



West side Bld 1



Plugged vent unit 2



East side Bld 1

Photo Documentation: Building 2 Units 5-8



Building 2



Garage North side



Garage south side



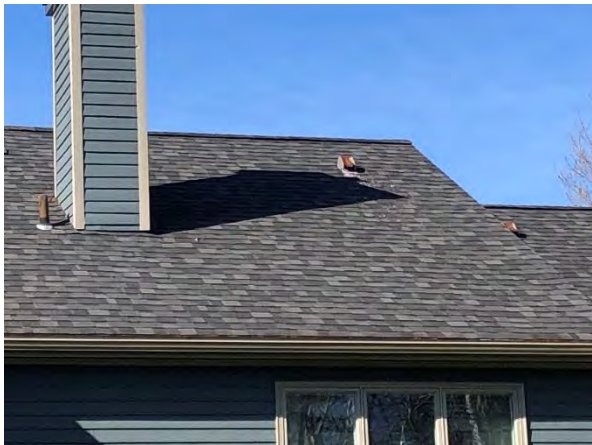
Bld 2 West



Bld 2 west



Bld 2 East side



Plugged vent Unit 6



Shed roof North side

Photo Documentation: Building 3 Units 9-11



Building 3



Garage north side



West side



North side



East side



Plugged vent unit 11

Photo Documentation: Building 4 Units 12-15



Garage north side



South side



North side



East Shed roof



West shed roof

Photo Documentation: Building 5 Units 16-21



Garage 16-17



Garage 18-19



Garage 20-21



East side 16-21



East side 16-21



West side 16-21



West side 16-21



North side

Photo Documentation: Building 6 Units 22-25



Building 6



North garage



North garage



South garage



South garage



East side



North shed roof



South shed roof

Photo Documentation: Building 7 Units 26-29



Building 7



West Garage east side



West Garage west side



East Garage east side



West Garage west side



Bld 7 North side



Bld 7 South side



Bld 7 East shed roof

Photo Documentation: Building 8 Units 30-35



Garage units 30-31



East side Garage 30-31



Garage units 32-35



South side Garage 32-35



Bld 8 West side shed



Bld 8 North side



Bld 8 East side shed



Bld 8 South side

Photo Documentation: Building 9 Units 36-38



Bld 9 Garage West side



Bld 9 Garage East side



Bld 9 north



Bld 9 south



Bld 9 South



Bld 9 West

Photo Documentation: Building 10 Units 39-42



Bld 10 Garage west



Bld 10 Garage east



Bld 10 West



Bld 10 West



Bld 10 South



Bld 10 East



Bld 10 North

Photo Documentation: Building 11 Units 43-46



Bld 11 Garage East



Bld 11 Garage West



Bld 11 West Shed



Bld 11 East Shed



Bld 11 North



Bld 11 South side

Photo Documentation: Building 12 Units 47-50



Bld 12 West garage East side



Bld 12 West garage West side



Bld 12 East garage West side



Bld 12 East garage East side



Bld 12 South



Bld 12 North



Damaged shingles above unit 50



Bld 12 North



Bld 12 East

Photo Documentation: Building 13 and 14 Garages Units 51-60



North side both garages



South side both garages

Photo Documentation: Building 13 Units 51-54



Bld 13 South



Bld 13 East



Bld 13 North



Bld 13 North



Bld 13 West

Photo Documentation: Building 14 Units 55-60



Bld 14 South



Bld 14 West



Bld 14 North



Bld 14 East



Bld 14 South

This is a well maintained, nicely landscaped project. Please be in touch if we can provide you with any additional assistance.

Yours very truly,

Rich Wickman

Rich Wickman
Associate Project Manager
VIS Construction Consultants

Indian Creek Roof Inspection
04.27.2021

Building	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
1	1-4		10	10	10	10	Plugged vent Unit 2
Garages	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
1	1-4	North garage	5	10	n/a	n/a	two garages
		South garage	10	10	n/a	n/a	
Building	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
2	5-8		10	10	10	10	Plugged vent Unit 6
Garage	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
1-Feb	5-8		5	5	n/a	n/a	
Building	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
3	9-11		10	10	10	10	Plugged vent Unit 11
Garage	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
1-Mar	9-11		10	10	n/a	n/a	
Building	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
4	12-15		10	10	10	10	Plugged vent Unit 11
Garage	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
1-Apr	12-15		10	10	n/a	n/a	
Building	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
5	16-21		5	5	10	10	Shed roofs are moss covered
Garages 5-3	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
	16-17		10	10	n/a	n/a	
	18-19		10	10	n/a	n/a	
	20-21		7	10	n/a	n/a	

Indian Creek Roof Inspection
04.27.2021

Building	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
6	22-25		5	10	10	10	Shed roof is moss covered
Garages 6-2	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
	22-25	north garage	7	10	n/a	n/a	
	22-25	south garage	7	7	n/a	n/a	
Building	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
7	26-29		10	10	5	10	E. Shed roof is worn
Garages 7-2	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
	26-29	wesst garage	n/a	n/a	7	10	
	26-29	east garage	n/a	n/a	10	10	
Building	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
8	30-35		10	10	7	10	E. Shed roof is worn
Garages 8-2	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
	30-31	wesst garage	n/a	n/a	7	7	
	32-35	east garage	n/a	n/a	10	10	
Building	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
9	36-38		7	10	10	10	E. Shed roof is worn
Garages 9-1	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
	36-38	garage	n/a	n/a	10	10	
Building	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
10	39-42		10	10	10	10	E. Shed roof is worn
Garages 10-1	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
	39-42	garage	n/a	n/a	10	10	

Indian Creek Roof Inspection
04.27.2021

Building	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
11	43-46		10	10	10	10	Branch on roof unit 44
Garages 11-1	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
	43-46	garage	n/a	n/a	10	10	
Building	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
12	47-50		10	10	10	10	Damaged shingles on unit 50 north side
Garages 12-2	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
	47-50	east garage	n/a	n/a	10	10	
		west garage	n/a	n/a	10	10	
Building	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
13	51-54		10	10	7	10	
Garages 2	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
For 13 and 14	51-54	east garage	10	10	n/a	n/a	
		west garage	10	10	n/a	n/a	
Building	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
14	55-60		10	10	10	10	
Garages 2	Units	Estimated life remaining in years	North side	South side	East side	West Side	Notes
For 13 and 14	55-60	SEE ABOVE					