

CLUBHOUSE ROOF OVER POOL AREA

PRESENTATION

JANUARY 27, 2026

**From:** daniel o root <[drootrbhoa@yahoo.com](mailto:drootrbhoa@yahoo.com)> **Date:** November 6, 2025 at 9:45:05 AM PST

**To:** David Lytle <[david@ctrroof.com](mailto:david@ctrroof.com)>Cc: Tobin Cooley <[cooleytl@gmail.com](mailto:cooleytl@gmail.com)>, Terri Kenyon <[terri@kenyonandassociates.com](mailto:terri@kenyonandassociates.com)>, Gglennwmartin <[gglennwmartin@aol.com](mailto: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](mailto: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**

**CTR ROOFING LTD.**

**T:775 430 6007**

**David@CTRROOF.COM**

**395 Freeport #5 Sparks NV 89431**



# 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**

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

Roof Damage Pictures over Clubhouse Pool

