

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>, Gglennwmartin <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 recommenand 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

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