



BUILDING INFORMATION	
FACILITY	Independence Adult Center
DATE	July 31, 2014
BUILDING	A, B, C BUR
ROOF SQ FT	22,500

ROOF CONSTRUCTION										
ROOF AGE	UNKNOWN	<input type="checkbox"/>	0-5 YEARS	<input type="checkbox"/>	5-10 YEARS	<input type="checkbox"/>	10-15 YEARS	<input checked="" type="checkbox"/>	15+ YEARS	<input type="checkbox"/>
DECK TYPE	METAL	<input type="checkbox"/>	PLYWOOD	<input checked="" type="checkbox"/>	PLANK	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	LW CONCRETE	<input type="checkbox"/>
INSULATION	NONE	<input checked="" type="checkbox"/>	ISO	<input type="checkbox"/>	FIBER	<input type="checkbox"/>	PERLITE	<input type="checkbox"/>	STYRO	<input type="checkbox"/>
INSUL THICK	1 INCH	<input type="checkbox"/>	2 INCH	<input type="checkbox"/>	3 INCH	<input type="checkbox"/>	4 INCH	<input type="checkbox"/>	TAPERED	<input type="checkbox"/>
MEMBRANE	METAL SS	<input type="checkbox"/>	SINGLE PLY	<input type="checkbox"/>	BUR	<input checked="" type="checkbox"/>	MOD BIT	<input type="checkbox"/>	TWO SYSTEMS	<input type="checkbox"/>
MEM SURFACE	COATING	<input type="checkbox"/>	MS CAP	<input checked="" type="checkbox"/>	GRAVEL	<input type="checkbox"/>	SMOOTH	<input type="checkbox"/>		<input type="checkbox"/>
FLASHINGS	CAPSHEET	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
DRAINAGE	JOSAM	<input checked="" type="checkbox"/>	SCUPPERS	<input type="checkbox"/>	GUTTERS	<input type="checkbox"/>	OVER EDGE	<input type="checkbox"/>		<input type="checkbox"/>
SLOPE	NONE	<input type="checkbox"/>	1:12	<input checked="" type="checkbox"/>	2:12	<input type="checkbox"/>	3:12	<input type="checkbox"/>	SS 6:12	<input type="checkbox"/>

ROOF CONDITION - RATINGS (1-10) and RECOMMENDATIONS								#
FIELD	REPAIRS NEEDED	<input type="checkbox"/>					RATING	4
	RESEAL SEAMS	<input type="checkbox"/>	RESEAL BLISTERS or RIDGING	<input type="checkbox"/>			SS RATING	
	CLEAR ROOF OF DEBRIS	<input type="checkbox"/>	DECK REPAIR NEEDED	<input type="checkbox"/>				
	DECK REPAIR SUSPECTED	<input type="checkbox"/>	MEMBRANE IS BRITTLE	<input checked="" type="checkbox"/>				
PITCH/POND	REPAIRS NEEDED	<input type="checkbox"/>					RATING	7
	FILL PONDING AREAS	<input type="checkbox"/>	FIX DECK DEFLECTION	<input type="checkbox"/>				
		<input type="checkbox"/>		<input type="checkbox"/>				
		<input type="checkbox"/>		<input type="checkbox"/>				
FLASHING	REPAIRS NEEDED	<input checked="" type="checkbox"/>					RATING	6
	RESEAL/REPAIR ALL	<input type="checkbox"/>	RESEAL/REPAIR SELECT	<input type="checkbox"/>			SS RATING	
	RESEAL/RECOAT AC DUCT	<input type="checkbox"/>	RESEAL/RECOAT WALL	<input type="checkbox"/>				
	REPAIR WALL CRACKS	<input checked="" type="checkbox"/>	RESEAL BASE FLASHING	<input checked="" type="checkbox"/>				
DRAINAGE	REPAIRS NEEDED	<input type="checkbox"/>					RATING	7
	ADD/ENHANCE CRICKETS	<input type="checkbox"/>	ADD/ENHANCE OVERFLOW	<input type="checkbox"/>				
	CLEAR DRAINS	<input type="checkbox"/>	ADD GUTTER	<input type="checkbox"/>				
	GUTTER REPAIR NEEDED	<input type="checkbox"/>	GUTTER COATING NEEDED	<input type="checkbox"/>				
PENETRATION	REPAIRS NEEDED	<input checked="" type="checkbox"/>					RATING	3
	RESEAL/REPAIR ALL	<input checked="" type="checkbox"/>	RESEAL/REPAIR SELECT	<input type="checkbox"/>				
		<input type="checkbox"/>		<input type="checkbox"/>				
		<input type="checkbox"/>		<input type="checkbox"/>				
MAINTENANCE	KEEP DRAINS CLEAN	<input type="checkbox"/>	KEEP WATERWAYS CLEAN	<input type="checkbox"/>				
	SPOT REPAIR UNTIL REROOF	<input type="checkbox"/>	TRIM TREES	<input checked="" type="checkbox"/>				
	CLEAR ROOF OF DEBRIS	<input checked="" type="checkbox"/>	HVAC REPAIR NEEDED	<input type="checkbox"/>				
	HAZMAT SUSPECTED	<input type="checkbox"/>	KEEP SS GUTTERS CLEAR	<input type="checkbox"/>				
LEAKS	EVIDENCE OF LEAKS	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>		

ROOF CONDITION - OVERALL SYSTEM RATING		
VERY POOR	REPLACE OR COAT IMMEDIATELY - SPOT REPAIRS ONLY	<input type="checkbox"/>
POOR	REPLACE OR COAT IN 1-2 YEARS - SPOT REPAIRS ONLY	<input type="checkbox"/>
FAIR	REPLACE OR COAT IN 3-5 YEARS	<input checked="" type="checkbox"/>
MARGINAL	REPLACE OR COAT IN 5-10 YEARS	<input type="checkbox"/>
GOOD	REPLACE OR COAT IN 10-15 YEARS	<input type="checkbox"/>
EXCELLENT	ONLY IF ROOF IS LESS THAN 5 YEARS OLD	<input type="checkbox"/>

BUDGET ESTIMATES	
IMMEDIATE REPAIRS AS RECOMMENDED	\$0.00
YEARLY PREVENTIVE MAINTENANCE	\$3,000.00
ROOF RECOATING	\$0.00
ROOF REPLACEMENT	\$337,500.00

An aerial view of the building.



An overview photo from the roof level.



The photo below shows craze cracking and penetration sealant failure.



The photo below shows cracks in the wall and marginal base flashing sealant.





BUILDING INFORMATION	
FACILITY	Independence Adult Center
DATE	July 31, 2014
BUILDING	A, B, C Standing Seam
ROOF SQ FT	24,000

ROOF CONSTRUCTION										
ROOF AGE	UNKNOWN	<input type="checkbox"/>	0-5 YEARS	<input type="checkbox"/>	5-10 YEARS	<input type="checkbox"/>	10-15 YEARS	<input checked="" type="checkbox"/>	15+ YEARS	<input type="checkbox"/>
DECK TYPE	METAL	<input type="checkbox"/>	PLYWOOD	<input type="checkbox"/>	PLANK	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	LW CONCRETE	<input type="checkbox"/>
INSULATION	NONE	<input type="checkbox"/>	ISO	<input type="checkbox"/>	FIBER	<input type="checkbox"/>	PERLITE	<input type="checkbox"/>	STYRO	<input type="checkbox"/>
INSUL THICK	1 INCH	<input type="checkbox"/>	2 INCH	<input type="checkbox"/>	3 INCH	<input type="checkbox"/>	4 INCH	<input type="checkbox"/>	TAPERED	<input type="checkbox"/>
MEMBRANE	METAL SS	<input checked="" type="checkbox"/>	SINGLE PLY	<input type="checkbox"/>	BUR	<input type="checkbox"/>	MOD BIT	<input type="checkbox"/>	TWO SYSTEMS	<input type="checkbox"/>
MEM SURFACE	COATING	<input type="checkbox"/>	MS CAP	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	SMOOTH	<input type="checkbox"/>		<input type="checkbox"/>
FLASHINGS	CAPSHEET	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
DRAINAGE	JOSAM	<input type="checkbox"/>	SCUPPERS	<input type="checkbox"/>	GUTTERS	<input checked="" type="checkbox"/>	OVER EDGE	<input type="checkbox"/>		<input type="checkbox"/>
SLOPE	NONE	<input type="checkbox"/>	1:12	<input type="checkbox"/>	2:12	<input type="checkbox"/>	3:12	<input type="checkbox"/>	SS 6:12	<input checked="" type="checkbox"/>

ROOF CONDITION - RATINGS (1-10) and RECOMMENDATIONS								#
FIELD	REPAIRS NEEDED	<input type="checkbox"/>					RATING	
	RESEAL SEAMS	<input type="checkbox"/>	RESEAL BLISTERS or RIDGING	<input type="checkbox"/>			SS RATING	8
	CLEAR ROOF OF DEBRIS	<input type="checkbox"/>	DECK REPAIR NEEDED	<input type="checkbox"/>				
	DECK REPAIR SUSPECTED	<input type="checkbox"/>	MEMBRANE IS BRITTLE	<input type="checkbox"/>				
PITCH/POND	REPAIRS NEEDED	<input type="checkbox"/>					RATING	
	FILL PONDING AREAS	<input type="checkbox"/>	FIX DECK DEFLECTION	<input type="checkbox"/>				
		<input type="checkbox"/>		<input type="checkbox"/>				
		<input type="checkbox"/>		<input type="checkbox"/>				
FLASHING	REPAIRS NEEDED	<input type="checkbox"/>					RATING	
	RESEAL/REPAIR ALL	<input type="checkbox"/>	RESEAL/REPAIR SELECT	<input type="checkbox"/>			SS RATING	8
	RESEAL/RECOAT AC DUCT	<input type="checkbox"/>	RESEAL/RECOAT WALL	<input type="checkbox"/>				
	REPAIR WALL CRACKS	<input type="checkbox"/>	RESEAL BASE FLASHING	<input type="checkbox"/>				
DRAINAGE	REPAIRS NEEDED	<input type="checkbox"/>					RATING	
	ADD/ENHANCE CRICKETS	<input type="checkbox"/>	ADD/ENHANCE OVERFLOW	<input type="checkbox"/>				
	CLEAR DRAINS	<input type="checkbox"/>	ADD GUTTER	<input type="checkbox"/>				
	GUTTER REPAIR NEEDED	<input type="checkbox"/>	GUTTER COATING NEEDED	<input type="checkbox"/>				
PENETRATION	REPAIRS NEEDED	<input type="checkbox"/>					RATING	
	RESEAL/REPAIR ALL	<input type="checkbox"/>	RESEAL/REPAIR SELECT	<input type="checkbox"/>				
		<input type="checkbox"/>		<input type="checkbox"/>				
		<input type="checkbox"/>		<input type="checkbox"/>				
MAINTENANCE	KEEP DRAINS CLEAN	<input type="checkbox"/>	KEEP WATERWAYS CLEAN	<input type="checkbox"/>				
	SPOT REPAIR UNTIL REROOF	<input type="checkbox"/>	TRIM TREES	<input type="checkbox"/>				
	CLEAR ROOF OF DEBRIS	<input type="checkbox"/>	HVAC REPAIR NEEDED	<input type="checkbox"/>				
	HAZMAT SUSPECTED	<input type="checkbox"/>	KEEP SS GUTTERS CLEAR	<input checked="" type="checkbox"/>				
LEAKS	EVIDENCE OF LEAKS	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>		

ROOF CONDITION - OVERALL SYSTEM RATING	
VERY POOR	REPLACE OR COAT IMMEDIATELY - SPOT REPAIRS ONLY <input type="checkbox"/>
POOR	REPLACE OR COAT IN 1-2 YEARS - SPOT REPAIRS ONLY <input type="checkbox"/>
FAIR	REPLACE OR COAT IN 3-5 YEARS <input type="checkbox"/>
MARGINAL	REPLACE OR COAT IN 5-10 YEARS <input type="checkbox"/>
GOOD	REPLACE OR COAT IN 10-15 YEARS <input checked="" type="checkbox"/>
EXCELLENT	ONLY IF ROOF IS LESS THAN 5 YEARS OLD <input type="checkbox"/>

BUDGET ESTIMATES	
IMMEDIATE REPAIRS AS RECOMMENDED	\$0.00
YEARLY PREVENTIVE MAINTENANCE	\$1,500.00
ROOF RECOATING	\$240,000.00
ROOF REPLACEMENT	\$0.00

An aerial view of the building.



An overview photo from the roof level.



The photo below shows craze cracking and penetration sealant failure.



The photo below shows cracks in the wall and marginal base flashing sealant.





BUILDING INFORMATION	
FACILITY	Independence Adult Center
DATE	July 31, 2014
BUILDING	Portables P1, P2, P3
ROOF SQ FT	10,500

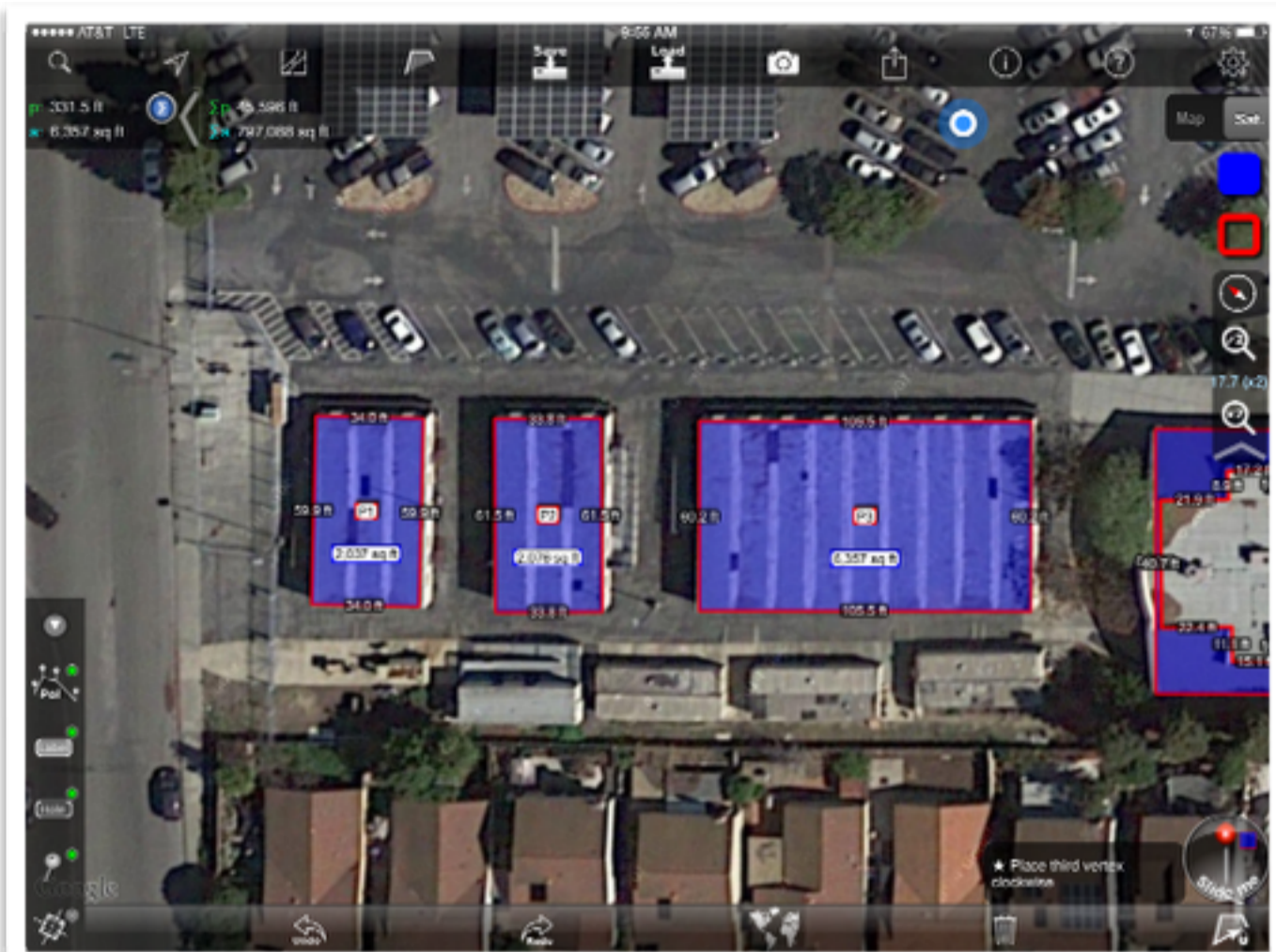
ROOF CONSTRUCTION										
ROOF AGE	UNKNOWN	<input type="checkbox"/>	0-5 YEARS	<input type="checkbox"/>	5-10 YEARS	<input type="checkbox"/>	10-15 YEARS	<input checked="" type="checkbox"/>	15+ YEARS	<input type="checkbox"/>
DECK TYPE	METAL	<input type="checkbox"/>	PLYWOOD	<input type="checkbox"/>	PLANK	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	LW CONCRETE	<input type="checkbox"/>
INSULATION	NONE	<input type="checkbox"/>	ISO	<input type="checkbox"/>	FIBER	<input type="checkbox"/>	PERLITE	<input type="checkbox"/>	STYRO	<input type="checkbox"/>
INSUL THICK	1 INCH	<input type="checkbox"/>	2 INCH	<input type="checkbox"/>	3 INCH	<input type="checkbox"/>	4 INCH	<input type="checkbox"/>	TAPERED	<input type="checkbox"/>
MEMBRANE	METAL	<input checked="" type="checkbox"/>	SINGLE PLY	<input type="checkbox"/>	BUR	<input type="checkbox"/>	MOD BIT	<input type="checkbox"/>	TWO SYSTEMS	<input type="checkbox"/>
MEM SURFACE	COATING	<input type="checkbox"/>	MS CAP	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	SMOOTH	<input type="checkbox"/>		<input type="checkbox"/>
FLASHINGS	CAPSHEET	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
DRAINAGE	JOSAM	<input type="checkbox"/>	SCUPPERS	<input type="checkbox"/>	GUTTERS	<input type="checkbox"/>	OVER EDGE	<input checked="" type="checkbox"/>		<input type="checkbox"/>
SLOPE	NONE	<input type="checkbox"/>	1:12	<input checked="" type="checkbox"/>	2:12	<input type="checkbox"/>	3:12	<input type="checkbox"/>	SS 6:12	<input type="checkbox"/>

ROOF CONDITION - RATINGS (1-10) and RECOMMENDATIONS								#
FIELD	REPAIRS NEEDED	<input type="checkbox"/>					RATING	
	RESEAL SEAMS	<input type="checkbox"/>	RESEAL BLISTERS or RIDGING	<input type="checkbox"/>			METAL RATING	2
	CLEAR ROOF OF DEBRIS	<input type="checkbox"/>	DECK REPAIR NEEDED	<input checked="" type="checkbox"/>				
	DECK REPAIR SUSPECTED	<input type="checkbox"/>	METAL ROOF RUSTING	<input checked="" type="checkbox"/>				
PITCH/POND	REPAIRS NEEDED	<input type="checkbox"/>					RATING	
	FILL PONDING AREAS	<input type="checkbox"/>	FIX DECK DEFLECTION	<input type="checkbox"/>				
		<input type="checkbox"/>		<input type="checkbox"/>				
		<input type="checkbox"/>		<input type="checkbox"/>				
FLASHING	REPAIRS NEEDED	<input type="checkbox"/>					RATING	
	RESEAL/REPAIR ALL	<input type="checkbox"/>	RESEAL/REPAIR SELECT	<input type="checkbox"/>			METAL RATING	2
	RESEAL/RECOAT AC DUCT	<input type="checkbox"/>	RESEAL/RECOAT WALL	<input type="checkbox"/>				
	REPAIR WALL CRACKS	<input type="checkbox"/>	ALL FLASHINGS FAILING	<input checked="" type="checkbox"/>				
DRAINAGE	REPAIRS NEEDED	<input type="checkbox"/>					RATING	
	ADD/ENHANCE CRICKETS	<input type="checkbox"/>	ADD/ENHANCE OVERFLOW	<input type="checkbox"/>				
	CLEAR DRAINS	<input type="checkbox"/>	ADD GUTTER	<input type="checkbox"/>				
	GUTTER REPAIR NEEDED	<input type="checkbox"/>	GUTTER COATING NEEDED	<input type="checkbox"/>				
PENETRATION	REPAIRS NEEDED	<input type="checkbox"/>					RATING	
	RESEAL/REPAIR ALL	<input checked="" type="checkbox"/>	RESEAL/REPAIR SELECT	<input type="checkbox"/>				
		<input type="checkbox"/>		<input type="checkbox"/>				
		<input type="checkbox"/>		<input type="checkbox"/>				
MAINTENANCE	KEEP DRAINS CLEAN	<input type="checkbox"/>	KEEP WATERWAYS CLEAN	<input type="checkbox"/>				
	SPOT REPAIR UNTIL REROOF	<input checked="" type="checkbox"/>	TRIM TREES	<input type="checkbox"/>				
	CLEAR ROOF OF DEBRIS	<input type="checkbox"/>	HVAC REPAIR NEEDED	<input type="checkbox"/>				
	HAZMAT SUSPECTED	<input type="checkbox"/>	KEEP SS GUTTERS CLEAR	<input type="checkbox"/>				
LEAKS	EVIDENCE OF LEAKS	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>		

ROOF CONDITION - OVERALL SYSTEM RATING		
VERY POOR	REPLACE OR COAT IMMEDIATELY - SPOT REPAIRS ONLY	<input checked="" type="checkbox"/>
POOR	REPLACE OR COAT IN 1-2 YEARS - SPOT REPAIRS ONLY	<input type="checkbox"/>
FAIR	REPLACE OR COAT IN 3-5 YEARS	<input type="checkbox"/>
MARGINAL	REPLACE OR COAT IN 5-10 YEARS	<input type="checkbox"/>
GOOD	REPLACE OR COAT IN 10-15 YEARS	<input type="checkbox"/>
EXCELLENT	ONLY IF ROOF IS LESS THAN 5 YEARS OLD	<input type="checkbox"/>

BUDGET ESTIMATES	
IMMEDIATE REPAIRS AS RECOMMENDED	\$0.00
YEARLY PREVENTIVE MAINENANCE	\$1,500.00
ROOF RECOATING	\$105,000.00
ROOF REPLACEMENT	\$0.00

An aerial view of the building.



An overview photo from the roof level.



The photo below shows many repair attempts on these metal roofs.



The photo below shows extensive rusting and edge flashing failure.

