Lindemann House Replacement Roof Request

Andy Bergad
1100 East 8th Street, Austin, TX 78702
May 6th, 2013

Table of Contents

•	Guidance Needed	Page 2
•	Background Information	Page 2
•	Pictures of House Damage	Page 3
•	Pictures of Roof Damage	Page 6
•	SuperTherm Brochure	Page 9
•	Bid to Replace Roof	Page 10
•	Roof Color Choices	Page 11
•	Insurance Quote to Repair House Damage	Page 12

Guidance Needed

- We are requesting guidance from the Historical Committee on how to proceed with replacing our roof
- We need to replace our roof due to leaking that is causing damage to our house and the overall deterioration of our roof
- We would like to utilize 26ga. Striated Snaploc Standing Seam metal in a color similar to the existing color (most likely almond). This metal roof style is similar to what is used on other Historical houses in our neighborhood
- We are identifying other Tin Shingle options

Background Information

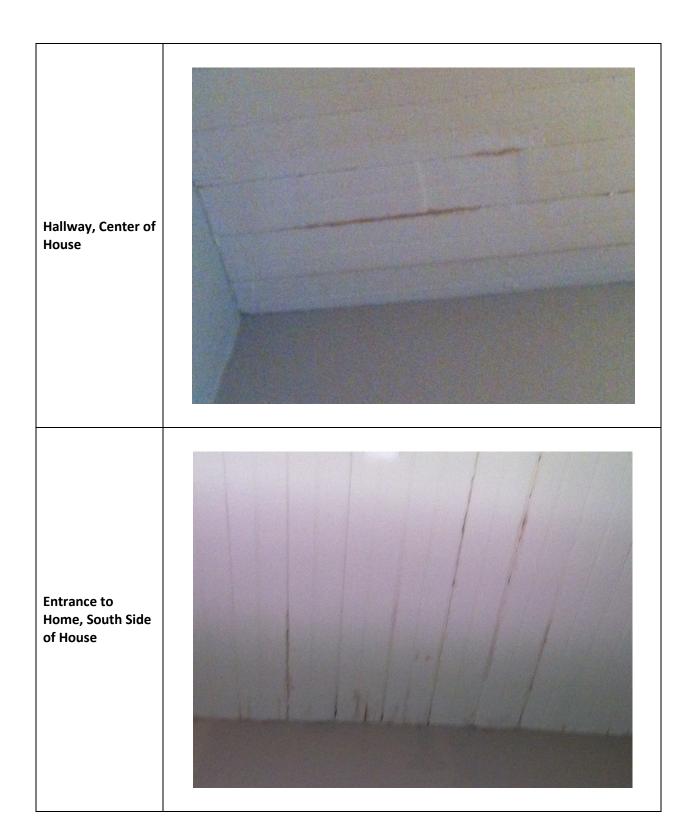
- We moved into the Lindemann House in June 2010. When we purchased it we were aware that the roof had damage, shingles were falling off/tearing apart and we knew that we needed to address it
- In October 2010 Allison Carr presented to the historical committee to get permission to replace our roof with tin shingles that resembled the current shingles on the roof. She presented with our identified roofer at the time and the architect Emily Little
- The Commissioner directed us to not replace the roof and suggested that we should use
 a coating before we replace the roof. The Commissioner recommended that we use the
 contractor PCCI who she used on her house and we were told to use the coating
 product *SuperTherm* which was supposed to provide heat, air, ice and moisture
 protection
- We contracted with PCCI and they put the coating on in late 2010 and it cost approximately \$18k
- After this work, the roof looked phenomenal as the loose shingles were put into place with the coating and damaged shingles were replaced with our minimal supply of original shingles. All was great for about 1½ years
- As rainy season began in 2012, we began to notice leaks and shingles were beginning to separate from the roof. We contacted PCCI to fix it and after about 3 months of back and forth, they "plugged" holes in the roof where water was leaking in from and used the final supply of original shingles to replace some of the damaged shingles
- The leaking did not stop as a result of this work
- We contacted SuperTherm but they blamed the craftsmanship and were not helpful at all
- Leaks continued to occur in several areas of the house and now damage was becoming
 extremely visible. Our insurer USAA has valued the damage at \$3,200 but we are
 contesting this amount as we feel that they have underestimated it. In addition, roofers
 who have come to look at the house have stated that there will be significant rot
 underneath the shingles and have estimated the replacement cost at around \$2,000

• We are also pretty confident that there is no felt paper underneath the shingles which is required to protect leaks which makes replacing the roof mandatory

House Damage







Roof Damage



