

Peggy Ripko

From: Peggy Ripko
Sent: Tuesday, July 17, 2018 9:57 AM
To: Peggy Ripko
Subject: Coal Creek North Hail Update

The message below is from the Board of Directors for the Coal Creek North Paired & Patio Villa Homes:

Good morning-

After the hail storm in June, we had Premier Roofing evaluate the roofs in the community for hail damage. The company did two inspections, one via drone and one physical inspection, with the contractor actually on the roofs. I am pleased to let you all know that the report came back with no damage.

The way the roofs are evaluated is by slopes- each house has four slopes (north, south, east, west). In order for damage to be a claim that will be covered by insurance there needs to be 8-10 strikes on one slope. Due to the different directions the slopes are facing it is possible for one slope to have damage but no others on one building.

When they did the inspection they found most slopes had no damage. There are some that have 1-2 strikes per slope but not more than that. It is possible for those strikes to leak down the road, but it's usually 1.5-2 years out. The Board had already asked to have the caulking on the vents evaluated on an annual basis- we are going to add the hail strikes to this as well so we can do repairs as needed to ensure there is no interior damage.

That being said, as it rained over the weekend they are going to have someone come out and evaluate again just to double check. Water has a way of taking the path of least resistance so this extra step is being taken to be as certain as possible that there was no damage.

There were some skylights that were broken in the hail. If that affected you, the skylights are homeowner responsibility to repair.

He did say he was surprised there was not more damage- lots of homes in the area got hit hard but we seem to have emerged fairly unscathed!

I will keep you updated as more information becomes available.

Peggy

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