



NORTH STAR
CONTRACTING

Inspection Report



Prepared For:

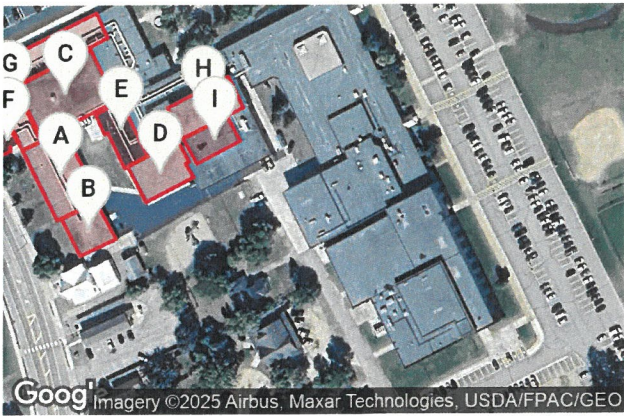
Menahga Public School
Menahga Public School - 216 Aspen Ave S
216 Aspen Ave S
Menahga, MN 56464

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216 Aspen Ave S
Menahga, MN 56464



Site Overview

Total Sections: 9
Total Sq/Ft: 57,732



Map	Section Name	Sq/Ft	Grade
A	Section A	8,381	D
B	Section B	3,836	
C	Section C	11,703	D-
D	Section D	5,292	C
E	Section E	3,887	
F	Section F	1,158	C
G	Section G	14,491	
H	Section H	5,633	D
I	Section I	3,351	B

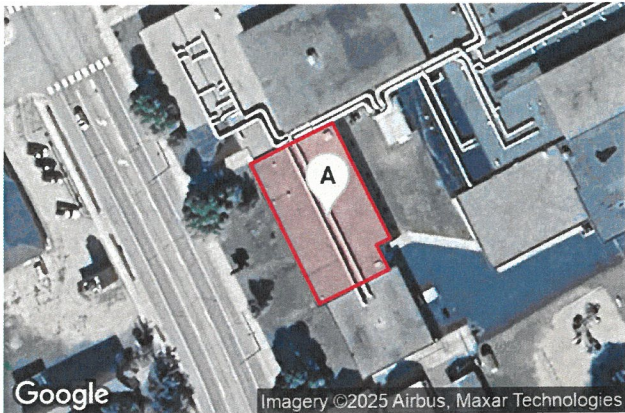
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Menahga Public School - 216 Aspen Ave S
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Menahga, MN 56464



Section Overview

Section: Section A
Size: 8,381
Overall Grade: D

Inspection Date: 09/05/2025
Inspected By: Joseph Malloy



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Menahga Public School - 216 Aspen Ave S
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Menahga, MN 56464

Deficiencies

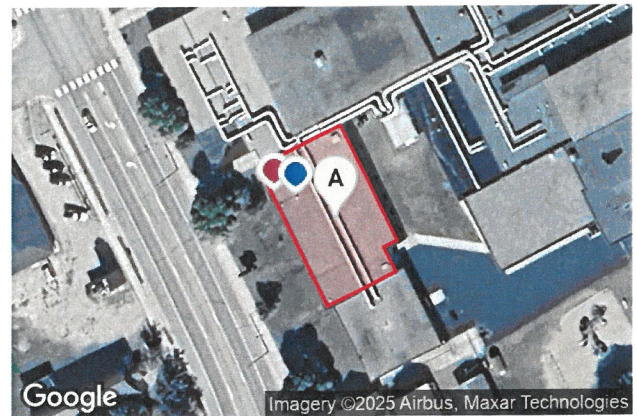
Section: Section A

Size: 8,381

Overall Grade: D

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



Curb - Exhaust fan curb (Emergency)

Quantity: 1 EA

Deficiency:

Need to reflash in existing curb due to damaged membrane flashing.

Corrective Action:

Flash in curb with appropriate materials per manufacturer's installation recommendation's.

Estimated Repair Cost:

\$620



Curb - Exhaust fan curb (Emergency)

Quantity: 1 EA

Deficiency:

Need to reflash in existing curb due to damaged membrane flashing.

Corrective Action:

Flash in curb with appropriate materials per manufacturer's installation recommendation's.

Estimated Repair Cost:

\$620

Deficiencies

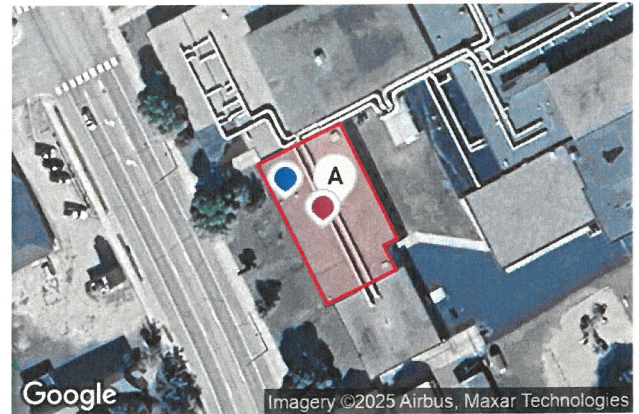
Section: Section A

Size: 8,381

Overall Grade: D

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



3

Base Flashing Lap (Emergency)

Quantity: 1 EA

Deficiency:

Open lap in base flashing.

Corrective Action:

We will clean and prime lap then install new patch to ensure water tightness.

Estimated Repair Cost:

\$190

4

Leak Location (Emergency)

Quantity: 1 EA

Deficiency:

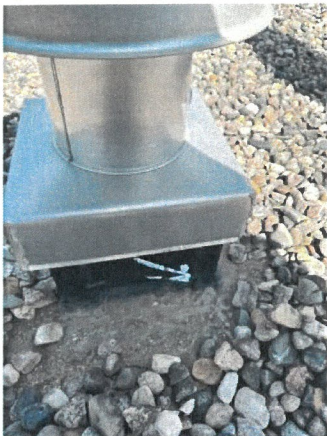
Confirmed or potential leak location needs to be investigated.

Corrective Action:

Repair roof area using compatible roofing materials for the type of existing roof where the leak is located and according to minimum industry standards.

Estimated Repair Cost:

\$0



Deficiencies

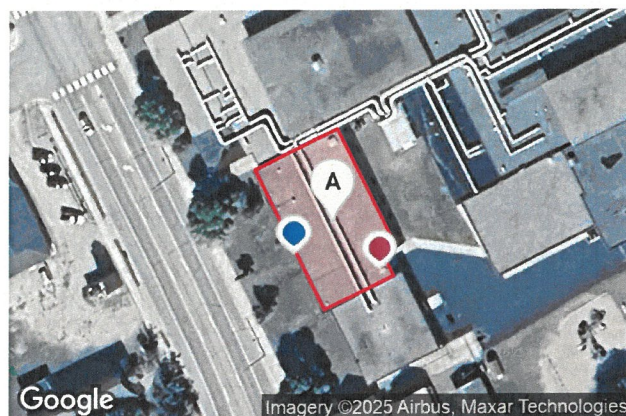
Section: Section A

Size: 8,381

Overall Grade: D

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



5

Membrane - Bridging

Quantity: 120 LF

Deficiency:

Membrane has come loose and is bridging at an angle change in the roof system.

Corrective Action:

Cut membrane at angle change. Secure roof membrane to deck or wall. Reflash wall or curb flashing.

Estimated Repair Cost:

\$5,400

6

Curb - Roof Hatch curb (Emergency)

Quantity: 1 EA

Deficiency:

Need to reflash in existing curb due to damaged membrane flashing.

Corrective Action:

Flash in curb with appropriate materials per manufacturer's installation recommendation's.

Estimated Repair Cost:

\$700



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Deficiencies

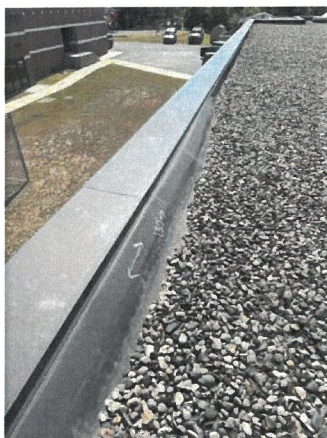
Section: Section A

Size: 8,381

Overall Grade: D

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



Membrane - Bridging

Quantity: 120 LF

Deficiency:

Membrane has come loose and is bridging at an angle change in the roof system.

Corrective Action:

Cut membrane at angle change. Secure roof membrane to deck or wall. Reflash wall or curb flashing.

Estimated Repair Cost:

\$5,400

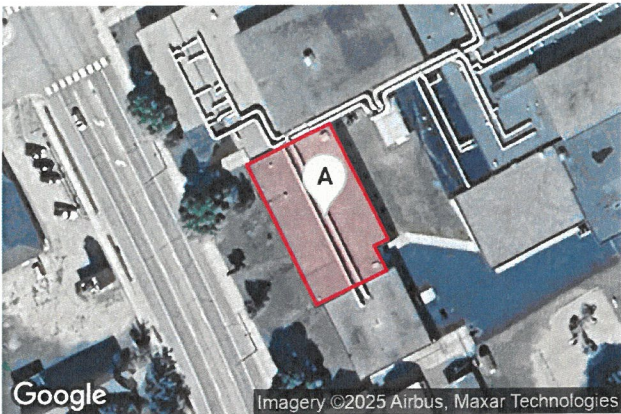
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Summary

Section: Section A
Size: 8,381
Overall Grade: D

Inspection Date: 09/05/2025
Inspected By: Joseph Malloy



Condition Summary

Membrane:	C-
Flashings:	D
Sheet Metal:	C-
<hr/>	
Overall:	D
<hr/>	
Estimated Replace:	2028

- A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.
- B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks
- C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.
- D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.
- F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Recommendations:
We recommend repairs to further extend the life of this roof section.

Estimated Repair Cost: \$12,930

Estimated Replacement Cost: \$167,620

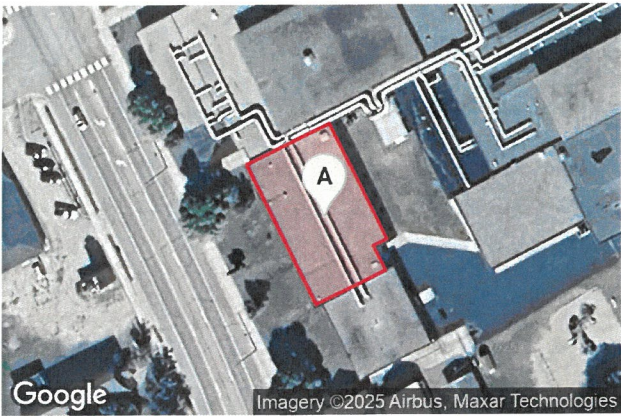
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Budget Module

Section: Section A
Size: 8,381
Overall Grade: D

Inspection Date: 09/05/2025
Inspected By: Joseph Malloy



A - Section A (8,381 SF) Grade D

Deficiencies	Qty	Emergency	Proactive	Replacement
Curb - Exhaust fan curb	1 EA	\$620		
Curb - Exhaust fan curb	1 EA	\$620		
Base Flashing Lap	1 EA	\$190		
Leak Location	1 EA	\$0		
Membrane - Bridging	120 LF		\$5,400	
Curb - Roof Hatch curb	1 EA	\$700		
Membrane - Bridging	120 LF		\$5,400	
Full Replacement	8,381 SF			\$167,620
Total		\$2,130	\$10,800	\$167,620

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Summary

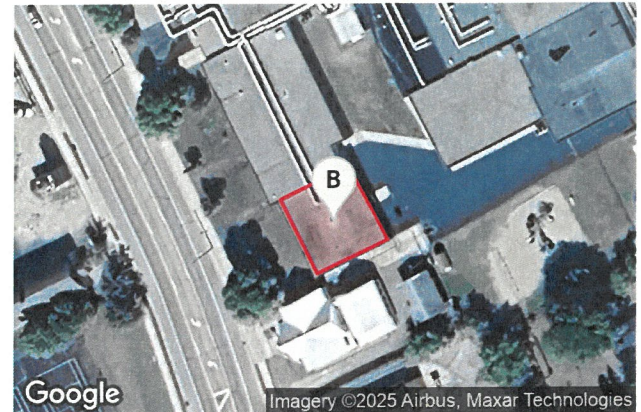
Section: Section B

Size: 3,836

Overall Grade:

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



Condition Summary

Membrane:

Flashings:

Sheet Metal:

Overall:

Estimated Replace:

- A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
- B Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks
- C Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.
- D Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.
- F Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Recommendations:

Estimated Repair Cost: \$0

Estimated Replacement Cost: \$76,720

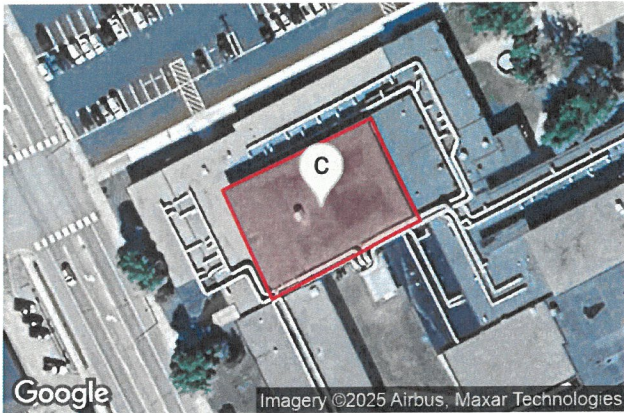
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Section Overview

Section: Section C
Size: 11,703
Overall Grade: D-

Inspection Date: 09/05/2025
Inspected By: Joseph Malloy



Deficiencies

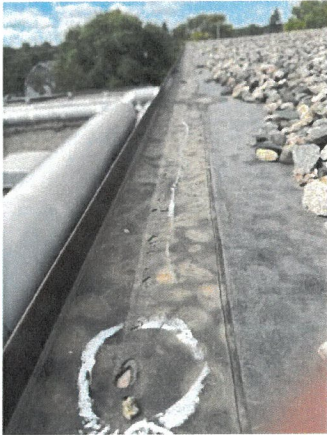
Section: Section C

Size: 11,703

Overall Grade: D-

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



1

Perimeter - Metal Edge - Strip In (Emergency)

Quantity: 100 LF

Deficiency:

Roof membrane has separated from metal edge. If the metal edge strip in is failing it can allow water to infiltrate and damage the roof system, deck and building interior.

Corrective Action:

Remove the loose membrane, secure metal edge joint, clean and prime metal and install new material that extends 3-12" onto roof to ensure water tightness.

Estimated Repair Cost:

\$4,500

2

Perimeter - Metal Edge - Strip In (Emergency)

Quantity: 80 LF

Deficiency:

Roof membrane has separated from metal edge. If the metal edge strip in is failing it can allow water to infiltrate and damage the roof system, deck and building interior.

Corrective Action:

Remove the loose membrane, secure metal edge joint, clean and prime metal and install new material that extends 3-12" onto roof to ensure water tightness.

Estimated Repair Cost:

\$3,600



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Deficiencies

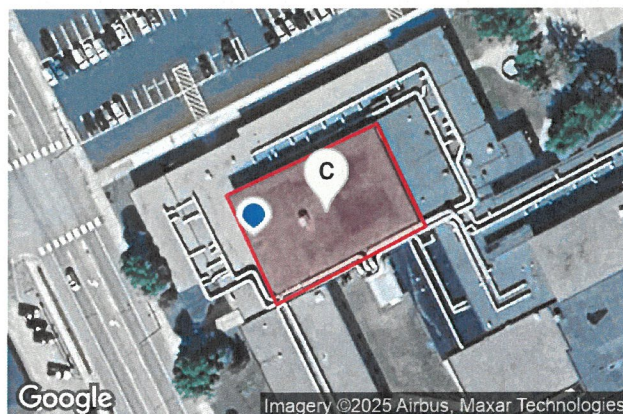
Section: Section C

Size: 11,703

Overall Grade: D-

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



Perimeter - Metal Edge - Strip In (Emergency)

Quantity: 100 LF

Deficiency:

Roof membrane has separated from metal edge. If the metal edge strip in is failing it can allow water to infiltrate and damage the roof system, deck and building interior.

Corrective Action:

Remove the loose membrane, secure metal edge joint, clean and prime metal and install new material that extends 3-12" onto roof to ensure water tightness.

Estimated Repair Cost:

\$4,500

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Summary

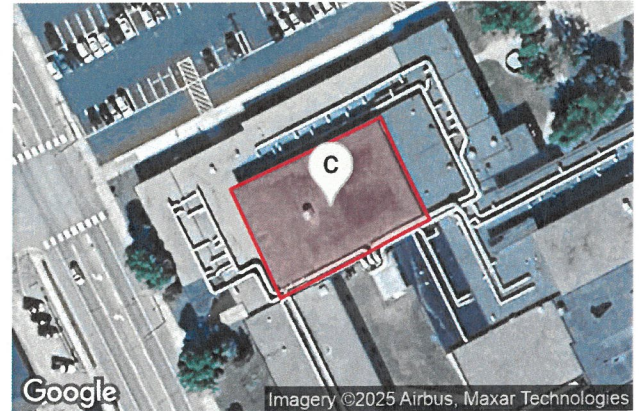
Section: Section C

Size: 11,703

Overall Grade: D-

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



Condition Summary

Membrane:	D-
Flashings:	D-
Sheet Metal:	C-
<hr/>	
Overall:	D-

Estimated Replace: 2027

Recommendations:

We recommend replacement due to outstanding repair items.

Estimated Repair Cost: \$12,600

Estimated Replacement Cost: \$234,060

- A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
- B Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks
- C Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.
- D Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.
- F Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

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Budget Module

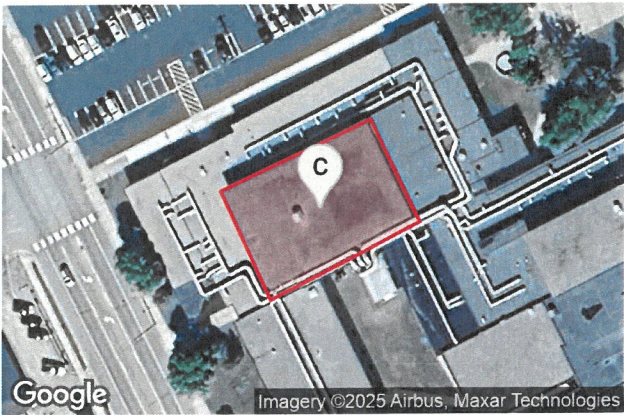
Section: Section C

Size: 11,703

Overall Grade: D-

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



C - Section C (11,703 SF) Grade D-

Deficiencies	Qty	Emergency	Proactive	Replacement
Perimeter - Metal Edge - Strip In	100 LF	\$4,500		
Perimeter - Metal Edge - Strip In	80 LF	\$3,600		
Perimeter - Metal Edge - Strip In	100 LF	\$4,500		
Full Replacement	11,703 SF			\$234,060
Total		\$12,600	\$0	\$234,060

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Section Overview

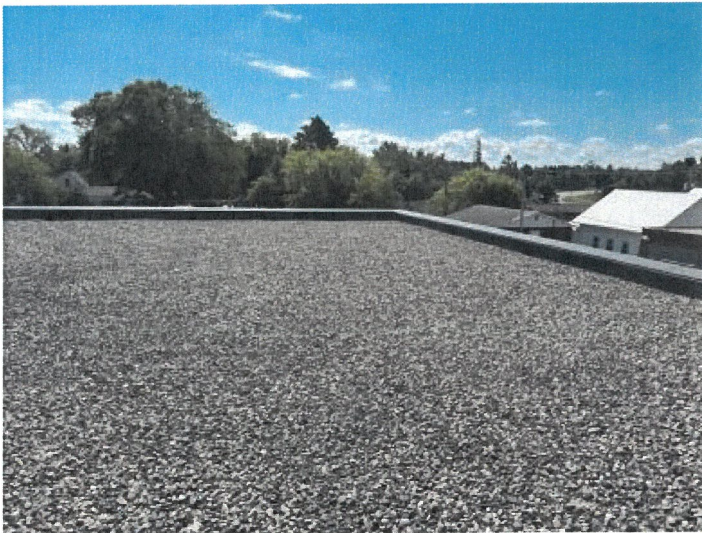
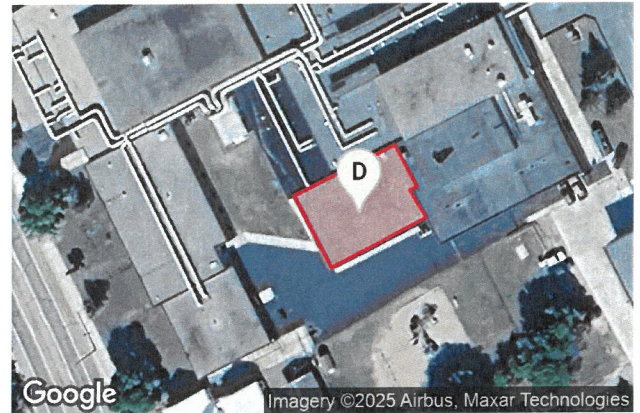
Section: Section D

Size: 5,292

Overall Grade: C

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



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Deficiencies

Section: Section D

Size: 5,292

Overall Grade: C

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



Drainage - Drains/Scupper Open Membrane (Emergency)

Quantity: 1 EA

Deficiency:

Open membrane laps at scupper / drain is open.

Corrective Action:

We will clean prime and seal open laps to ensure water tightness.

Estimated Repair Cost:

\$340