ROOF CONSTRUCTION

ROOF AGE
UNKNOWN 0-5 YEARS 5-10 YEARS 10-15 YEARS 15+ YEARS

DECK TYPE
METAL PLYWOOD PLANK CONCRETE LW CONCRETE

INSULATION
NONE ISO FIBER PERLITE STYRO

MEMBRANE
METAL SS METAL FLAT BUR MOD BIT TWO SYSTEMS

MEM SURFACE
COATING MS CAP GRAVEL SMOOTH GRANULE

FLASHINGS
CAPSHEET HYPALON

DRAINAGE
JOSAM SCUPPERS GUTTERS OVER EDGE

SLOPE
SLIGHT 1:12 2:12 3:12 6:12

ROOF CONDITION - RATINGS (1-10) and RECOMMENDATIONS

FIELD REPAIRS NEEDED RATING 4
RESEAL SEAMS HEAVY RUST
CLEAR ROOF OF DEBRIS DECK REPAIR NEEDED
DECK REPAIR SUSPECTED RESEAL/REPLACE FASTENERS
MANY REPAIRS BRITTLE MEMBRANE
EXCESSIVE WEAR MEMBRANE FIBERS EXPOSED

PITCH/POND REPAIRS NEEDED RATING 5
FILL PONDING AREAS FIX DECK DEFLECTION
SOME PONDING EXCESSIVE PONDING

FLASHING REPAIRS NEEDED RATING 5
RESEAL/REPAIR ALL RESEAL/REPAIR SELECT
RESEAL/RECOAT AC DUCT RESEAL/RECOAT WALL
RESEAL WALL FLASHING WALL REPAIR NEEDED

DRAINAGE REPAIRS NEEDED RATING 5
ADD/ENHANCE CRICKETS ADD/ENHANCE OVERFLOW
CLEAR DRAINS ADD GUTTER
GUTTER REPAIR NEEDED GUTTER COATING NEEDED

PENETRATION REPAIRS NEEDED RATING -
RESEAL/REPAIR ALL RESEAL/REPAIR SELECT
REPLACE SKYLIGHT RAISE HEIGHT WHEN POSSIBLE

ADDITIONAL ACTION NEEDED
IMPROVE ROOF ACCESS ADD EXTERNAL LADDER
REMOVE DEAD EQUIPMENT

MAINTENANCE
KEEP DRAINS CLEAN KEEP WATERWAYS CLEAN
SPOT REPAIR UNTIL REROOF TRIM TREES
CLEAR ROOF OF DEBRIS HVAC REPAIR NEEDED
HAZMAT SUSPECTED KEEP SS GUTTERS CLEAR

LEAKS EVIDENCE OF LEAKS YES NO

ROOF CONDITION - OVERALL SYSTEM RATING

VERY POOR REPLACE OR COAT IMMEDIATELY - SPOT REPAIRS ONLY
POOR REPLACE OR COAT IN 1-2 YEARS - SPOT REPAIRS ONLY
FAIR REPLACE OR COAT IN 3-5 YEARS
MARGINAL REPLACE OR COAT IN 5-10 YEARS
GOOD REPLACE OR COAT IN 10-15 YEARS
EXCELLENT ONLY IF ROOF IS LESS THAN 5 YEARS OLD

ADDITIONAL NOTES
THE ROOF LOOKS GOOD. THE FASTENERS ARE RUSTING - RESEAL THEM ONLY IF THE BUILDING HAS BEEN REPORTED AS LEAKING.

BUDGET ESTIMATES
IMMEDIATE REPAIRS AS RECOMMENDED $0.00
YEARLY PREVENTIVE MAINENANCE $500.00
ROOF RECOATING $51,000.00
ROOF REPLACEMENT $0.00
An aerial view of the building.

An overview photo from the roof level.
### Roof Condition - Ratings (1-10) and Recommendations

<table>
<thead>
<tr>
<th>Field</th>
<th>Repairs Needed</th>
<th>Rating 2</th>
</tr>
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<tbody>
<tr>
<td>Clear Roof of Debris</td>
<td>Deck Repair Needed</td>
<td></td>
</tr>
<tr>
<td>Deck Repair Suspected</td>
<td>Reseal/Repair Fasteners</td>
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<tr>
<td>Craze Cracking</td>
<td>Brittle Membrane</td>
<td></td>
</tr>
<tr>
<td>Excessive Wear</td>
<td>Membrane Fibers Exposed</td>
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</table>

<table>
<thead>
<tr>
<th>Pitch/Pond</th>
<th>Repairs Needed</th>
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<tbody>
<tr>
<td>Fill Ponding Areas</td>
<td>Fix Deck Deflection</td>
<td></td>
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<tr>
<td>Some Ponding</td>
<td>Excessive Ponding</td>
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<table>
<thead>
<tr>
<th>Flashing</th>
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<th>Rating 3</th>
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<tbody>
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<td>Reseal/Repair All</td>
<td>Reseal/Repair Select</td>
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<tr>
<td>Reseal/Recoat AC Duct</td>
<td>Reseal/Recoat Wall</td>
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<td>Reseal Wall Flashing</td>
<td>Wall Repair Needed</td>
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<table>
<thead>
<tr>
<th>Drainage</th>
<th>Repairs Needed</th>
<th>Rating 5</th>
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</thead>
<tbody>
<tr>
<td>Add/Enhance Crickets</td>
<td>Add/Enhance Overflow</td>
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</tr>
<tr>
<td>Clear Drains</td>
<td>Add Gutter</td>
<td></td>
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<tr>
<td>Gutter Repair Needed</td>
<td>Gutter Coating Needed</td>
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<table>
<thead>
<tr>
<th>Penetration</th>
<th>Repairs Needed</th>
<th>Rating 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reseal/Repair All</td>
<td>Reseal/Repair Select</td>
<td></td>
</tr>
<tr>
<td>Replace Skylight</td>
<td>Raise Height When Possible</td>
<td></td>
</tr>
</tbody>
</table>

| Additional | Action Needed | |
|------------|---------------| |
| Improve Roof Access | Add External Ladder | |
| Remove Dead Equipment | | |

| Maintenance | |
|-------------| |
| Keep Drains Clean | Keep Waterways Clean | |
| Spot Repair Until Reroof | Trim Trees | |
| Clear Roof of Debris | HVAC Repair Needed | |
| Hazmat Suspected | Keep SS Gutters Clear | |

### Leaks | Evidence of Leaks | Yes | No |

### Roof Condition - Overall System Rating

- **Very Poor**: Replace or Coat Immediately - Spot Repairs Only
- **Poor**: Replace or Coat in 1-2 Years - Spot Repairs Only
- **Fair**: Replace or Coat in 3-5 Years
- **Marginal**: Replace or Coat in 5-10 Years
- **Good**: Replace or Coat in 10-15 Years
- **Excellent**: Only if Roof is Less Than 5 Years Old

### Additional Notes

- Roof is Over Due for Replacement.

### Budget Estimates

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<tr>
<th>Immediate Repairs as Recommended</th>
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<td>Yearly Preventive Maintenance</td>
<td>$1,500.00</td>
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<tr>
<td>Roof Recoating</td>
<td>$0.00</td>
</tr>
<tr>
<td>Roof Replacement</td>
<td>$606,000.00</td>
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</table>
An aerial view of the building.

An overview photo from the roof level.
The photo below shows excessive wear to the membrane exposing the fibers.

The photo below shows holes in the building expansion joints.
## Roof Construction

<table>
<thead>
<tr>
<th>Field</th>
<th>Rating</th>
<th>Recommendations</th>
</tr>
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<tbody>
<tr>
<td>Deck Type</td>
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<td>Metal, Plywood, Plank, Concrete, LW Concrete</td>
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<td>Insulation</td>
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<tr>
<td>Membrane</td>
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<td>Metal SS, Metal Flat, Bur, Mod Bit, Two Systems</td>
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<tr>
<td>Membrane Surface</td>
<td></td>
<td>Coating, MS Cap, Gravel, Smooth, Granule</td>
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<tr>
<td>Flashings</td>
<td></td>
<td>Capsheet, Hypalon</td>
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<tr>
<td>Drainage</td>
<td></td>
<td>Josam, Scuppers, Gutters, Over Edge</td>
</tr>
<tr>
<td>Slope</td>
<td></td>
<td>Slight, 1:12, 2:12, 3:12, 6:12</td>
</tr>
<tr>
<td>Roof Age</td>
<td></td>
<td>1998, 0-5 Years, 5-10 Years, 10-15 Years, 15+ Years</td>
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<tr>
<td>Insulation Thickness</td>
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<td>1 inch, 2 inch, 3 inch, 4 inch, Tapered</td>
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</table>

## Roof Condition - Ratings (1-10) and Recommendations

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<tbody>
<tr>
<td>Field</td>
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<td>Repair as recommended</td>
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<td>Pitch/Pond</td>
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<td>Fix deck deflection</td>
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<td>Drainage</td>
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<td>Repair as recommended</td>
</tr>
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<td>Penetration</td>
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<td>Repair as recommended</td>
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<tr>
<td>Additional</td>
<td></td>
<td>Improve roof access</td>
</tr>
<tr>
<td>Maintenance</td>
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<td>Keep waterways clean</td>
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<td>Evidence of leaks</td>
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<tr>
<td>Roof Age</td>
<td></td>
<td>1998, 0-5 Years, 5-10 Years, 10-15 Years, 15+ Years</td>
</tr>
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## Roof Condition - Overall System Rating

- **Very Poor**: Replace or coat immediately, spot repairs only
- **Poor**: Replace or coat in 1-2 years, spot repairs only
- **Fair**: Replace or coat in 3-5 years
- **Marginal**: Replace or coat in 5-10 years
- **Good**: Replace or coat in 10-15 years
- **Excellent**: Only if roof is less than 5 years old

## Additional Notes

- The roof is in need of repairs. Budget to recoat in the next five years.

## Budget Estimates

- **Immediate Repairs As Recommended**: $2,000.00
- **Yearly Preventive Maintenance**: $500.00
- **Roof Recoating**: $13,000.00
- **Roof Replacement**: $0.00
An aerial view of the building.

An overview photo from the roof level.
### Building Information

**Facility:** Education Center  
**Date:** November 6, 2014  
**Building:** P2 Telecom  
**Roof Sq Ft:** 1,800

### Roof Construction

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<th>Condition</th>
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<tbody>
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<tr>
<td>Deck Type</td>
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<td>Insulation</td>
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### Roof Condition - Ratings (1-10) and Recommendations

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<td>Many Repairs</td>
<td>Brittle Membrane</td>
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<td></td>
<td>Excessive Wear</td>
<td>Membrane Fibers Exposed</td>
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<td>Pitch/Pond</td>
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</tr>
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<td></td>
<td>Reseal/Repair AC Duct</td>
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<td>Add External Ladder</td>
</tr>
<tr>
<td></td>
<td>Remove Dead Equipment</td>
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</tr>
<tr>
<td>Maintenance</td>
<td>Keep Drains Clean</td>
<td>Keep Waterways Clean</td>
</tr>
<tr>
<td></td>
<td>Spot Repair Until Reroof</td>
<td>Trim Trees</td>
</tr>
<tr>
<td></td>
<td>Clear Roof of Debris</td>
<td>HVAC Repair Needed</td>
</tr>
<tr>
<td></td>
<td>Hazmat Suspected</td>
<td>Keep SS Gutters Clear</td>
</tr>
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### Roof Condition - Overall System Rating

**Very Poor:** Replace or coat immediately. - Spot Repairs Only  
**Poor:** Replace or coat in 1-2 years - Spot Repairs Only  
**Fair:** Replace or coat in 3-5 years ✓  
**Marginal:** Replace or coat in 5-10 years  
**Good:** Replace or coat in 10-15 years  
**Excellent:** Only if roof is less than 5 years old  

### Additional Notes

The roof is in need of repairs. Budget to recoat in the next five years.

### Budget Estimates

- **Immediate Repairs as Recommended:** $2,000.00  
- **Yearly Preventive Maintenance:** $500.00  
- **Roof Coating:** $18,000.00  
- **Roof Replacement:** $0.00
An aerial view of the building.

An overview photo from the roof level.
BUILDING INFORMATION

FACILITY: Education Center
DATE: November 6, 2014
BUILDING: P3 Family Resource Center
ROOF SQ FT: 2,100

ROOF CONSTRUCTION

ROOF AGE: 1997
- 0-5 YEARS
- 5-10 YEARS
- 10-15 YEARS
- 15+ YEARS

DECK TYPE: METAL
- PLYWOOD
- PLANK
- CONCRETE
- LW CONCRETE

INSULATION: NONE
- ISO
- FIBER
- PERLTE
- STYRO

INSUL THICK: 1 INCH
- 2 INCH
- 3 INCH
- 4 INCH
- TAPERED

MEMBRANE: METAL SS
- METAL FLAT
- BUR
- MOD BIT
- TWO SYSTEMS

MEM SURFACE: COATING
- MS CAP
- GRAVEL
- SMOOTH
- GRANULE

FLASHINGS: CAPSHEET
- HYPALON

DRAINAGE: JOSAM
- SCUPPERS
- GUTTERS
- OVER EDGE

SLOPE: SLIGHT
- 1:12
- 2:12
- 3:12
- 6:12

ROOF CONDITION - RATINGS (1-10) and RECOMMENDATIONS

FIELD
- REPAIRS NEEDED
- RATING 6
- RESEAL SEAMS
- HEAVY RUST
- CLEAR ROOF OF DEBRIS
- DECK REPAIR NEEDED
- DECK REPAIR SUSPECTED
- RESEAL/RPLACE FASTENERS
- MANY REPAIRS
- BRITTLE MEMBRANE
- EXCESSIVE WEAR
- MEMBRANE FIBERS EXPOSED

PITCH/POND
- REPAIRS NEEDED
- RATING 6
- FILL PONDING AREAS
- FIX DECK DEFLECTION
- SOME PONDING
- EXCESSIVE PONDING

FLASHING
- REPAIRS NEEDED
- RATING 6
- RESEAL/REPAIR ALL
- RESEAL/REPAIR SELECT
- RESEAL/RECOAT AC DUCT
- RESEAL/RECOAT WALL
- RESEAL WALL FLASHING
- WALL REPAIR NEEDED

DRAINAGE
- REPAIRS NEEDED
- RATING 6
- ADD/ENHANCE CRICKETS
- ADD/ENHANCE OVERFLOW
- CLEAR DRAINS
- ADD GUTTER
- GUTTER REPAIR NEEDED
- GUTTER COATING NEEDED

PENETRATION
- REPAIRS NEEDED
- RATING -
- RESEAL/REPAIR ALL
- RESEAL/REPAIR SELECT
- REPLACE SKYLIGHT
- RAISE HEIGHT WHEN POSSIBLE

ADDITIONAL
- ACTION NEEDED
- IMPROVE ROOF ACCESS
- ADD EXTERNAL LADDER
- REMOVE DEAD EQUIPMENT

MAINTENANCE
- KEEP DRAINS CLEAN
- KEEP WATERWAYS CLEAN
- SPOT REPAIR UNTIL REROOF
- TRIM TREES
- CLEAR ROOF OF DEBRIS
- HVAC REPAIR NEEDED
- HAZMAT SUSPECTED
- KEEP SS GUTTERS CLEAR

LEAKS
- EVIDENCE OF LEAKS
- YES
- NO

ROOF CONDITION - OVERALL SYSTEM RATING

VERY POOR
- REPLACE OR COAT IMMEDIATELY - SPOT REPAIRS ONLY

POOR
- REPLACE OR COAT IN 1-2 YEARS - SPOT REPAIRS ONLY

FAIR
- REPLACE OR COAT IN 3-5 YEARS

MARGINAL
- REPLACE OR COAT IN 5-10 YEARS

GOOD
- REPLACE OR COAT IN 10-15 YEARS

EXCELLENT
- ONLY IF ROOF IS LESS THAN 5 YEARS OLD

ADDITIONAL NOTES

THE ROOF LOOKS GOOD.

BUDGET ESTIMATES

IMMEDIATE REPAIRS AS RECOMMENDED: $0.00
YEARLY PREVENTIVE MAINENANCE: $500.00
ROOF RECOATING: $21,000.00
ROOF REPLACEMENT: $0.00
An aerial view of the building.

An overview photo from the roof level.
### Roof Construction

<table>
<thead>
<tr>
<th>Factor</th>
<th>Options</th>
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<tbody>
<tr>
<td>Roof Age</td>
<td>0-5 Years, 5-10 Years, 10-15 Years, 15+ Years</td>
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<tr>
<td>Deck Type</td>
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<tr>
<td>Flashings</td>
<td>Cap Sheet, Hypalon</td>
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<td>Drainage</td>
<td>JOSAM, Scuppers, Gutters, Over Edge</td>
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<tr>
<td>Slope</td>
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### Roof Condition - Ratings (1-10) and Recommendations

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<th>Repairs Needed</th>
<th>Rating</th>
<th>Recommendations</th>
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<tbody>
<tr>
<td>Re-Seal Seams</td>
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<td>4</td>
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<tr>
<td>Deck Repair Suspected</td>
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<td>Membrane Fibrers Exposed</td>
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<tr>
<td>Pitch/Pond</td>
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<td>5</td>
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<td>Fill Ponding Areas</td>
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<td>Add/Enhance Crickets</td>
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<tr>
<td>Replace Skylight</td>
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<tr>
<td>Raise Height When Possible</td>
<td></td>
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<tr>
<td>Additional</td>
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<tr>
<td>Action Needed</td>
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<tr>
<td>Improve Roof Access</td>
<td></td>
<td></td>
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<tr>
<td>Add External Ladder</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Remove Dead Equipment</td>
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<tr>
<td>Maintenance</td>
<td></td>
<td></td>
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<tr>
<td>Keep Drains Clean</td>
<td></td>
<td></td>
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<tr>
<td>Keep Waterways Clean</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Spot Repair Until Reroof</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trim Trees</td>
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<td></td>
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<tr>
<td>Clear Roof of Debris</td>
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<td></td>
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</tr>
<tr>
<td>HVAC Repair Needed</td>
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<tr>
<td>Hazmat Suspected</td>
<td></td>
<td></td>
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<tr>
<td>Keep SS Gutters Clear</td>
<td></td>
<td>4</td>
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<td>Leaks</td>
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<tr>
<td>Evidence of Leaks</td>
<td></td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>No</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Roof Condition - Overall System Rating

- **Very Poor**: Replace or coat immediately - Spot repairs only
- **Poor**: Replace or coat in 1-2 years - Spot repairs only
- **Fair**: Replace or coat in 3-5 years
- **Marginal**: Replace or coat in 5-10 years
- **Good**: Replace or coat in 10-15 years
- **Excellent**: Only if roof is less than 5 years old

### Additional Notes

The roof is not rusting but it is very old. Suggest budgeting for a full treat, repair, and coating within the next year or two.

### Budget Estimates

- **Immediate Repairs as Recommended**: $0.00
- **Yearly Preventive Maintenance**: $500.00
- **Roof ReCoating**: $11,000.00
- **Roof Replacement**: $0.00
An aerial view of the building.

An overview photo from the roof level.
**ROOF CONDITION**

<table>
<thead>
<tr>
<th>Field</th>
<th>Repairs Needed</th>
<th>Rating</th>
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<tbody>
<tr>
<td>Repair Seams</td>
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<td>5</td>
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<td>Many Repairs</td>
<td>Brittle Membrane</td>
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</tr>
<tr>
<td>Excessive Wear</td>
<td>Membrane Fibers Exposed</td>
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<tr>
<td>Flashing Repairs Needed</td>
<td></td>
<td>5</td>
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<tr>
<td>Fill Ponding Areas</td>
<td>Fix Deck Deflection</td>
<td></td>
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<tr>
<td>Some Ponding</td>
<td>Excessive Ponding</td>
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<tr>
<td>Drainage Repairs Needed</td>
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<tr>
<td>Add/Enhance Crickets</td>
<td>Add/Enhance Overflow</td>
<td></td>
</tr>
<tr>
<td>Clear Drains</td>
<td>Add Gutter</td>
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</tr>
<tr>
<td>Gutter Repair Needed</td>
<td>Gutter Coating Needed</td>
<td></td>
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<td>Penetration Repairs Needed</td>
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<td>-</td>
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<td>Replace/Repair Select</td>
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<tr>
<td>Replace SkyLight</td>
<td>Raise Height When Possible</td>
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<tr>
<td>Additional Action Needed</td>
<td>Add External Ladder</td>
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<td>Add Waterways Clean</td>
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<tr>
<td>Spot Repair Until Reroof</td>
<td>Trim Trees</td>
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<tr>
<td>Clear Roof of Debris</td>
<td>HVAC Repair Needed</td>
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<tr>
<td>Hazmat Suspected</td>
<td>Keep Gutters Clear</td>
<td>5</td>
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<tr>
<td>Leaks Evidence of Leaks</td>
<td>Yes</td>
<td>5</td>
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**ROOF CONDITION - OVERALL SYSTEM RATING**

<table>
<thead>
<tr>
<th>Condition</th>
<th>Recommendation</th>
</tr>
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<tbody>
<tr>
<td>Very Poor</td>
<td>Replace or coat immediately - Spot repairs only</td>
</tr>
<tr>
<td>Poor</td>
<td>Replace or coat in 1-2 years - Spot repairs only</td>
</tr>
<tr>
<td>Fair</td>
<td>Replace or coat in 3-5 years</td>
</tr>
<tr>
<td>Marginal</td>
<td>Replace or coat in 5-10 years</td>
</tr>
<tr>
<td>Good</td>
<td>Replace or coat in 10-15 years</td>
</tr>
<tr>
<td>Excellent</td>
<td>Only if roof is less than 5 years old</td>
</tr>
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**ADDITIONAL NOTES**

The roof looks good. The perimeter flashing repairs are aging and will soon need to be redone.

**BUDGET ESTIMATES**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
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<tr>
<td>Immediate Repairs As Recommended</td>
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<tr>
<td>Yearly Preventive Maintenence</td>
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<tr>
<td>Roof Coating</td>
<td>$0.00</td>
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<tr>
<td>Roof Replacement</td>
<td>$21,000.00</td>
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</table>
An aerial view of the building.

An overview photo from the roof level.
### Roof Construction

<table>
<thead>
<tr>
<th>Field</th>
<th>Repairs Needed</th>
<th>Rating</th>
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<tbody>
<tr>
<td>Field</td>
<td>Reseal Seams</td>
<td>Heavy Rust</td>
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<td>Clear Roof of Debris</td>
<td>Deck Repair Needed</td>
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</tr>
<tr>
<td>Deck Repair Suspected</td>
<td>Reseal / Replace Fasteners</td>
<td></td>
</tr>
<tr>
<td>Many Repairs</td>
<td>Brittle Membrane</td>
<td></td>
</tr>
<tr>
<td>Excessive Wear</td>
<td>Membrane Fibers Exposed</td>
<td></td>
</tr>
<tr>
<td><strong>Pitch/Pond</strong></td>
<td>Repairs Needed</td>
<td>Rating 5</td>
</tr>
<tr>
<td>Fill Ponding Areas</td>
<td>Fix Deck Deflection</td>
<td></td>
</tr>
<tr>
<td>Some Ponding</td>
<td>Excessive Ponding</td>
<td></td>
</tr>
<tr>
<td><strong>Flashing</strong></td>
<td>Repairs Needed</td>
<td>Rating 3</td>
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<tr>
<td>Reseal / Repair All</td>
<td>Reseal / Repair Select</td>
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</tr>
<tr>
<td>Reseal / Recoat AC Duct</td>
<td>Reseal / Recoat Wall</td>
<td></td>
</tr>
<tr>
<td>Reseal Wall Flashing</td>
<td>Wall Repair Needed</td>
<td></td>
</tr>
<tr>
<td><strong>Drainage</strong></td>
<td>Repairs Needed</td>
<td>Rating 5</td>
</tr>
<tr>
<td>Add / Enhance Crickets</td>
<td>Add / Enhance Overflow</td>
<td></td>
</tr>
<tr>
<td>Clear Drains</td>
<td>Add Gutter</td>
<td></td>
</tr>
<tr>
<td>Gutter Repair Needed</td>
<td>Gutter Coating Needed</td>
<td></td>
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<tr>
<td><strong>Penetration</strong></td>
<td>Repairs Needed</td>
<td>Rating -</td>
</tr>
<tr>
<td>Reseal / Repair All</td>
<td>Reseal / Repair Select</td>
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<tr>
<td>Replace Skylight</td>
<td>Raise Height When Possible</td>
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</tr>
<tr>
<td><strong>Additional</strong></td>
<td>Action Needed</td>
<td></td>
</tr>
<tr>
<td>Improve Roof Access</td>
<td>Add External Ladder</td>
<td></td>
</tr>
<tr>
<td>Remove Dead Equipment</td>
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<td></td>
</tr>
<tr>
<td><strong>Maintenance</strong></td>
<td>Keep Drains Clean</td>
<td>Keep Waterways Clean</td>
</tr>
<tr>
<td>Spot Repair Until Reroof</td>
<td>Trim Trees</td>
<td></td>
</tr>
<tr>
<td>Clear Roof of Debris</td>
<td>HVAC Repair Needed</td>
<td></td>
</tr>
<tr>
<td>Hazmat Suspected</td>
<td>Keep SS Gutters Clear</td>
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</tr>
<tr>
<td><strong>Leaks</strong></td>
<td>Evidence of Leaks</td>
<td>Yes, No</td>
</tr>
</tbody>
</table>

### Roof Condition - Overall System Rating

<table>
<thead>
<tr>
<th>Condition</th>
<th>Action Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Poor</td>
<td>Replace or Coat Immediately - Spot Repairs Only</td>
</tr>
<tr>
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</tr>
<tr>
<td>Excellent</td>
<td>Only if Roof is Less Than 5 Years Old</td>
</tr>
</tbody>
</table>

### Additional Notes

- The roof is rusting. Treat, repair, and coat.

### Budget Estimates

- Immediate Repairs as Recommended: $0.00
- Yearly Preventive Maintenance: $500.00
- Roof Recoating: $4,500.00
- Roof Replacement: $0.00
An aerial view of the building.

An overview photo from the roof level.
ROOF CONDITION - RATINGS (1-10) and RECOMMENDATIONS

FIELD REPAIRS NEEDED
RATING 3

RESEAL SEAMS
HEAVY RUST

CLEAR ROOF OF DEBRIS
DECK REPAIR NEEDED

DECK REPAIR SUSPECTED
RESEAL/PLACE FASTENERS

MANY REPAIRS
BRITTLE MEMBRANE

EXCESSIVE WEAR
MEMBRANE FIBERS EXPOSED

PITCHPOND
REPAIRS NEEDED
RATING 5

FILL PONDING AREAS
FIX DECK DEFLECTION

SOME PONDING
EXCESSIVE PONDING

FLASHERS
REPAIRS NEEDED
RATING 3

RESEAL/REPAIR ALL
RESEAL/REPAIR SELECT

RESEAL/RECOAT AC DUCT
RESEAL/RECOAT WALL

RESEAL WALL FLASHING
WALL REPAIR NEEDED

DRAINAGE
REPAIRS NEEDED
RATING 4

ADD/ENHANCE CRICKETS
ADD/ENHANCE OVERFLOW

CLEAR DRAINS
ADD GUTTER

GUTTER REPAIR NEEDED
GUTTER COATING NEEDED

PENETRATION
REPAIRS NEEDED
RATING -

RESEAL/REPAIR ALL
RESEAL/REPAIR SELECT

REPLACE SKYLIGHT
RAISE HEIGHT WHEN POSSIBLE

ADDITIONAL
ACTION NEEDED

IMPROVE ROOF ACCESS
ADD EXTERNAL LADDER

REMOVE DEAD EQUIPMENT

MAINTENANCE
KEEP DRAINS CLEAN
KEEP WATERWAYS CLEAN

SPOT REPAIR UNTIL REROOF
TRIM TREES

CLEAR ROOF OF DEBRIS
HVAC REPAIR NEEDED

HAZMAT SUSPECTED
KEEP SS GUTTERS CLEAR

LEAKS
EVIDENCE OF LEAKS
YES NO

ROOF CONDITION - OVERALL SYSTEM RATING

VERY POOR
REPLACE OR COAT IMMEDIATELY - SPOT REPAIRS ONLY

POOR
REPLACE OR COAT IN 1-2 YEARS - SPOT REPAIRS ONLY

FAIR
REPLACE OR COAT IN 3-5 YEARS

MARGINAL
REPLACE OR COAT IN 5-10 YEARS

GOOD
REPLACE OR COAT IN 10-15 YEARS

EXCELLENT
ONLY IF ROOF IS LESS THAN 5 YEARS OLD

ADDITIONAL NOTES
THE ROOF IS NOT RUSTING BUT IT IS VERY OLD. SUGGEST BUDGETING FOR A FULL TREAT, REPAIR, AND COATING WITHIN THE NEXT YEAR OR TWO.

BUDGET ESTIMATES

IMMEDIATE REPAIRS AS RECOMMENDED $0.00

YEARLY PREVENTIVE MAINTENANCE $500.00

ROOF RECOATING $12,000.00

ROOF REPLACEMENT $0.00

BUILDING INFORMATION
FACILITY Education Center
DATE November 6, 2014
BUILDING P7 Paint
ROOF SQ FT 1,200

ROOF CONSTRUCTION
ROOF AGE
1988
0-5 YEARS
5-10 YEARS
10-15 YEARS
15+ YEARS

DECK TYPE
METAL
PLYWOOD
PLANK
CONCRETE
LW CONCRETE

INSULATION
NONE
ISO
FIBER
PERLITE
STYRO

INSUL THICK
1 INCH
2 INCH
3 INCH
4 INCH
TAPERED

MEMBRANE
METAL SS
METAL FLAT
BUR
MOD BIT
TWO SYSTEMS

MEM SURFACE
COATING
MS CAP
GRAVEL
SMOOTH
GRANULE

FLASHINGS
CAPSHEET
HYPALON

DRAINAGE
JOSAM
SCUPPERS
GUUTERS
OVER EDGE

SLOPE
SLIGHT
1:12
2:12
3:12
6:12
An aerial view of the building.

An overview photo from the roof level.
### Building Information
- **Facility**: Education Center
- **Date**: November 6, 2014
- **Building**: Shed Carport
- **Roof sq ft**: 3,700

### Roof Construction
- **Roof Age**: 1987
  - 0-5 Years
  - 5-10 Years
  - 10-15 Years
  - 15+ Years
- **Deck Type**: Metal
  - Plywood
  - Plank
  - Concrete
  - LW Concrete
- **Insulation**: None
  - ISO
  - Fiber
  - Perlite
  - Styro
- **Insul Thick**: 1 Inch
  - 2 Inch
  - 3 Inch
  - 4 Inch
  - Tapered
- **Membrane**: Metal SS
  - Metal Flat
  - Bur
  - Shingle
  - Two Systems
- **Membrane Coating**: MS Cap
  - Gravel
  - Smooth
  - Granule
- **Flashings**: Capsheet
  - Hypalon
- **Drainage**: Josam
  - Scuppers
  - Gutters
  - Over Edge
- **Slope**: Slight
  - 1:12
  - 2:12
  - 3:12
  - 6:12

### Roof Condition - Ratings (1-10) and Recommendations

#### Field
- **Repairs Needed**: Reseal Seams
  - Heavy Rust
- **Clear Roof of Debris**: Deck Repair Needed
- **Deck Repair Suspected**: Reseal/Replace Fasteners
- **Many Repairs**: Brittle Membrane
- **Excessive Wear**: Membrane Fibers Exposed

#### Pitch/Pond
- **Repairs Needed**: Fill Pounding Areas
  - Fix Deck Deflection
- **Some Pounding**: Excessive Pounding

#### Flashing
- **Repairs Needed**: Reseal/Repair All
  - Reseal/Repair Select
- **Reseal/Recoat AC Duct**: Reseal/Recoat Wall
- **Reseal Wall Flashing**: Wall Repair Needed

#### Drainage
- **Repairs Needed**: Add/Enhance Crickets
  - Add/Enhance Overflow
- **Clear Drains**: Add Gutter
- **Gutter Repair Needed**: Gutter Coating Needed

#### Penetration
- **Repairs Needed**: Reseal/Repair All
  - Reseal/Repair Select
- **Replace Skylight**: Raise Height When Possible

#### Additional
- **Action Needed**: Improve Roof Access
  - Add External Ladder
- **Remove Dead Equipment**: Keep Drains Clean
  - Keep Waterways Clean
- **Spot Repair Until Reroof**: Trim Trees
- **Clear Roof of Debris**: HVAC Repair Needed
- **Hazmat Suspected**: Keep SS Gutters Clear

#### Leaks
- **Evidence of Leaks**: Yes
  - No

### Roof Condition - Overall System Rating
- **Very Poor**: Replace or coat immediately; spot repairs only
- **Poor**: Replace or coat in 1-2 years; spot repairs only
- **Marginal**: Replace or coat in 3-5 years
- **Good**: Replace or coat in 5-10 years
- **Excellent**: Only if roof is less than 5 years old

### Additional Notes

THE ROOF LOOKS GOOD WITH ONLY THE VERY FIRST SIGNS OF WEAR ON THE SHINGLES.

### Budget Estimates
- **Immediate Repairs as Recommended**: $0.00
- **Yearly Preventive Maintenance**: $500.00
- **Roof Recoating**: $0.00
- **Roof Replacement**: $55,500.00
An aerial view of the building.

An overview photo from the roof level.
ROOF CONSTRUCTION

ROOF AGE
- 1996
- 0-5 YEARS
- 5-10 YEARS
- 10-15 YEARS
- 15+ YEARS

DECK TYPE
- METAL
- PLYWOOD
- PLANK
- CONCRETE
- LW CONCRETE

INSULATION
- ISO
- FIBER
- PERLITE
- STYRO

SLOPE
- SLIGHT
- 1:12
- 2:12
- 3:12
- 6:12

MEMBER AGE
- 0-5 YEARS
- 5-10 YEARS
- 10-15 YEARS
- 15+ YEARS

Flashings
- CAPSHEET
- HYPALON

Drainage
- JOSAM
- SCUPPERS
- GUTTERS
- OVER EDGE

Slope
- SLIGHT
- 1:12
- 2:12
- 3:12
- 6:12

Roof Condition - Ratings (1-10) and Recommendations

<table>
<thead>
<tr>
<th>Field</th>
<th>Repairs Needed</th>
<th>Rating</th>
<th>Recommendation</th>
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<tbody>
<tr>
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Additional | Action Needed | Rating |
<table>
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<th></th>
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<tr>
<td>Improve Roof Access</td>
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<td>ADJ BUR 3</td>
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<tr>
<td>Remove Dead Equipment</td>
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<td>ADJ BUR 3</td>
</tr>
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</table>

Maintenance
- Keep Drains Clean
- Keep Waterways Clean
- Spot Repair Until Reroof
- Trim Trees
- Clear Roof of Debris
- HVAC Repair Needed
- Hazmat Suspected
- Keep SS Gutters Clear

Leaks
- Evidence of Leaks
- Yes
- No

Roof Condition - Overall System Rating

- VERY POOR: Replace or coat immediately - Spot repairs only
- POOR: Adjacent lower BUR Roofs - Replace or coat in 1-2 years - Spot repairs only
- FAIR: Replace or coat in 3-5 years
- MARGINAL: Replace or coat in 5-10 years
- GOOD: Replace or coat in 10-15 years
- EXCELLENT: Only if roof is less than 5 years old

Additional Notes
Main upper roofs are aging very well. Reseal penetrations on the upper roofs. Lower adjacent roofs are aging more normally. Budget to replace in the next couple years.

Budget Estimates
- Immediate Repairs as Recommended: $5,000.00
- Yearly Preventive Maintenance: $1,500.00
- Roof recoating: $0.00
- Roof Replacement: $660,000.00
An aerial view of the building.

An overview photo from the roof level.
The photo below shows a small BUR roof that is in poor condition.

The photo below shows that wall and cap flashing need to be resealed and coated.