



BUILDING INFORMATION	
FACILITY	Independence HS
DATE	July 24, 2014
BUILDING	M1
ROOF SQ FT	10,500

ROOF CONSTRUCTION										
ROOF AGE	SS 2007	<input checked="" type="checkbox"/>	0-5 YEARS	<input type="checkbox"/>	5-10 YEARS	<input checked="" type="checkbox"/>	10-15 YEARS	<input 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 checked="" type="checkbox"/>	SINGLE PLY	<input type="checkbox"/>	BUR	<input checked="" type="checkbox"/>	MOD BIT	<input type="checkbox"/>	TWO SYSTEMS	<input checked="" type="checkbox"/>
MEM SURFACE	COATING	<input checked="" type="checkbox"/>	MS CAP	<input checked="" type="checkbox"/>	GRAVEL	<input type="checkbox"/>	SMOOTH	<input checked="" 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"/>	SS GUTTERS	<input checked="" 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 checked="" type="checkbox"/>

ROOF CONDITION - RATINGS (1-10) and RECOMMENDATIONS								#
FIELD	REPAIRS NEEDED	<input type="checkbox"/>					RATING	7
	RESEAL SEAMS	<input type="checkbox"/>		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 BRITTLE	<input 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	5
	RESEAL/REPAIR ALL	<input type="checkbox"/>		RESEAL/REPAIR SELECT	<input type="checkbox"/>		SS RATING	8
	RESEAL/RECOAT AC DUCT	<input type="checkbox"/>		RESEAL/RECOAT SOUTH WALL	<input checked="" type="checkbox"/>			
	BASE FLASH CRAZE CRACKING	<input type="checkbox"/>			<input 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 type="checkbox"/>					RATING	7
	RESEAL/REPAIR ALL	<input type="checkbox"/>		RESEAL/REPAIR SELECT	<input type="checkbox"/>			
	RAISE CURBS	<input type="checkbox"/>			<input type="checkbox"/>			
		<input type="checkbox"/>			<input type="checkbox"/>			
MAINTENANCE	KEEP DRAINS CLEAN	<input checked="" 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"/>			<input 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 checked="" type="checkbox"/>
GOOD	SS - 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	\$2,500.00
YEARLY PREVENTIVE MAINTENANCE	\$1,500.00
ROOF RECOATING	\$0.00
ROOF REPLACEMENT	\$157,500.00

An aerial view of the building.



An overview photo from the roof level.



The photo below shows the lower roof sections in marginal condition.



The photo below shows the south walls coating and sealant is failing.





BUILDING INFORMATION	
FACILITY	Independence HS
DATE	July 24, 2014
BUILDING	M2
ROOF SQ FT	11,500

ROOF CONSTRUCTION										
ROOF AGE	SS 2007	<input checked="" type="checkbox"/>	0-5 YEARS	<input type="checkbox"/>	5-10 YEARS	<input type="checkbox"/>	10-15 YEARS	<input type="checkbox"/>	15+ YEARS	<input checked="" 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 checked="" type="checkbox"/>	SINGLE PLY	<input type="checkbox"/>	BUR	<input checked="" type="checkbox"/>	MOD BIT	<input type="checkbox"/>	TWO SYSTEMS	<input checked="" 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"/>	SS GUTTERS	<input checked="" 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 checked="" type="checkbox"/>

ROOF CONDITION - RATINGS (1-10) and RECOMMENDATIONS								#
FIELD	REPAIRS NEEDED	<input type="checkbox"/>					RATING	2
	RESEAL SEAMS	<input type="checkbox"/>		BLISTERS or RIDGING	<input checked="" type="checkbox"/>		SS RATING	8
	CLEAR ROOF OF DEBRIS	<input type="checkbox"/>		DECK REPAIR NEEDED	<input type="checkbox"/>			
	DECK REPAIR SUSPECTED	<input checked="" type="checkbox"/>		MEMBRANE BRITTLE	<input checked="" type="checkbox"/>			
PITCH/POND	REPAIRS NEEDED	<input type="checkbox"/>					RATING	4
	FILL PONDING AREAS	<input type="checkbox"/>		FIX DECK DEFLECTION	<input checked="" type="checkbox"/>			
		<input type="checkbox"/>			<input type="checkbox"/>			
		<input type="checkbox"/>			<input type="checkbox"/>			
FLASHING	REPAIRS NEEDED	<input type="checkbox"/>					RATING	2
	RESEAL/REPAIR ALL	<input type="checkbox"/>		RESEAL/REPAIR SELECT	<input type="checkbox"/>		SS RATING	8
	RESEAL/RECOAT AC DUCT	<input checked="" type="checkbox"/>		RESEAL/RECOAT WALL	<input checked="" type="checkbox"/>			
	BASE FLASH CRAZE CRACKING	<input checked="" type="checkbox"/>			<input type="checkbox"/>			
DRAINAGE	REPAIRS NEEDED	<input type="checkbox"/>					RATING	2
	ADD/ENHANCE CRICKETS	<input checked="" type="checkbox"/>		ADD/ENHANCE OVERFLOW	<input checked="" type="checkbox"/>			
	CLEAR DRAINS	<input checked="" 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	2
	RESEAL/REPAIR ALL	<input type="checkbox"/>		RESEAL/REPAIR SELECT	<input type="checkbox"/>			
	RAISE CURBS	<input checked="" type="checkbox"/>			<input type="checkbox"/>			
		<input type="checkbox"/>			<input type="checkbox"/>			
MAINTENANCE	KEEP DRAINS CLEAN	<input checked="" 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 checked="" type="checkbox"/>			<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	SS - 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	\$0.00
ROOF REPLACEMENT	\$172,500.00

An aerial view of the building.



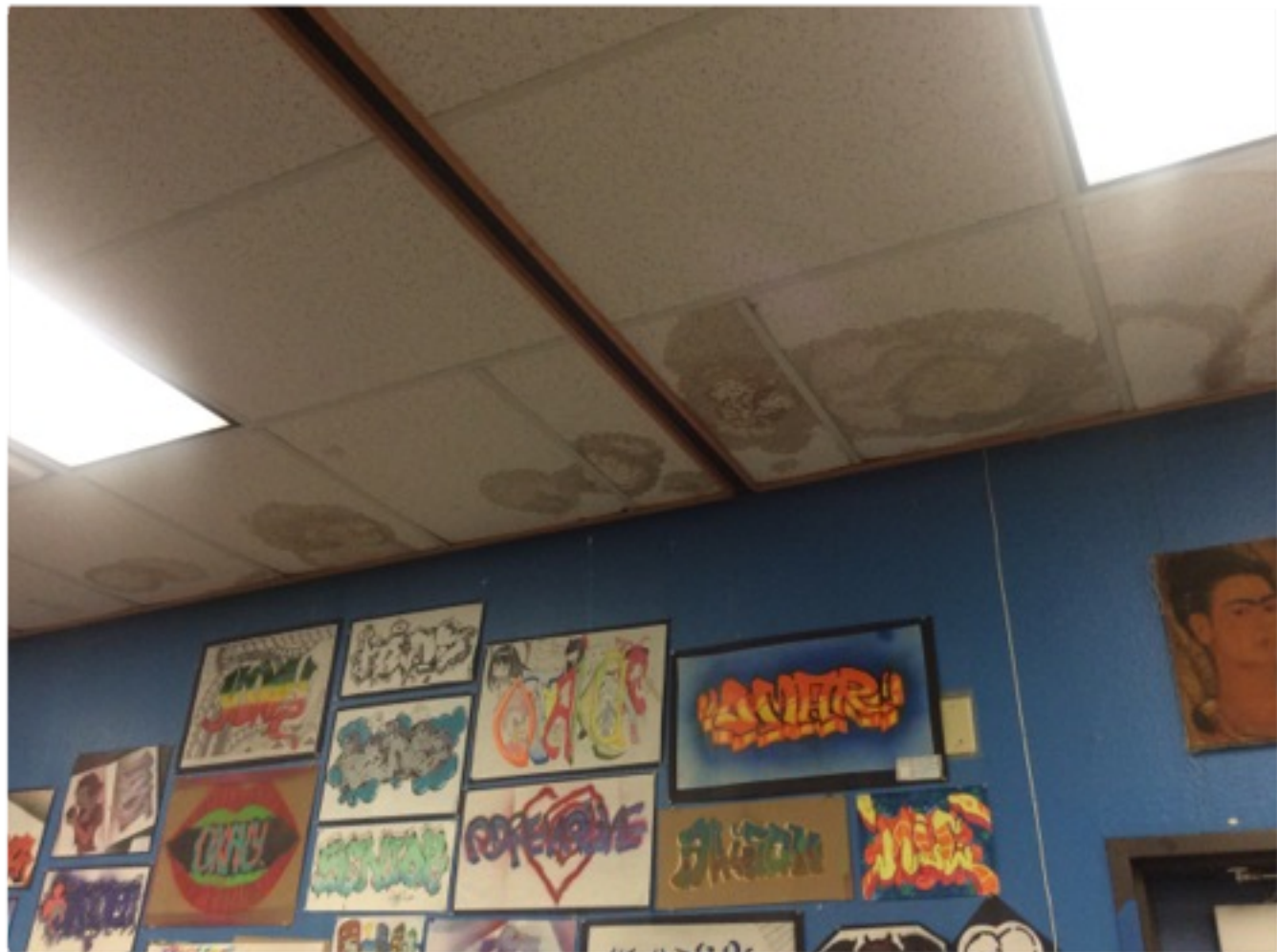
An overview photo from the roof level.



The photo below shows the wall coating and flashing failing.



The photo below shows directly below the photo above.





BUILDING INFORMATION	
FACILITY	Independence HS
DATE	July 24, 2014
BUILDING	M3
ROOF SQ FT	14,000

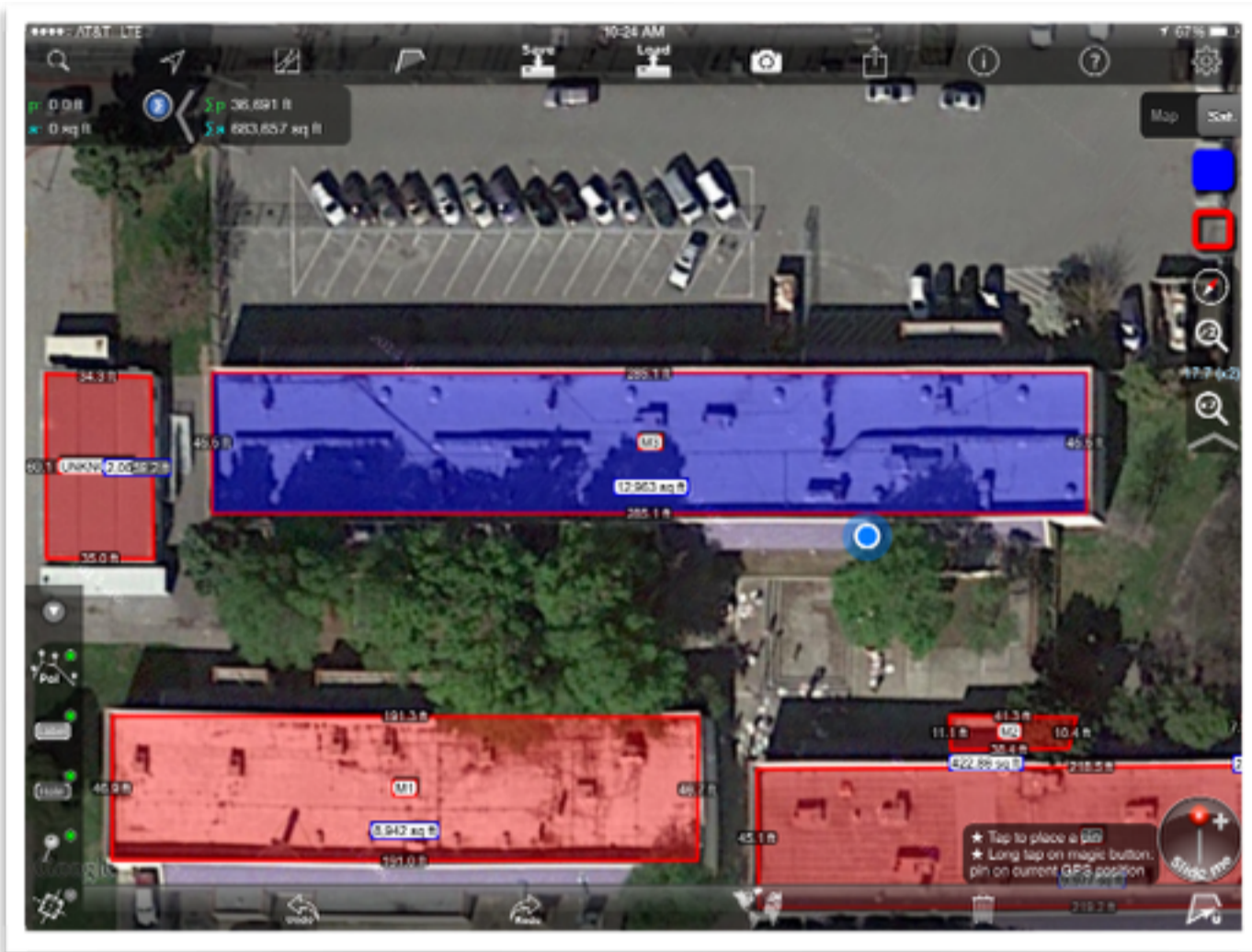
ROOF CONSTRUCTION										
ROOF AGE	SS 2007	<input checked="" type="checkbox"/>	0-5 YEARS	<input type="checkbox"/>	5-10 YEARS	<input type="checkbox"/>	10-15 YEARS	<input checked="" type="checkbox"/>	15+ YEARS	<input type="checkbox"/>
DECK TYPE	METAL	<input type="checkbox"/>	PLYWOOD	<input checked="" 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 checked="" type="checkbox"/>	SINGLE PLY	<input type="checkbox"/>	BUR	<input checked="" type="checkbox"/>	MOD BIT	<input type="checkbox"/>	TWO SYSTEMS	<input checked="" 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"/>	SS GUTTERS	<input checked="" 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 checked="" type="checkbox"/>

ROOF CONDITION - RATINGS (1-10) and RECOMMENDATIONS				#		
FIELD	REPAIRS NEEDED	<input type="checkbox"/>		RATING	5	
	RESEAL SEAMS	<input type="checkbox"/>	BLISTERS or RIDGING	<input checked="" type="checkbox"/>	SS RATING	8
	CLEAR ROOF OF DEBRIS	<input type="checkbox"/>	DECK REPAIR NEEDED	<input type="checkbox"/>		
	DECK REPAIR SUSPECTED	<input checked="" type="checkbox"/>	MEMBRANE BRITTLE	<input checked="" type="checkbox"/>		
PITCH/POND	REPAIRS NEEDED	<input type="checkbox"/>		RATING	4	
	FILL PONDING AREAS	<input type="checkbox"/>	FIX DECK DEFLECTION	<input checked="" type="checkbox"/>		
		<input type="checkbox"/>		<input type="checkbox"/>		
		<input type="checkbox"/>		<input type="checkbox"/>		
FLASHING	REPAIRS NEEDED	<input type="checkbox"/>		RATING	2	
	RESEAL/REPAIR ALL	<input type="checkbox"/>	RESEAL/REPAIR SELECT	<input type="checkbox"/>	SS RATING	8
	RESEAL/RECOAT AC DUCT	<input checked="" type="checkbox"/>	RESEAL/RECOAT WALL	<input checked="" type="checkbox"/>		
	BASE FLASH CRAZE CRACKING	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
DRAINAGE	REPAIRS NEEDED	<input type="checkbox"/>		RATING	2	
	ADD/ENHANCE CRICKETS	<input checked="" type="checkbox"/>	ADD/ENHANCE OVERFLOW	<input checked="" 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	2	
	RESEAL/REPAIR ALL	<input type="checkbox"/>	RESEAL/REPAIR SELECT	<input type="checkbox"/>		
	RAISE CURBS	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
		<input type="checkbox"/>		<input type="checkbox"/>		
MAINTENANCE	KEEP DRAINS CLEAN	<input checked="" type="checkbox"/>	KEEP WATERWAYS CLEAN	<input type="checkbox"/>		
	SPOT REPAIR UNTIL REROOF	<input checked="" 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 checked="" type="checkbox"/>		<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 checked="" 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	SS - 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	\$0.00
ROOF REPLACEMENT	\$210,000.00

An aerial view of the building.



An overview photo from the roof level.





The photo below shows that the AC duct needs to be sealed and all the curbs raised.



The photo below shows evidence of leaks and wall problems.





BUILDING INFORMATION	
FACILITY	Independence HS
DATE	July 21, 2014
BUILDING	Portables 1-24, Portable Restrooms 1 and 2
ROOF SQ FT	31,000

ROOF CONSTRUCTION										
ROOF AGE	UNKNOWN	<input type="checkbox"/>	0-5 YEARS	<input type="checkbox"/>	5-10 YEARS	<input checked="" type="checkbox"/>	10-15 YEARS	<input 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"/>	GALVANIZED	<input checked="" 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 checked="" type="checkbox"/>	2:12	<input type="checkbox"/>	3:12	<input type="checkbox"/>	6:12	<input type="checkbox"/>

ROOF CONDITION - RATINGS (1-10) and RECOMMENDATIONS				#	
FIELD	REPAIRS NEEDED	<input type="checkbox"/>		RATING	8
	RESEAL SEAMS	<input type="checkbox"/>	RESEAL BLISTERS or RIDGING	<input type="checkbox"/>	
	CLEAR ROOF OF DEBRIS	<input type="checkbox"/>	DECK REPAIR NEEDED	<input type="checkbox"/>	
	DECK REPAIR SUSPECTED	<input type="checkbox"/>	RESEAL/RPLACE FASTENERS	<input type="checkbox"/>	
PITCH/POND	REPAIRS NEEDED	<input type="checkbox"/>		RATING	8
	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	6
	RESEAL/REPAIR ALL	<input type="checkbox"/>	RESEAL/REPAIR SELECT	<input type="checkbox"/>	
	RESEAL/RECOAT AC DUCT	<input type="checkbox"/>	RESEAL/RECOAT WALL	<input type="checkbox"/>	
		<input type="checkbox"/>		<input 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 type="checkbox"/>		RATING	6
	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 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	GOOD HOWEVER PLAN TO 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"/>

**ADDITIONAL NOTES**  
 ALTHOUGH THE METAL ROOFS ARE IN GREAT SHAPE THE GALVANIZED COATING HAS A LIFESPAN OF ABOUT 10-15 YEARS. THE NEED FOR A COATING IS BASED SOLEY ON THE ESTIMATE (GUESS IN THIS CASE) OF THE ROOF AGE.

BUDGET ESTIMATES	
IMMEDIATE REPAIRS AS RECOMMENDED	\$0.00
YEARLY PREVENTIVE MAINENANCE	\$2,500.00
ROOF RECOATING	\$310,000.00
ROOF REPLACEMENT	\$0.00

An aerial view of the building.



An overview photo from the roof level.



The photo below shows no signs of rust yet.



The photo below shows the need to periodically clean the gutters.

