

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



Summary

Section: Section D

Size: 5,292

Overall Grade: C

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



Condition Summary

Membrane: B-

Flashings: C

Sheet Metal: C-

Overall: C

Estimated Replace: 2030

Recommendations:

Estimated Repair Cost: \$340

Estimated Replacement Cost: \$105,840

- 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.

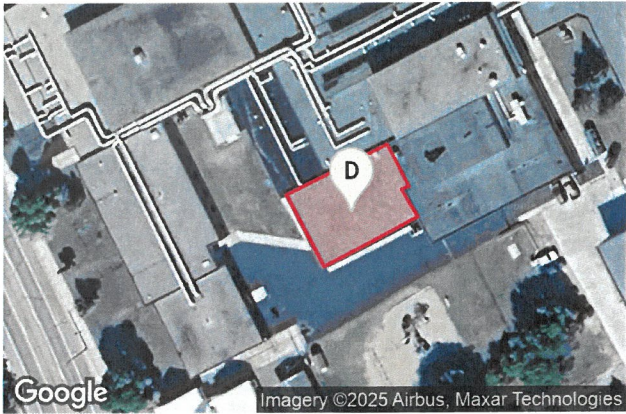
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Budget Module

Section: Section D
Size: 5,292
Overall Grade: C

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



D - Section D (5,292 SF) Grade C

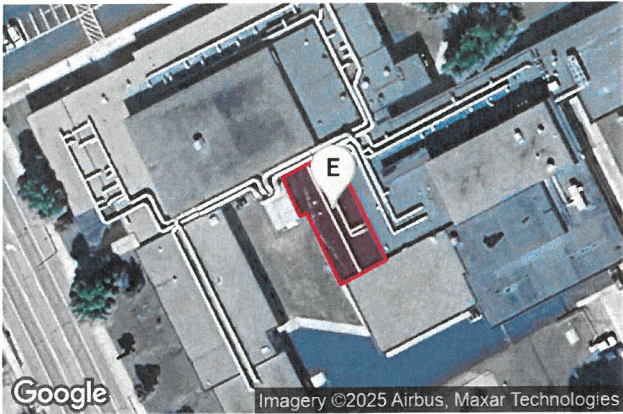
Deficiencies	Qty	Emergency	Proactive	Replacement
Drainage - Drains/Scupper Open Membrane	1 EA	\$340		
Full Replacement	5,292 SF			\$105,840
Total		\$340	\$0	\$105,840

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Summary

Section: Section E
Size: 3,887
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: \$77,740

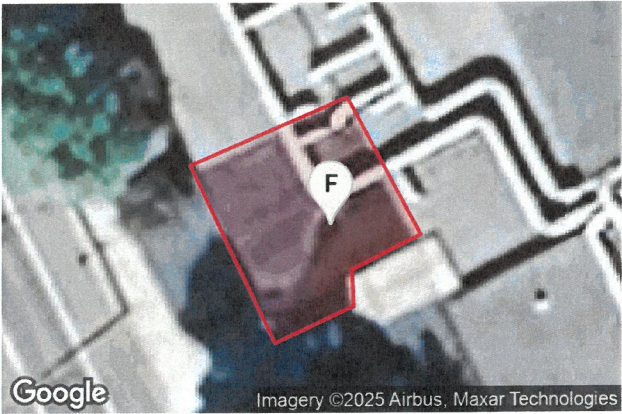
Menahga Public School
Menahga Public School - 216 Aspen Ave S
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Section Overview

Section: Section F
Size: 1,158
Overall Grade: C

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



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Deficiencies

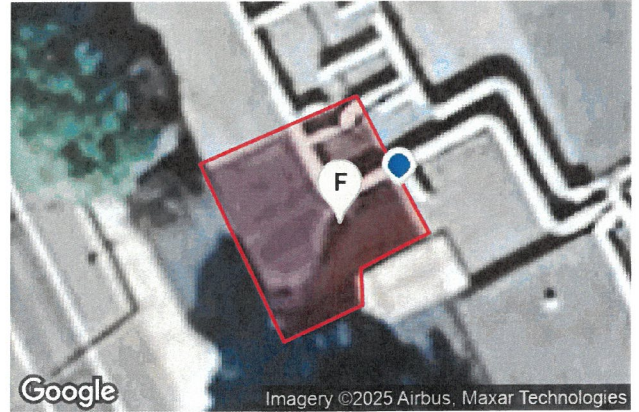
Section: Section F

Size: 1,158

Overall Grade: C

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



Base Flashing - Damaged (Emergency)

Quantity: 25 LF

Deficiency:

Damaged, missing, or faulty flashing is allowing water to infiltrate.

Corrective Action:

Install new flashing according to industry standards.

Estimated Repair Cost:

\$750



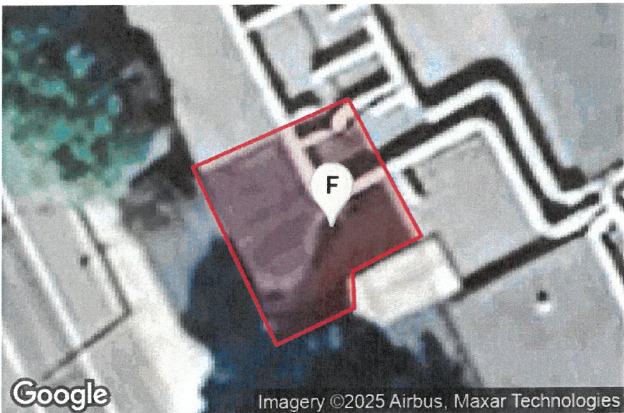
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Summary

Section: Section F
Size: 1,158
Overall Grade: C

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



Condition Summary

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

Estimated Replace: 2030

Recommendations:

Estimated Repair Cost: \$750
Estimated Replacement Cost: \$23,160

- 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.
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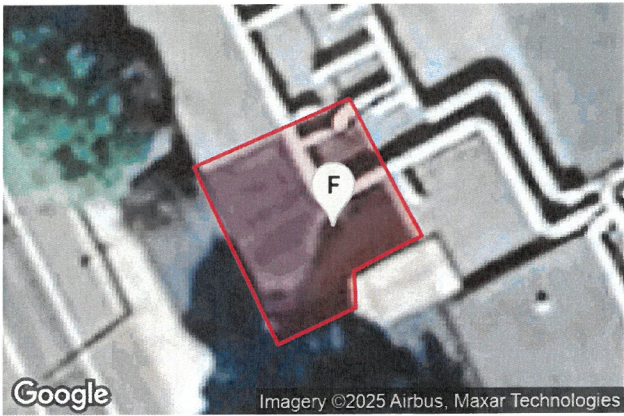
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Budget Module

Section: Section F
Size: 1,158
Overall Grade: C

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



F - Section F (1,158 SF) Grade C

Deficiencies	Qty	Emergency	Proactive	Replacement
Base Flashing - Damaged	25 LF	\$750		
Full Replacement	1,158 SF			\$23,160
Total		\$750	\$0	\$23,160

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Summary

Section: Section G
Size: 14,491
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: \$0

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Section Overview

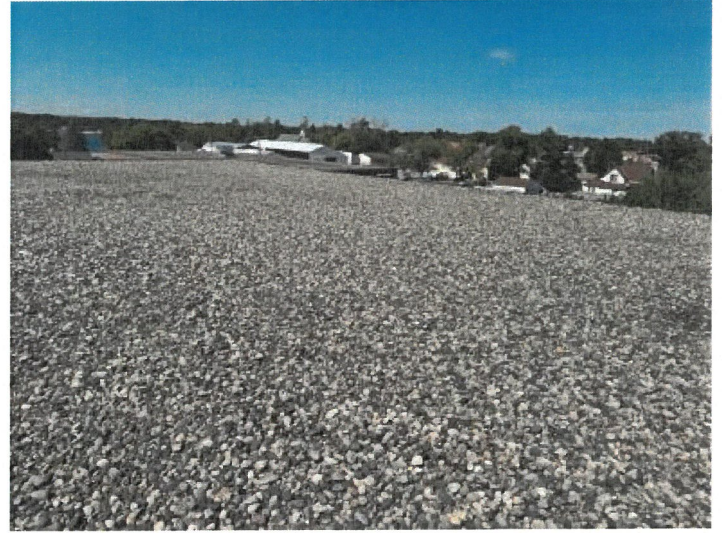
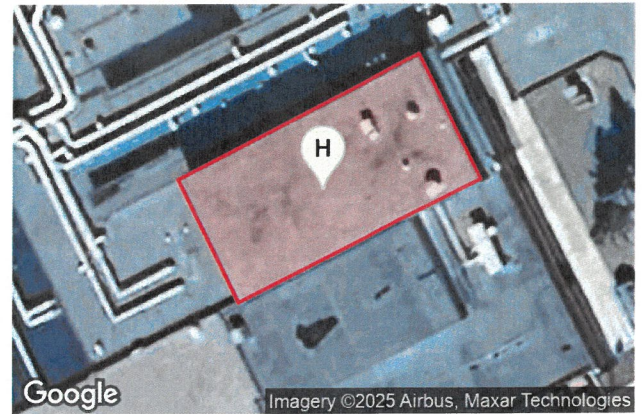
Section: Section H

Size: 5,633

Overall Grade: D

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



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Observations

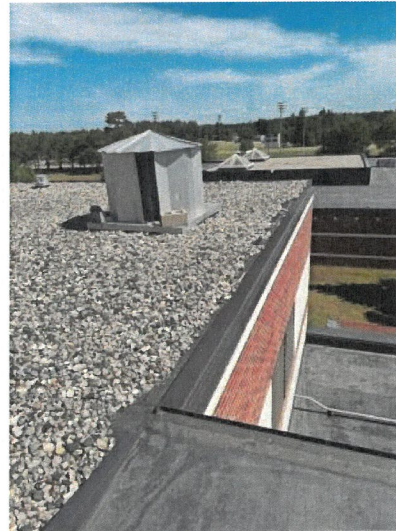
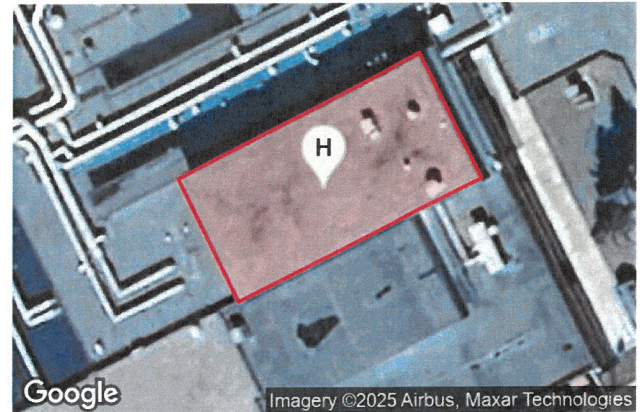
Section: Section H

Size: 5,633

Overall Grade: D

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Bird Droppings-Contaminating Roof area

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Deficiencies

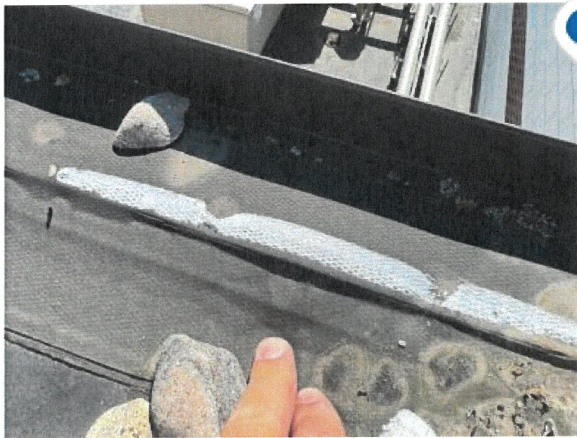
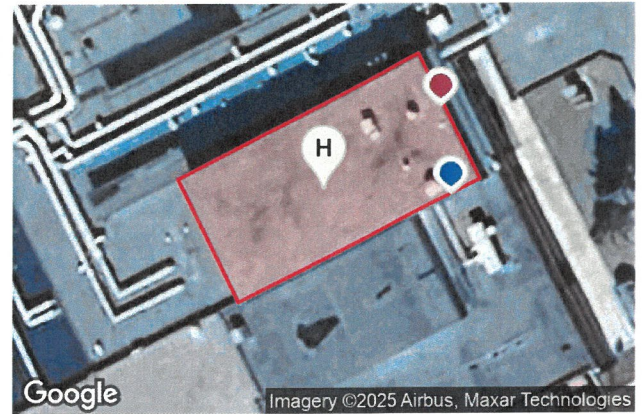
Section: Section H

Size: 5,633

Overall Grade: D

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



1

Perimeter - Metal Edge - Strip In (Emergency)

Quantity: 30 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:

\$1,350



2

Perimeter - Metal Edge - Strip In (Emergency)

Quantity: 50 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:

\$2,250

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Deficiencies

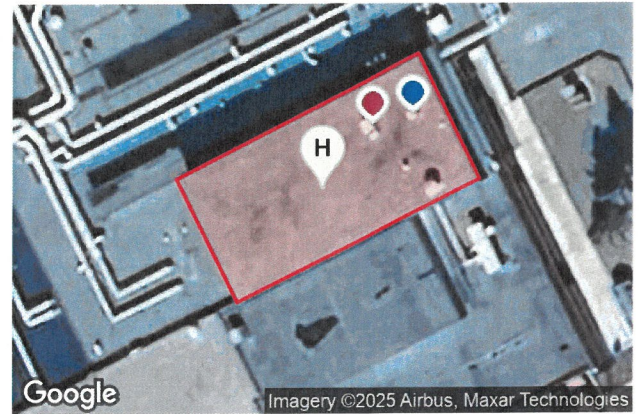
Section: Section H

Size: 5,633

Overall Grade: D

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



Curb - Exhaust fan curb

Quantity: 1 EA

Deficiency:

Need to reflash damaged/bridging membrane at existing curb.

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 damaged/bridging membrane at existing curb.

Corrective Action:

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

Estimated Repair Cost:

\$620

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Deficiencies

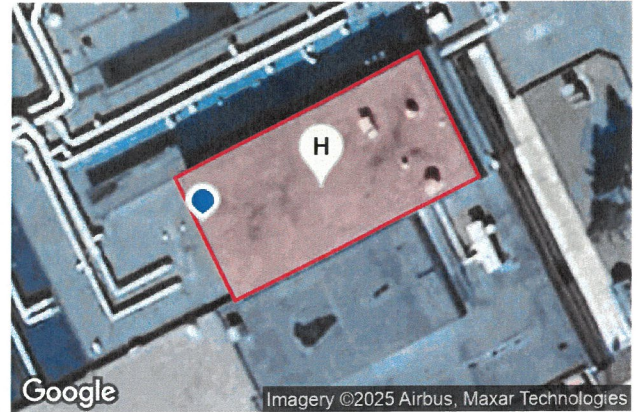
Section: Section H

Size: 5,633

Overall Grade: D

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



Fastener: Backed Out

Quantity: 1 EA

Deficiency:

The fastener has backed out enough to apply tension to the membrane surface for which it is holding down and could pop through the membrane one of several ways.

Corrective Action:

Remove and reinsert a larger diameter fastener and patch the membrane with the same manufacturer's type membrane or the industry acceptable method for the type of membrane if not under a warranty.

Estimated Repair Cost:

\$190

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Summary

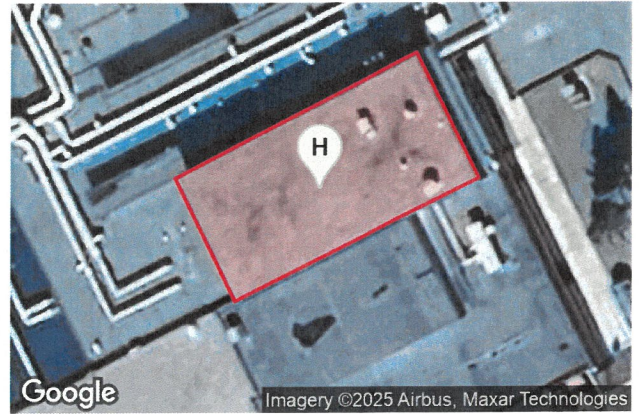
Section: Section H

Size: 5,633

Overall Grade: D

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



Condition Summary

Membrane: C-

Flashings: D-

Sheet Metal: C-

Overall: D

Estimated Replace: 2028

Recommendations:

Estimated Repair Cost: \$5,030

Estimated Replacement Cost: \$101,394

- A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
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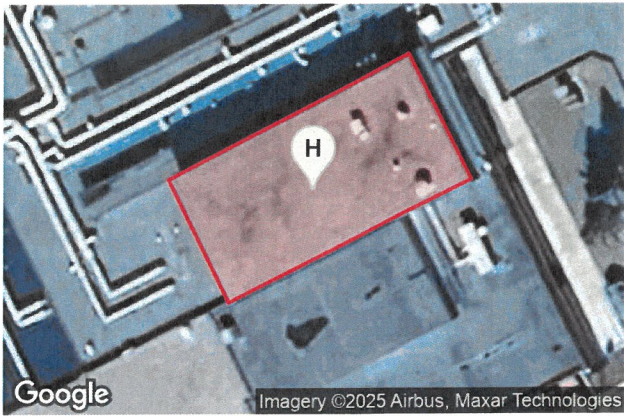
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Budget Module

Section: Section H
Size: 5,633
Overall Grade: D

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



H - Section H (5,633 SF) Grade D

Deficiencies	Qty	Emergency	Proactive	Replacement
Perimeter - Metal Edge - Strip In	30 LF	\$1,350		
Perimeter - Metal Edge - Strip In	50 LF	\$2,250		
Curb - Exhaust fan curb	1 EA		\$620	
Curb - Exhaust fan curb	1 EA	\$620		
Fastener: Backed Out	1 EA		\$190	
Full Replacement	5,633 SF			\$101,394
Total		\$4,220	\$810	\$101,394

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Section Overview

Section: Section I
Size: 3,351
Overall Grade: B

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



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Observations

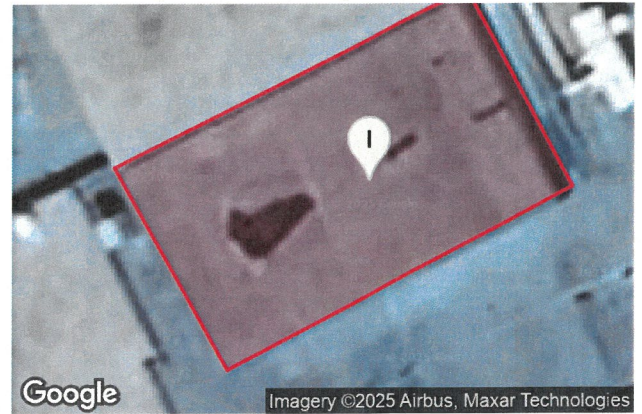
Section: Section I

Size: 3,351

Overall Grade: B

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



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Deficiencies

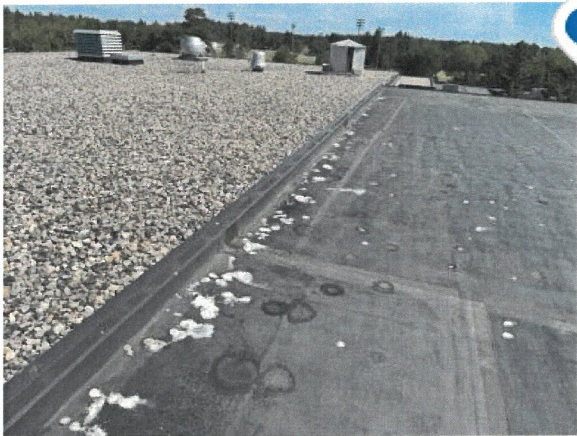
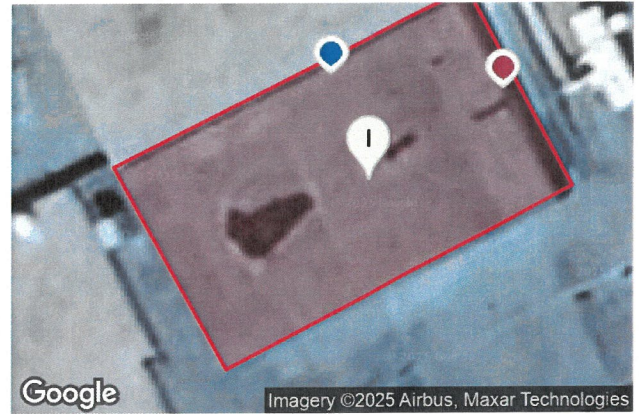
Section: Section I

Size: 3,351

Overall Grade: B

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



Membrane - Contamination (Excessive bird droppings)

Quantity: 70 LF

Deficiency:

Contamination occurs from sources such as acid excrement/rain, grease vents, mechanical oils, etc.

Corrective Action:

Install Bird spikes to prevent further damage.

Estimated Repair Cost:

\$1,260



Drainage - Open Seam Drain/Scupper (Emergency)

Quantity: 1 EA

Deficiency:

Open membrane seams or blisters at scupper / drain can allow water to migrate into the building.

Corrective Action:

Clean, prime(prepare) and seal open laps to ensure water tightness using materials compatible with the existing roofing system.

Estimated Repair Cost:

\$310

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Summary

Section: Section I

Size: 3,351

Overall Grade: B

Inspection Date: 09/05/2025

Inspected By: Joseph Malloy



Condition Summary

Membrane: B

Flashings: B

Sheet Metal: A-

Overall: B

Estimated Replace: 2032

Recommendations:

Estimated Repair Cost: \$1,570

Estimated Replacement Cost: \$60,318

- A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
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Budget Module

Section: Section I
Size: 3,351
Overall Grade: B

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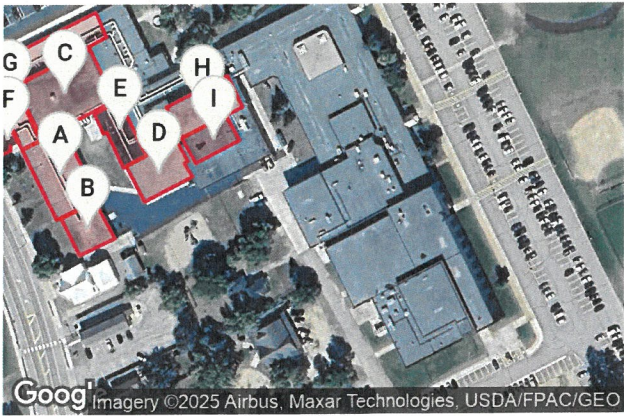
I - Section I (3,351 SF) Grade B

Deficiencies	Qty	Emergency	Proactive	Replacement
Membrane - Contamination (Excessive bird	70 LF		\$1,260	
Drainage - Open Seam Drain/Scupper	1 EA	\$310		
Full Replacement	3,351 SF			\$60,318
Total		\$310	\$1,260	\$60,318

Site Overview

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

- 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.
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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

B - Section B (3,836 SF)

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	3,836 SF			\$76,720
Total		\$0	\$0	\$76,720

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

D - Section D (5,292 SF) Grade C

Deficiencies	Qty	Emergency	Proactive	Replacement
Drainage - Drains/Scupper Open Membrane	1 EA	\$340		
Full Replacement	5,292 SF			\$105,840
Total		\$340	\$0	\$105,840

E - Section E (3,887 SF)

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	3,887 SF			\$77,740
Total		\$0	\$0	\$77,740

F - Section F (1,158 SF) Grade C

Deficiencies	Qty	Emergency	Proactive	Replacement
Base Flashing - Damaged	25 LF	\$750		
Full Replacement	1,158 SF			\$23,160
Total		\$750	\$0	\$23,160

G - Section G (14,491 SF)

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	14,491 SF			\$0
Total		\$0	\$0	\$0

H - Section H (5,633 SF) Grade D

Deficiencies	Qty	Emergency	Proactive	Replacement
Perimeter - Metal Edge - Strip In	30 LF	\$1,350		
Perimeter - Metal Edge - Strip In	50 LF	\$2,250		
Curb - Exhaust fan curb	1 EA		\$620	
Curb - Exhaust fan curb	1 EA	\$620		
Fastener: Backed Out	1 EA		\$190	
Full Replacement	5,633 SF			\$101,394
Total		\$4,220	\$810	\$101,394

I - Section I (3,351 SF) Grade B

Deficiencies	Qty	Emergency	Proactive	Replacement
Membrane - Contamination (Excessive bird	70 LF		\$1,260	
Drainage - Open Seam Drain/Scupper	1 EA	\$310		
Full Replacement	3,351 SF			\$60,318
Total		\$310	\$1,260	\$60,318

	Emergency	Proactive	Replacement
Budget Totals	\$20,350	\$12,870	\$846,852

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Description	Amount
_____ Emergency	\$20,350.00
_____ Proactive	\$12,870.00

Terms and Conditions

Payment is due upon completion of work unless specified in another agreement. An invoice will be sent with documentation of work performed.

Work Authorization

I hereby authorize the work indicated in this document. I understand the minimum cost per service work order is \$500.

Signature: _____ Date: _____

Printed Name: _____ PO#: _____