

Clubhouse Roof Over Pool Area
Presentation
1-27-2026

CTR Roofing Report

From: daniel o root <drootrbhoa@yahoo.com> Date: November 6, 2025 at 9:45:05 AM PST

To: David Lytle <david@ctrroof.com>Cc: Tobin Cooley <cooleytl@gmail.com>, Terri Kenyon <terri@kenyonandassociates.com>, Glennwmartin <gglennwmartin@aol.com>

Subject: Re: Rainbow Bend Clubhouse roof investigation

Thank you David for your inspection. We will be in touch after the board meets on the pool roof. Dan Root

Sent from my iPhone On Nov 5, 2025, at 2:49 PM, David Lytle <david@ctrroof.com> wrote:

Please see the attached photos as video.

1. The decking is definitely rotted but the condensation is occurring on the underside of the membrane and is damaging the plywood from above.
2. Essentially, the warm air from inside is beading water on the backside of the roof membrane and absorbing in the plywood and rotting it.
3. The roof needs insulation at the very least and we recommend a vapor barrier to further protect the temperature difference.
4. Attached is a proposal to remove all the roofing. There is an option to add vapor barrier which we recommend and to replace the wood decking.
5. I have a combined price for the entire roofing system, vapor barrier, Insulation, and PVC that I really recommend to replace the wood decking.
6. I have a combined price for the entire roofing system, vapor barrier, Insulation, and PVC that I really recommen
7. Likely you will need to replace all the decking.

Thank you,

David Lytle

Nevada & California Roofing Professionals
CTR ROOFING LTD.
T:775 430 6007
David@CTRROOF.COM
395 Freeport #5 Sparks NV 89431

ROOF REPLACEMENT PROPOSAL



Roof Replacement Proposal

Address: **Lockwood Community Swim Center**
Sparks NV

Date: 11/5/2025

Scope of Work:

Provide labor, equipment, and material for the roofing system to complete the following scope of work:

PVC Roof System Installation 11,000 sqft roof surface

Base bid:	\$ 92,884	60 mil PVC - 2" ISO - 1/4" Roof Board
Add	\$ 5,661	Vapor Barrier Installation
Add	\$ 85	per 4'x8' Sheet of Plywood Replaced
Add	\$ 19,448	COMPLETE DECKING REPLACEMENT 19/32 OSB
COMBINED	\$ 113,865	60 Mil PVC - Vapor Barrier - 2" ISO - 1/4" Roof Board - Full Decking Replacement

BID INCLUSIONS

Remove Existing Roof System

- Remove Single Ply and Existing Roof coverboard

Iso Barrier Board

- Install New 2" Iso Board to prepared roofing surface

1/4" Roof Cover Board - Class A Fire Rating

- Install New 1/4" Roof Cover Board

PVC Roof Membrane

- Install New 60 Mil GAF PVC Single Ply Roof Membrane mechanically fastened to roof surface.
- Pipe flashings to receive new PVC Flashing and band clamp seal
- Roof Top Curbs, or Units to receive new PVC Counter Flashings and Metal Termination Flashings
- Roof Edge to receive clad metal drip edge system.

Qualifications:

- Work to be completed during normal business hours, Monday - Friday 7am to 5pm.
- Work to be performed during dry weather
- CTR Roofing to Provide (2 Year Workmanship Warranty)
- Includes GAF NDL Warranty (20 years)

Exclusions

- Decking or Insulation deficiencies/deflection

Work should be approved via a signed contract and schedule agreed upon by both parties.

Proposal valid for 30 days - Proposal must be accepted in writing
Insurance Coverage - Liability, Auto, Umbrella

Best Regards,

David Lytle

David Lytle
CTR ROOFING LTD

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CTRRROOF.COM
395 Freeport Blvd #5
Sparks NV 89431

NV LIC # 0084675
Bid Limit \$845,000

Roof Damage - #1



Roof Damage #2



Roof Damage #3



Roof Damage #4 & #5



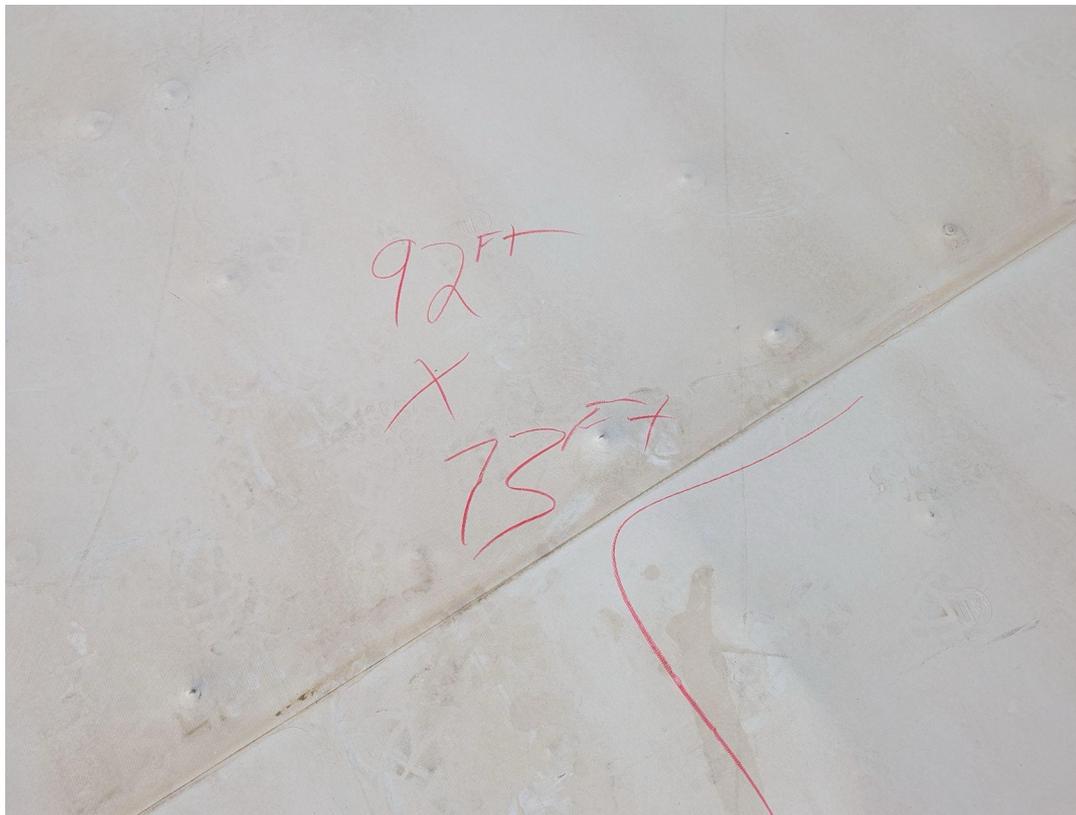
Roof Damage #6 & #7



Roof Damage #8



Roof Damage info #9



Roof Damage #10



Roof Damage #11



Roof Damage #12



Roof Damage #13 & #14



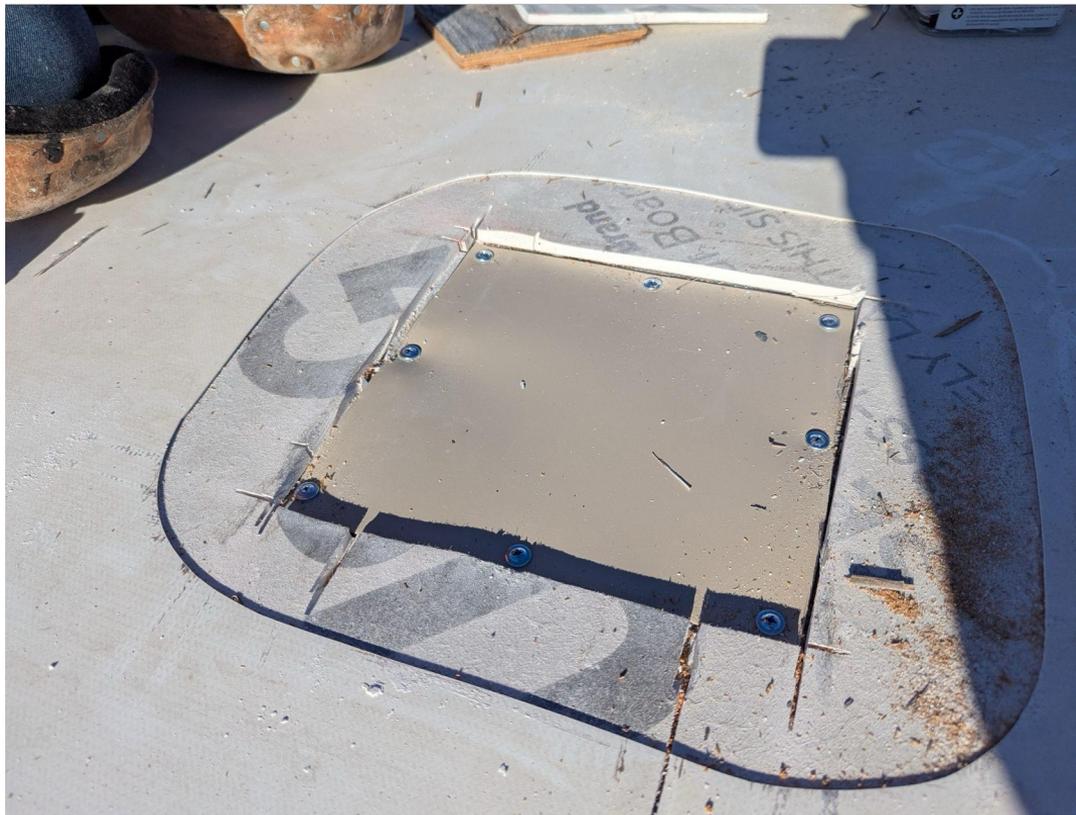
Roof Damage #15



Roof Damage #16



Roof Damage #17



Roof Damage #18



Roof Damage #19



Roof Damage #20



Roof Damage #21



Inside Building



Roof damage #23



Roof Damage #24 & #25



Roof Damage - Video #1



Roof Damage - Video #2



Roof Damage - Video #3

