## Roof Construction

<table>
<thead>
<tr>
<th>Field</th>
<th>Rating</th>
<th>No. of Repairs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deck Type</td>
<td></td>
<td>Metal (✓) Plywood (✓) Plank (✓) Concrete (✓) LW Concrete (✓)</td>
</tr>
<tr>
<td>Insulation</td>
<td></td>
<td>None (✓) ISO (✓) Fiber (✓) Perlite (✓) Styro (✓)</td>
</tr>
<tr>
<td>Insulation Thickness</td>
<td></td>
<td>1 inch (✓) 2 inch (✓) 3 inch (✓) 4 inch (✓) Tapered (✓)</td>
</tr>
<tr>
<td>Membrane</td>
<td></td>
<td>Metal SS (✓) Single Ply (✓) BUR (✓) MOD BIT (✓) TWO Systems (✓)</td>
</tr>
<tr>
<td>Membrane Surface</td>
<td></td>
<td>Galvanized (✓) MS Cap (✓) Gravel (✓) Smooth (✓) Granule (✓)</td>
</tr>
<tr>
<td>Flashings</td>
<td></td>
<td>Capsheet (✓) Hypalon (✓)</td>
</tr>
<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>Unknown (✓) 0-5 Years (✓) 5-10 Years (✓) 10-15 Years (✓) 15+ Years (✓)</td>
</tr>
</tbody>
</table>

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

### Field
- **Repair Needed**: Reseal seams, repair blisters or ridging, deck repair needed, reseal/replace fasteners, reseal/recoat AC duct, reseal/recoat edge flash, reseal/wall flashing, replace fasteners.
- **Rating**: 7

### Pitch/Pond
- **Repair Needed**: Fill ponding areas, fix deck deflection, some ponding, excessive ponding.
- **Rating**: 7

### Flashing
- **Repair Needed**: Reseal/repair all, reseal/repair select, reseal/recoat AC duct, reseal/recoat edge flash, reseal/wall flashing, replace fasteners.
- **Rating**: 7

### Drainage
- **Repair Needed**: Add/enhance crickets, add/enhance overflow, clear drains, add gutter, gutter repair needed, gutter coating needed.
- **Rating**: 7

### Penetration
- **Repair Needed**: Reseal/repair all, reseal/repair select, replace skylight, raise height when possible.
- **Rating**: -

### 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.
- **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
- This metal roof is in marginal condition. Inspect metal roofs regularly for signs of rust.

## Budget Estimates

- **Immediate Repairs as Recommended**: $0.00
- **Yearly Preventive Maintenance**: $500.00
- **Roof Recoating**: $44,000.00
- **Roof Replacement**: $0.00
An aerial view of the building.

An overview photo from the ground level.
An overview photo from the roof level.

The photo below shows no signs of rust.