

May 12, 2024

Fellow Stone Creek Owners:

This email provides Stone Creek Condominium Owners Association members confirmation of the presence of asbestos within our existing roof, on the east, west and central buildings.

This testing / confirmation was confirmed by Charles Taylor, the asbestos testing company retained for this testing.

This testing result is deemed as essential first step towards a longer-term roof replacement work plan.

The project undertaken had 3 major deliverables:

1. Stone Creek desired to confirm the presence – or lack of – asbestos at the various levels of roof. (Tar paper, shingles, upper & lower deck, east & west building). An appropriate number of samples needed to be taken.
2. There are a few places where Horn Brothers Roofing has previously identified the possible water intrusion. As part of the asbestos check we pulled up portions of the Gerard roof and see the extent of any damage of water intrusion.
3. The roof needed to be fully (re)sealed same day samples were taken. Horn Bros, the initial Gerard Roof installer, was retained to ensure these testing holes were sealed.

Project Conclusions:

1. ***Testing indicates the presence of asbestos*** in the white roofing underlayment associated with the roofs on the East, West, and Center Buildings. This was installed when the buildings were built.
2. ***Water intrusion under the Gerard roof exists.*** The predominate location for water intrusion is where snow and ice accumulations were most prevalent. The wood siding is viewed as in poor condition and contributing to water intrusion. There is leakage around the rake edge flashing.
3. ***The fascia deterioration indicates an immediate need to be addressed.*** There is no drip edge flashing (might have never been placed or removed when the Gerard was installed).
4. ***Given that many aspects of the roof are nearing their end of life, there are many sequencing options available as to how we proceed.*** In addition to addressing the fascia, siding and roof deteriorating, we have to address some building code upgrades. Roof ventilation seems non-existent which will need to be addressed. I expect this work to be a key undertaking of our HOA Board.
5. ***The presence of asbestos does not present an immediate health hazard.*** The white roofing underlayment is a rolled-on layer, much like roofing felt, laid directly onto the decking. It is the bottom layer of the roofing materials and mostly likely was used as an sound barrier. Fortunately, it appears that it was only nailed/stapled in place, so when the time comes, it should be able to be removed without difficulty. We will seek further assessment as to the process which will be required to capture airborne particles and communicate this to Owners prior to roof replacement.

As Owners, there are disclosure rules which sellers must comply. This notice will be placed on our website meeting minutes to ensure HOA compliance of disclosure. We will also put notifications within title company documents we are asked to prepare. Owners that rent need to seek their own advice as to required disclosures.

The Board will be reviewing a wide gamut of options, to include short term “fix-it” remedies, while we determine the right long term replacement approach including the roof, fascia and siding.

Next Steps:

We will be discussing a high level workplan at the next scheduled Board meeting the evening of 31-May-2024.

We expect to provide additional information for Owners attending the Annual Owners Meeting on 3-July-2024.

Let me know any questions or comments.

Thank you.

Mike Bach