



BUILDING	A and B			ENGINEERING SERVICES FOR THE BUILDIN								
ROOF SQ FT	21,600											
ROOF CONSTRU	JCTION											
ROOF AGE	2003	<b>⋖</b>	0-5 YEARS		5-10 YEARS		10-15 YEARS		15+ YEARS			
DECK TYPE	METAL	<b></b>	PLYWOOD		PLANK		CONCRETE		LW CONCRETE			
INSULATION	NONE		ISO	<b></b>	FIBER		PERLITE		STYRO			
INSUL THICK	1 INCH		2 INCH		3 INCH PLUS	<b>⋖</b>	4 INCH		TAPERED			
MEMBRANE	METAL SS	<b></b>	SINGLE PLY		BUR	<b></b>	MOD BIT		TWO SYSTEMS	<b></b>		
MEM SURFACE	COATING		MS CAP	<b>✓</b>	GRAVEL		SMOOTH		GRANULE			
FLASHINGS	CAPSHEET	<b>✓</b>	HYPALON									
DRAINAGE	JOSAM	<b>✓</b>	SCUPPERS		GUTTERS	<b>✓</b>	OVER EDGE					
SLOPE	SLIGHT	<b>⋖</b>	1:12		2:12		3:12		6:12			
ROOF CONDITIO	ON - RATINGS (1-1	0) ar	nd RECOMMENDA	OITA	NS					#		
FIELD			EPAIRS NEEDED			_		_	RATING	5		
			RESEAL SEAMS				SOME RIDGING		SS RATING	8		
	CI EA		OOF OF DEBRIS		DE	CK F	REPAIR NEEDED					
			AIR SUSPECTED				CE FASTENERS					
	DEGIN.		RAZE CRACKING				TLE MEMBRANE					
			CESSIVE WEAR									
PITCH/POND			EPAIRS NEEDED		MEMBRAN	NE FI	BERS EXPOSED		RATING	5		
FITCH/FOND	F		ONDING AREAS		FIX	( DE(	CK DEFLECTION		RATING	5		
	•		SOME PONDING				SSIVE PONDING					
FLASHING		RE	EPAIRS NEEDED						RATING	5		
		RES	EAL/REPAIR ALL		RES	EAL/	REPAIR SELECT		SS RATING	8		
	RESEA	AL/RE	ECOAT AC DUCT	<b>⋖</b>	RESEAL/RECOAT WALL							
	RES	EAL \	WALL FLASHING									
DRAINAGE		RE	EPAIRS NEEDED						RATING	5		
	ADD/E	ENHA	ANCE CRICKETS		ADD/EN	1AH						
	OUTT		CLEAR DRAINS		ADD GUTTER GUTTER COATING NEEDED							
PENETRATION	GUTT		REPAIR NEEDED EPAIRS NEEDED		GUITE	RCC		RATING	5			
FENETRATION			EAL/REPAIR ALL		RES	<b>ΕΔΙ</b> /	REPAIR SELECT		RATING	5		
			LACE SKYLIGHT				WHEN POSSIBLE					
ADDITIONAL		Δ	ACTION NEEDED									
	IMPF	ROVE	ROOF ACCESS		ADD	EXT	ERNAL LADDER					
	REMOV	E DE	AD EQUIPMENT									
MAINTENANCE	k	KEEP	DRAINS CLEAN		KEEP	WAT	ERWAYS CLEAN					
	SPOT RE	PAIR	UNTIL REROOF				TRIM TREES					
			OOF OF DEBRIS				REPAIR NEEDED					
LEAKO			IAT SUSPECTED				SUTTERS CLEAR	<b>V</b>				
LEAKS			ENCE OF LEAKS		YES	•	NO					
VERY POOR	ON - OVERALL SY	STEN	MRATING			`_ ^T		SDO:	T REPAIRS ONLY			
							IN 1-2 YEARS - S					
POOR					NEFLACE UK (	JUAI			AT IN 3-5 YEARS			
FAIR MARGINAL									T IN 5-10 YEARS			
WARGINAL							NEFLACE UK	COA	AT IN 5-10 TEARS			

GOOD

**EXCELLENT** 

ROOF IS AGING NORMALLY WITH FIRST SIGNS OF RIDGING AND CRAZE CRACKING. MANAGE CLOSELY TO OPTAIN ANOTHER FIVE YEARS OF LIFE. RESEAL SELECT DUCTWORK IN THE NEXT YEAR OR TWO.

BUDGET ESTIMATES	
IMMEDIATE REPAIRS AS RECOMMENDED	\$0.00
YEARLY PREVENTIVE MAINENANCE	\$1,500.00
ROOF RECOATING	\$466,000.00
ROOF REPLACEMENT	\$324,000.00

REPLACE OR COAT IN 10-15 YEARS





The photo below shows the metal roof in good shape.



The photo below shows some ducts need to be resealed soon.



BUILDING INFORMATION							
FACILITY	Evergreen Valley HS						
DATE	October 27, 2014						
BUILDING	C Library						
ROOF SQ FT	2,100						
DOOE CONSTRI	ICTION						



BUILDING	C Library						B	VGIVEERIN	NG SERVICES FOR THE BUILDING ENVE	LOPE		
ROOF SQ FT	2,100							_				
ROOF CONSTRU	JCTION											
ROOF AGE	2003	<b>⋖</b>	0-5 YEARS		5-10 YEARS		10-15 YEARS		15+ YEARS			
DECK TYPE	METAL	<b>✓</b>	PLYWOOD		PLANK		CONCRETE		LW CONCRETE			
INSULATION	NONE		ISO	<b></b>	FIBER		PERLITE		STYRO			
INSUL THICK	1 INCH		2 INCH		3 INCH PLUS	<b>✓</b>	4 INCH		TAPERED			
MEMBRANE	METAL SS	<b>✓</b>	SINGLE PLY		BUR	<b>⋖</b>	MOD BIT		TWO SYSTEMS	<b>√</b>		
MEM SURFACE	COATING		MS CAP	<b>✓</b>	GRAVEL		SMOOTH		GRANULE			
FLASHINGS	CAPSHEET	<b>~</b>	HYPALON									
DRAINAGE	JOSAM	<b>~</b>	SCUPPERS		GUTTERS	<b>~</b>	OVER EDGE					
SLOPE	SLIGHT	<b>~</b>	1:12		2:12		3:12		6:12			
ROOF CONDITION	ON - RATINGS (1-1	(n) an			NS		_			#		
FIELD			EPAIRS NEEDED		10				RATING	3		
			RESEAL SEAMS				DEEP RIDGING	<b>✓</b>	SS RATING	8		
	CI E/		OOF OF DEBRIS		DE	CK F	REPAIR NEEDED					
			IR SUSPECTED									
	DECK						CE FASTENERS					
			AZE CRACKING				TLE MEMBRANE	<b>✓</b>				
			CESSIVE WEAR	<b>✓</b>	MEMBRAN	IE FI	BERS EXPOSED					
PITCH/POND			PAIRS NEEDED						RATING	3		
	F		ONDING AREAS				CK DEFLECTION					
			SOME PONDING		E	XCE:	SSIVE PONDING					
EL ACLUNIC		DE	DAIDO NEEDED						DATING	2		
FLASHING			EPAIRS NEEDED EAL/REPAIR ALL		DES	<b>⊏</b> ∧ι/	REPAIR SELECT		RATING SS RATING	8		
			ECOAT AC DUCT				L/RECOAT WALL		33 KATING	0		
			WALL FLASHING			OLA	LINEOUAI WALL					
DRAINAGE			PAIRS NEEDED						RATING	3		
	ADD/E		NCE CRICKETS		ADD/EN	1AH	NCE OVERFLOW					
			CLEAR DRAINS				ADD GUTTER					
	GUTT	ER F	REPAIR NEEDED		GUTTE	R CC	DATING NEEDED					
PENETRATION		RE	PAIRS NEEDED						RATING	4		
		RESI	EAL/REPAIR ALL		RES	EAL/	REPAIR SELECT					
		REPL	LACE SKYLIGHT		RAISE HEIG	HT V	WHEN POSSIBLE					
ADDITIONAL		Α	CTION NEEDED									
			ROOF ACCESS		ADD	EXT	ERNAL LADDER					
			AD EQUIPMENT		1/550							
MAINTENANCE			DRAINS CLEAN		KEEP	WAI	ERWAYS CLEAN					
			UNTIL REROOF  OOF OF DEBRIS		LI	/A C F	TRIM TREES REPAIR NEEDED					
			AT SUSPECTED				SUTTERS CLEAR					
LEAKS			ENCE OF LEAKS		YES		NO	_				
	ON - OVERALL SY	_			120							
VERY POOR	N-OVERALL SY	OTEN	TATING		REDI ACE OD C	:OAT	IMMEDIATELY - S	SPO.	T REDAIDS ONLY			
POOR							IN 1-2 YEARS - S					
FAIR					NEI LAGE OR (	JUAI						
MARCINAL					REPLACE OR COAT IN 3-5 YEARS  PEDI ACE OR COAT IN 5-10 YEARS							

MARGINAL

**EXCELLENT** 

GOOD

ROOF IS AGING POORLY WITH HEAVY CRAZE CRACKING ESPECIALLY ON ALL THE BASE FLASHINGS AND EXCESSIVE PONDING UNDER THE HVAC EQUIPMENT - WHICH ACCELERATES AGING. BUDGET TO REPLACE IN THREE YEARS.

REPLACE OR COAT IN 5-10 YEARS

REPLACE OR COAT IN 10-15 YEARS

	BUDGET ESTIMATES
\$0.00	IMMEDIATE REPAIRS AS RECOMMENDED
\$1,500.00	YEARLY PREVENTIVE MAINENANCE
\$110,000.00	ROOF RECOATING
\$42,000.00	ROOF REPLACEMENT





The photo below shows premature aging or wear on the base flashings.



The photo below shows excessive ponding which accelerates aging of the roof system.





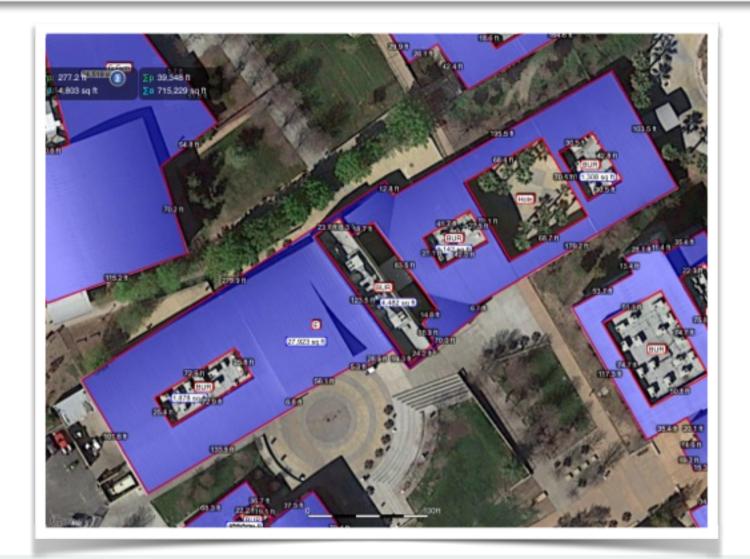


BUILDING	E1 and E2						1	NGINEERII	NG SERVICES FOR THE BUILDING ENVE	LOPE
ROOF SQ FT	8,900									
ROOF CONSTRU	ICTION									
ROOF AGE	2003	<b>\</b>	0-5 YEARS		5-10 YEARS		10-15 YEARS		15+ YEARS	
DECK TYPE	METAL	<b>✓</b>	PLYWOOD		PLANK		CONCRETE		LW CONCRETE	
INSULATION	NONE		ISO	<b></b>	FIBER		PERLITE		STYRO	
INSUL THICK	1 INCH		2 INCH		3 INCH PLUS	<b>✓</b>	4 INCH		TAPERED	
MEMBRANE	METAL SS	<b>\</b>	SINGLE PLY		BUR	<b>\</b>	MOD BIT		TWO SYSTEMS	<b>\</b>
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	
							0.1.2		01.12	
ROOF CONDITIO	N - RATINGS (1-1				NS				DATING	#
FIELD		RE	PAIRS NEEDED						RATING	5
			RESEAL SEAMS				SOME RIDGING	<b>✓</b>	SS RATING	8
	CLEA	AR RO	OOF OF DEBRIS		DE	CK F	REPAIR NEEDED			
	DECK	REPA	IR SUSPECTED		RESEAL/F	RPLA	CE FASTENERS			
		CR	AZE CRACKING	$\checkmark$	E	3RIT	TLE MEMBRANE			
		EX	CESSIVE WEAR		MEMBRAN	IE FI	BERS EXPOSED			
PITCH/POND		RE	PAIRS NEEDED						RATING	5
	F	ILL P	ONDING AREAS		FIX	( DE	CK DEFLECTION			
		5	SOME PONDING	<b>⋖</b>	E	XCE	SSIVE PONDING			
FLASHING		RE	PAIRS NEEDED						RATING	5
		RESI	EAL/REPAIR ALL		RES	EAL/	REPAIR SELECT		SS RATING	8
	RESEA	AL/RE	COAT AC DUCT		RE	SEA	L/RECOAT WALL			
	RESI	EAL \	VALL FLASHING							
DRAINAGE			PAIRS NEEDED						RATING	5
	ADD/E	ENHA	NCE CRICKETS		ADD/EN	IAH	NCE OVERFLOW			
	OUTT		CLEAR DRAINS		OUTTE	D 00	ADD GUTTER			
PENETRATION	GUTT		REPAIR NEEDED		GUITE	RCC	DATING NEEDED		DATING	E
PENETRATION			EPAIRS NEEDED EAL/REPAIR ALL		DEQ	<b>⊏</b> ∧ι/	REPAIR SELECT		RATING	5
			ACE SKYLIGHT				VHEN POSSIBLE			
			THE CITTERS IN		TO NOL TILIO		WILLIA I GOODEL			
ADDITIONAL		А	CTION NEEDED							
	IMPF		ROOF ACCESS		ADD	EXT	ERNAL LADDER			
	REMOV	E DE	AD EQUIPMENT							
MAINTENANCE	k	KEEP	DRAINS CLEAN		KEEP	WAT	ERWAYS CLEAN			
	SPOT RE	PAIR	UNTIL REROOF				TRIM TREES			
	CLEA	AR RO	OOF OF DEBRIS		HV	/AC F	REPAIR NEEDED			
	F	IAZM	AT SUSPECTED		KEEP	SS G	UTTERS CLEAR	<b>I</b>		
LEAKS	E	EVIDE	ENCE OF LEAKS		YES		NO			
ROOF CONDITIO	N - OVERALL SY	STEN	1 RATING							
VERY POOR					REPLACE OR C	COAT	IMMEDIATELY -	SPO <sup>-</sup>	T REPAIRS ONLY	
POOR					REPLACE OR (	COAT	Γ IN 1-2 YEARS -	SPO	T REPAIRS ONLY	
FAIR							REPLACE OF	R CO	OAT IN 3-5 YEARS	<b>✓</b>
MARGINAL							REPLACE OR	COA	AT IN 5-10 YEARS	
GOOD							REPLACE OR (	COAT	T IN 10-15 YEARS	

**EXCELLENT** 

ROOF IS AGING NORMALLY WITH FIRST SIGNS OF RIDGING AND CRAZE CRACKING. MANAGE CLOSELY TO OPTAIN ANOTHER FIVE YEARS OF LIFE.

BUDGET ESTIMATES	
IMMEDIATE REPAIRS AS RECOMMENDED	\$0.00
YEARLY PREVENTIVE MAINENANCE	\$1,500.00
ROOF RECOATING	\$280,000.00
ROOF REPLACEMENT	\$133,500.00





The photo below shows the metal roof in good shape.



The photo below shows some ridging and normal wear for a roof of this age.







REPLACE OR COAT IN 5-10 YEARS

REPLACE OR COAT IN 10-15 YEARS

ONLY IF ROOF IS LESS THAN 5 YEARS OLD

BUILDING	F Theater						B		NG SERVICES FOR THE BUILDING ENVE	LOPE	
ROOF SQ FT	5,400							_		4	
ROOF CONSTRU	JCTION										
ROOF AGE	2003	<b>\</b>	0-5 YEARS		5-10 YEARS		10-15 YEARS		15+ YEARS		
DECK TYPE	METAL	<b>~</b>	PLYWOOD		PLANK		CONCRETE		LW CONCRETE		
INSULATION	NONE		ISO	<b>~</b>	FIBER		PERLITE		STYRO		
INSUL THICK	1 INCH		2 INCH		3 INCH PLUS	<b>✓</b>	4 INCH		TAPERED		
MEMBRANE	METAL SS	<b>√</b>	SINGLE PLY		BUR	<b>✓</b>	MOD BIT		TWO SYSTEMS	<b>✓</b>	
MEM SURFACE	COATING		MS CAP	<b>✓</b>	GRAVEL		SMOOTH		GRANULE		
FLASHINGS	CAPSHEET	<b>~</b>	HYPALON								
DRAINAGE	JOSAM	<b>~</b>	SCUPPERS		GUTTERS	<b>~</b>	OVER EDGE				
SLOPE	SLIGHT	<b>~</b>	1:12		2:12		3:12		6:12		
ROOF CONDITION	DN - RATINGS (1-1	0) ar	d RECOMMENDA	1OIT	NS.					#	
FIELD			EPAIRS NEEDED		10	-			RATING	2	
1122			RESEAL SEAMS		EXCESSIVE B	LIST	ERS or RIDGING	<b>~</b>	SS RATING	8	
	CI E		OOF OF DEBRIS				REPAIR NEEDED				
			AIR SUSPECTED								
	DECK				_		CE FASTENERS				
			AZE CRACKING				TLE MEMBRANE	<b>V</b>			
			CESSIVE WEAR	<b>✓</b>	MEMBRAN	IE FII	BERS EXPOSED				
PITCH/POND	_		EPAIRS NEEDED				21/ 2551 5051011		RATING	4	
	F		ONDING AREAS		FIX DECK DEFLECTION						
		,	SOME PONDING		E.	XCE	SSIVE PONDING				
FLASHING		DE	EPAIRS NEEDED						RATING	2	
TEAGIIING			EAL/REPAIR ALL		RES	FAI/	REPAIR SELECT		SS RATING	8	
			ECOAT AC DUCT	<b>7</b>			L/RECOAT WALL				
			WALL FLASHING								
DRAINAGE		RE	PAIRS NEEDED						RATING	4	
	ADD/E	ENHA	NCE CRICKETS		ADD/EN	1AH	NCE OVERFLOW				
			CLEAR DRAINS				ADD GUTTER				
	GUTT	ER F	REPAIR NEEDED		GUTTE	R CC	DATING NEEDED				
PENETRATION		RE	EPAIRS NEEDED						RATING	4	
			EAL/REPAIR ALL				REPAIR SELECT				
		REPI	LACE SKYLIGHT		RAISE HEIG	HT V	VHEN POSSIBLE				
ADDITIONAL		^	CTION NEEDED								
ADDITIONAL	IMDE		CTION NEEDED  ROOF ACCESS		ADD	EVT	ERNAL LADDER				
			AD EQUIPMENT		ططم	LAI	LINIAL LADDLIN				
MAINTENANCE			DRAINS CLEAN		KEEP	WAT	ERWAYS CLEAN				
W article artoc			UNTIL REROOF	<b>7</b>			TRIM TREES				
			OOF OF DEBRIS		HV	AC F	REPAIR NEEDED				
	F	łAZM	AT SUSPECTED		KEEP	SS G	UTTERS CLEAR	<b>✓</b>			
LEAKS	E	EVIDE	ENCE OF LEAKS		YES	<b>✓</b>	NO				
ROOF CONDITIO	ON - OVERALL SY	STEN	A RATING								
VERY POOR					REPLACE OR C	OAT	IMMEDIATELY - S	SPO	T REPAIRS ONLY	<b>✓</b>	
POOR					REPLACE OR (	COAT	IN 1-2 YEARS - 8	SPO	T REPAIRS ONLY		
FAIR							REPLACE OF	R CO	AT IN 3-5 YEARS		
MARGINAL				DEDLACE OD COAT IN 5 10 VEADS							

# ADDITIONAL NOTES

MARGINAL

**EXCELLENT** 

GOOD

IN SURPRISINGLY BAD CONDITION. BRITTLE, RIDGING AND BLISTERING - A BAD COMBINATION THAT EASILY LEADS TO A LEAKING ROOF - AND THIS ROOF IS LEAKING. WE SHOULD ATTEMPT A MANUFACTURERS WARRANTY REPAIR ON THIS FIRST.

	BUDGET ESTIMATES
\$0.00	IMMEDIATE REPAIRS AS RECOMMENDED
\$1,500.00	YEARLY PREVENTIVE MAINENANCE
\$280,000.00	ROOF RECOATING
\$108,000.00	ROOF REPLACEMENT



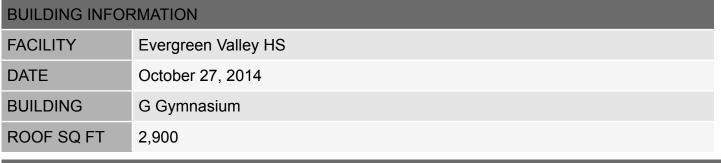


The photo below shows open holes in the AC ducts.



The photo below shows open holes and excessive ridging in the membrane.







BUILDING	G Gymnasium						Ē		IG SERVICES FOR THE BUILDING ENVE	ELOPE		
ROOF SQ FT	2,900							_				
ROOF CONSTRU	JCTION											
ROOF AGE	2003	<b>✓</b>	0-5 YEARS		5-10 YEARS		10-15 YEARS		15+ YEARS			
DECK TYPE	METAL	<b>\</b>	PLYWOOD		PLANK		CONCRETE		LW CONCRETE			
INSULATION	NONE		ISO	<b>S</b>	FIBER		PERLITE		STYRO			
INSUL THICK	1 INCH		2 INCH		3 INCH PLUS	<b>\</b>	4 INCH		TAPERED			
MEMBRANE	METAL SS	<b>✓</b>	SINGLE PLY		BUR	<b>\</b>	MOD BIT		TWO SYSTEMS	<b>✓</b>		
MEM SURFACE	COATING		MS CAP	<b>✓</b>	GRAVEL		SMOOTH		GRANULE			
FLASHINGS	CAPSHEET	<b>⋖</b>	HYPALON									
DRAINAGE	JOSAM	<b>~</b>	SCUPPERS		GUTTERS	<b>~</b>	OVER EDGE					
SLOPE	SLIGHT	<b></b>	1:12		2:12		3:12		6:12			
ROOF CONDITIO	DN - RATINGS (1-1	0) ar	nd RECOMMENDA	TIOI	NS					#		
FIELD			EPAIRS NEEDED						RATING	3		
11225			RESEAL SEAMS				DEEP RIDGING	<b>~</b>	SS RATING	8		
	CL E		OOF OF DEBRIS		DE	CK I	REPAIR NEEDED					
			AIR SUSPECTED									
	DECK						CE FASTENERS					
			RAZE CRACKING				TLE MEMBRANE	<b>✓</b>				
			CESSIVE WEAR	<b>✓</b>	MEMBRAN	IE FI	BERS EXPOSED					
PITCH/POND			EPAIRS NEEDED						RATING	4		
	F		ONDING AREAS				CK DEFLECTION					
	SOME PONDING				E	XCE	SSIVE PONDING					
FLASHING	REPAIRS NEEDED								RATING	1		
FLASIIING			EAL/REPAIR ALL		RES	FΔI /	REPAIR SELECT		SS RATING	8		
			ECOAT AC DUCT				L/RECOAT WALL		001011110			
			WALL FLASHING									
DRAINAGE		RI	EPAIRS NEEDED						RATING	4		
	ADD/E	ENHA	ANCE CRICKETS		ADD/EN	1AH	NCE OVERFLOW					
			CLEAR DRAINS				ADD GUTTER					
	GUTT	ER F	REPAIR NEEDED		GUTTER COATING NEEDED							
PENETRATION		RI	EPAIRS NEEDED	<b>\</b>					RATING	4		
		RES	EAL/REPAIR ALL	<b>⋖</b>	RES	EAL/	REPAIR SELECT					
		REP	LACE SKYLIGHT		RAISE HEIG	HT V	VHEN POSSIBLE					
		_										
ADDITIONAL	INADE		ACTION NEEDED		A D.D.	- EVI						
			E ROOF ACCESS EAD EQUIPMENT		ADD	EXI	ERNAL LADDER					
MAINTENANCE			DRAINS CLEAN		KEED	۱۸/ΔΤ	ERWAYS CLEAN					
WINTERVITOE			UNTIL REROOF		IXEEI	V V / \ \ \ \	TRIM TREES					
			OOF OF DEBRIS		HV	/AC F	REPAIR NEEDED					
			IAT SUSPECTED				GUTTERS CLEAR	<u></u>				
LEAKS			ENCE OF LEAKS		YES		NO					
ROOF CONDITIO	ON - OVERALL SY	STEI	M RATING									
VERY POOR					REPLACE OR C	COAT	IMMEDIATELY - S	SPO	T REPAIRS ONLY			
POOR					REPLACE OR (	COAT	Γ IN 1-2 YEARS - S	SPO	T REPAIRS ONLY			
FAIR									AT IN 3-5 YEARS			
MARGINAL												
GOOD					REPLACE OR COAT IN 5-10 YEARS  REPLACE OR COAT IN 10-15 YEARS							

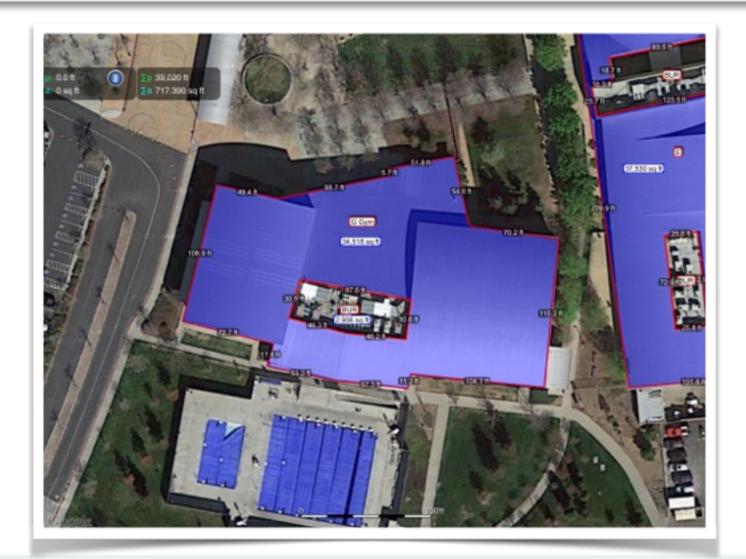
GOOD

**EXCELLENT** 

ROOF IS AGING POORLY WITH DEEP RIDGING AND HEAVY CRAZE CRACKING ESPECIALLY ON ALL THE BASE FLASHINGS. THE ROOF DOES LEAK BUT IT IS SUSPECTED TO BE A WINDOW OR EXTERIOR WINDOW BASE FLASHING BECAUSE THE LEAK IS AT THE EVE OR BASE OF A SECTION OF METAL STANDING SEAM ROOF.

REPLACE OR COAT IN 10-15 YEARS

	BUDGET ESTIMATES
\$5,000.00	IMMEDIATE REPAIRS AS RECOMMENDED
\$1,500.00	YEARLY PREVENTIVE MAINENANCE
\$345,000.00	ROOF RECOATING
\$43,500.00	ROOF REPLACEMENT





The photo below locates the internal leak and the suspected point of entry.



The photo below shows premature aging or wear on the base flashings.



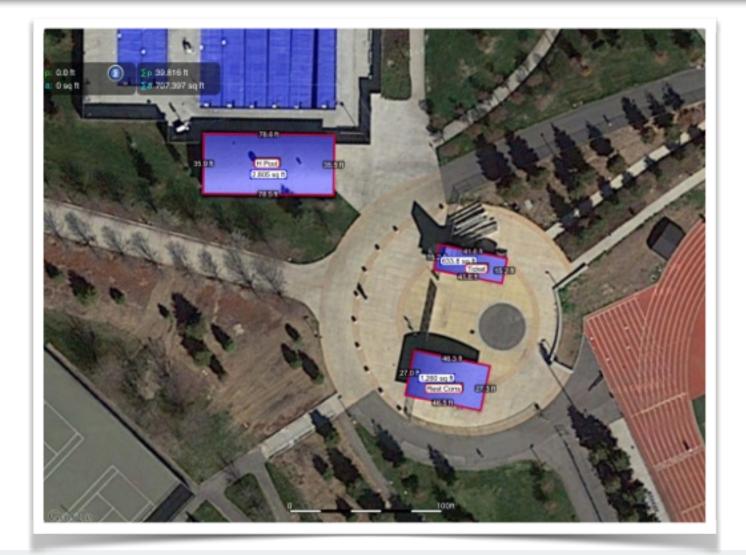




BUILDING	H Swimming Pool Complex, Ticket Booth, Restroom Concessions								G I N E E R I N NG SERVICES FOR THE BUILDING ENVI	G ELOPE
ROOF SQ FT	4,600									-
ROOF CONSTRU	JCTION									
ROOF AGE	2003	<b>⋖</b>	0-5 YEARS		5-10 YEARS		10-15 YEARS		15+ YEARS	
DECK TYPE	METAL	<b>√</b>	PLYWOOD		PLANK		CONCRETE		LW CONCRETE	
INSULATION	NONE	<b>⋖</b>	ISO		FIBER		PERLITE		STYRO	
INSUL THICK	1 INCH		2 INCH		3 INCH PLUS		4 INCH		TAPERED	
MEMBRANE	METAL SS	<b>⋖</b>	SINGLE PLY		BUR		MOD BIT		TWO SYSTEMS	
MEM SURFACE	COATING		MS CAP		GRAVEL		SMOOTH		GRANULE	
FLASHINGS	CAPSHEET		HYPALON							
DRAINAGE	JOSAM		SCUPPERS		GUTTERS	<b>\</b>	OVER EDGE			
SLOPE	MULTI	<b>⋖</b>	1:12		2:12		3:12		6:12	
ROOF CONDITIO	ON - RATINGS (1-1	0) an	d RECOMMENDA	OITA	NS					#
FIELD		RE	PAIRS NEEDED						RATING	8
		ı	RESEAL SEAMS				DEEP RIDGING			
	CLEA	AR RO	OOF OF DEBRIS		DE	CK F	REPAIR NEEDED			
	DECK	REPA	IR SUSPECTED		RESEAL/F	RPLA	CE FASTENERS			
		CR	AZE CRACKING		E	BRIT	TLE MEMBRANE			
		EX	CESSIVE WEAR		MEMBRAN	IE FII	BERS EXPOSED			
PITCH/POND		RE	PAIRS NEEDED						RATING	8
	F	ILL P	ONDING AREAS		FIX	DEC	CK DEFLECTION			
		5	SOME PONDING		E	XCE	SSIVE PONDING			
FLASHING		RE	PAIRS NEEDED						RATING	8
		RESE	EAL/REPAIR ALL		RES	EAL/	REPAIR SELECT			
	RESEA	AL/RE	COAT AC DUCT		RE	SEA	L/RECOAT WALL			
	RES		VALL FLASHING							
DRAINAGE	4 D.D.//		PAIRS NEEDED		A DD/EA	11 1 A A	IOE OVEDELOW		RATING	8
	ADD/E		NCE CRICKETS CLEAR DRAINS		ADD/EI	NHAN	ADD GUTTER			
	GUTT		EPAIR NEEDED		GUTTE	R CC	DATING NEEDED			
PENETRATION			PAIRS NEEDED		33112		7.11.11.01.12222		RATING	_
		RESE	EAL/REPAIR ALL		RES	EAL/	REPAIR SELECT			
		REPL	ACE SKYLIGHT		RAISE HEIG	HT V	WHEN POSSIBLE			
ADDITIONAL		Α	CTION NEEDED							
			ROOF ACCESS		ADD	EXT	ERNAL LADDER			
			AD EQUIPMENT		WEED.					
MAINTENANCE			DRAINS CLEAN		KEEP	VVAI	ERWAYS CLEAN			
			UNTIL REROOF DOF OF DEBRIS		H\/	′ΔC F	TRIM TREES REPAIR NEEDED			
			AT SUSPECTED				SUTTERS CLEAR			
LEAKS			NCE OF LEAKS		YES		NO.	_		
ROOF CONDITIO	ON - OVERALL SY	STEM	1 RATING							
VERY POOR					REPLACE OR C	OAT	IMMEDIATELY - S	SPO <sup>-</sup>	T REPAIRS ONLY	
POOR									T REPAIRS ONLY	
FAIR							REPLACE OF	R CO	AT IN 3-5 YEARS	
MARGINAL							REPLACE OR	COA	T IN 5-10 YEARS	<b>✓</b>
GOOD							REPLACE OR C	COAT	IN 10-15 YEARS	
EXCELLENT					0	NLY	IF ROOF IS LESS	S THA	AN 5 YEARS OLD	
ADDITIONAL NO	TES									

ALL OF THE METAL ROOFS ON CAMPUS LOOK GOOD. KEEP A CLOSE EYE ON THE FIRST SIGNS OF RUST. IT IS ESTIMATED THAT THEY SHOULD BE RECOATED AT THE TWENTY YEAR MARK - BUT MAY LAST LONGER.

BUDGET ESTIMATES	
IMMEDIATE REPAIRS AS RECOMMENDED	\$0.00
YEARLY PREVENTIVE MAINENANCE	\$1,500.00
ROOF RECOATING	\$46,000.00
ROOF REPLACEMENT	\$0.00



An overview photo from the roof level - Swimming Pool Complex.



Another overview photo from the roof level - Ticket Booth.



Another overview photo from the roof level - Restroom Concessions.



BUILDING INFORMATION								
FACILITY	Evergreen Valley HS							
DATE	October 27, 2014							
BUILDING	P Science							
ROOF SQ FT	7,800							
	1000							



ROOF SO FT 7,800  ROOF CONSTRUCTION  ROOF AGE 2006  0.5 YEARS 5-10 YEARS 10-15 YEARS 15-YEARS
ROOF AGE 2006  205 YEARS 5-10 YEARS 10-15 YEARS 15+ YEARS DECK TYPE METAL 2 PLYWOOD PLANK CONCRETE LW CONCRETE INSULATION NONE SO Y FIBER PERUIT STYRO INSULATION NONE SO Y STATE STYRO INSULATION STATE
DECK TYPE  METAL  PLYWOOD PLANK CONCRETE LW CONCRETE INSULATION NONE ISO FIBER PERLITE STYRO INSULTHICK 1 INCH 2 INCH 3 INCH PLUS 4 INCH TAPERED MEMBRANE METALS  ISO INGLE PLY BUR MOD BIT TWO SYSTEMS MEMBRANE METALS  ISO MS GRAVEL SMOOTH GRANULE FLASHINGS CAPSHEET HYPALON GRAVEL SMOOTH GRANULE FLASHINGS CAPSHEET THYPALON GRAVEL SMOOTH GRANULE FLASHING GREPAIR SNEEDED GRAVEL SMOOTH GRANULE FIELD REPAIRS NEEDED GRAVEL SMOOTH GRAVEL STATEMENS  CLEAR ROOF OF DEBRIS DECK REPAIR NEEDED GRAVEL GRASTENERS  CRAZE CRACKING FRESEAL/PLACE FASTENERS  FIX DECK DEFLECTION GRAVEL STATEMENT GRAVEL
INSULATION NONE ISO ISO ISO ISO ISO INSULATION NONE ISO ISO INSULATION NONE ISO ISO INSULATION INSU
INSUL THICK  1 INCH  2 INCH  3 INCH PLUS  4 INCH  TAPERED  MEMBRANE  METAL SS  SINGLE PLY  BUR  MOD BIT  TWO SYSTEMS  MEM SURFACE  COATING  MS CAP  GRAVEL  SMOOTH  GRANULE  FLASHINGS  CAPSHEET  HYPALON  DRAINAGE  JOSAM  SCUPPERS  GUTTERS  OVER EDGE  SLIGHT  1:12  2:12  3:12  ROOF CONDITION - RATINGS (1-10) and RECOMMENDATIONS  FIELD  REPAIRS NEEDED  RESEAL SEAMS  CLEAR ROOF OF DEBRIS  DECK REPAIR SUSPECTED  CRAZE CRACKING  CRAZE CRACKING  EXCESSIVE WEAR  MEMBRANE FIBERS EXPOSED  PITCHIPOND  REPAIRS NEEDED  FILL PONDING AREAS  FIX DECK DEFLECTION  SOME PONDING  FILL PONDING AREAS  FIX DECK DEFLECTION  SOME PONDING  FESSEAL WALL FLASHING  RESEAL/REPAIR ALL  RESEAL/REPOAT SELECT  RESEAL/RECOAT AC DUCT  RESEAL/REPOAT SELECT  GUTTER REPAIR NEEDED  DRAINAGE  ADD/ENHANCE CRICKETS  GUTTER REPAIR NEEDED  PENETRATION  REPAIRS NEEDED  GUTTER COATING NEEDED  PENETRATION  RESEAL/REPAIR NEEDED  GUTTER COATING NEEDED  PENETRATION  RESEAL/REPAIR NEEDED  RATING  RATING  RATING  RATING  RATING  RATING  RATING  RATING  RATING  RESEAL/REPAIR SELECT  RATING
MEMBRANE METAL SS   SINGLE PLY  BUR   MOD BIT  TWO SYSTEMS   MEM SURFACE COATING  MS CAP   GRAVEL  SMOOTH  GRANULE   FLASHINGS  CAPSHEET   HYPALON
MEM SURFACE COATING MS CAP 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 CLEAR ROOF OF DEBRIS DECK REPAIR NEEDED DECK REPAIR SUSPECTED RESEAL/RPLACE FASTENERS CRAZE CRACKING EXCESSIVE WEAR MEMBRANE FIBERS EXPOSED  PITCH/POND REPAIRS NEEDED FILL PONDING AREAS SOME PONDING FLASHING RESEAL/REPAIR ALL RESEAL/RECOAT WALL RESEAL
FLASHINGS  CAPSHEET   HYPALON   OVER EDGE
DRAINAGE  JOSAM SCUPPERS GUTTERS OVER EDGE  SLOPE  SLIGHT 11:12 2:12 3:12 6:12  ROOF CONDITION - RATINGS (1-10) and RECOMMENDATIONS  FIELD  REPAIRS NEEDED  RESEAL SEAMS RIDGING SS RATING  CLEAR ROOF OF DEBRIS DECK REPAIR NEEDED  DECK REPAIR SUSPECTED RESEAL/RPLACE FASTENERS  CRAZE CRACKING MEMBRANE RESEAL/RPLACE FASTENERS  CRAZE CRACKING FILL PONDING AREAS FIX DECK DEFLECTION SOME PONDING FILL PONDING AREAS FIX DECK DEFLECTION RESEAL/REPAIR SELECT SS RATING  RESEAL/REPAIR ALL RESEAL/REPAIR SELECT SS RATING  RESEAL/RECOAT AC DUCT RESEAL/RECOAT WALL RESEAL/RECOAT WALL RESEAL/RECOAT WALL CRESSEAL/REPAIR SELECT STATING  DRAINAGE REPAIRS NEEDED ADD/ENHANCE OVERFLOW CLEAR DRAINS ADD GUTTER GUTTER GUTTER REPAIR NEEDED GUTTER COATING NEEDED RATING  PENETRATION REPAIRS NEEDED RESEAL/REPAIR SELECT RATING  RESEAL/REPAIR NEEDED RATING RESEAL/REPAIR SELECT RATING  REPAIRS NEEDED RATING RESEAL/REPAIR SELECT RATING  RESEAL/REPAIR NEEDED RATING  RESEAL/REPAIR SELECT RATING
ROOF CONDITION - RATINGS (1-10) and RECOMMENDATIONS  FIELD REPAIRS NEEDED RESEAL SEAMS RIDGING SERATING  CLEAR ROOF OF DEBRIS DECK REPAIR NEEDED RESEAL/REPAIR SUSPECTED RESEAL/REPAIR SELECT SEAL/REPAIR NEEDED RESEAL/REPAIR SELECT SERATING  PITCH/POND REPAIRS NEEDED PRESEAL/REPAIR SELECT RESEAL/REPAIR SELECT RESEAL/REPAIR ALL RESEAL/RECOAT AC DUCT RESEAL/REDED RATING REPAIRS NEEDED RESEAL/REPAIR SELECT RESEAL/REDED RATING REPAIRS NEEDED RESEAL/REPAIR SELECT RESEAL/REDED RATING REPAIRS NEEDED RATING REPAIRS NEEDED RATING REPAIRS NEEDED RATING REPAIRS NEEDED RATING RESEAL/REPAIR SELECT RATING RESEAL/REPAIR NEEDED RATING RESEAL/REPAIR NEEDED RATING RESEAL/REPAIR SELECT RATING RESEAL/REPAIR NEEDED REPAIRS NEEDED REPAIRS NEEDED REPAIRS NEEDED REPAIRS NEEDED REPAIRS NEEDED RESEAL/REPAIR SELECT RATING RESEAL/REPAIR SELECT RATING RESEAL/REPAIR NEEDED REPAIRS NEEDED REPAIRS NEEDED RESEAL/REPAIR SELECT RATING RA
ROOF CONDITION - RATINGS (1-10) and RECOMMENDATIONS  FIELD REPAIRS NEEDED RESEAL SEAMS RIDGING SEATING  RESEAL SEAMS RIDGING SEATING  CLEAR ROOF OF DEBRIS DECK REPAIR NEEDED RESEAL/RPLACE FASTENERS RECEAURED RESEAL/RPLACE FASTENERS RESEAURED RESE
REJELD REPAIRS NEEDED RESEAL SEAMS RIDGING RESEAL SEAMS RIDGING SS RATING  CLEAR ROOF OF DEBRIS DECK REPAIR NEEDED RESEAL/RPLACE FASTENERS CRAZE CRACKING RESEAL/RPLACE FASTENERS RESEAL/RPLACE FASTENERS RESEAL/RPLACE FASTENERS RESEAL/RPLACE FASTENERS RESEAL/RPLACE FASTENERS RESEAL/RPLACE FASTENERS RESEAL/REPAIR SELECT RESEAL/REPONDING REPAIRS NEEDED RATING RESEAL/REPAIR SELECT RESEAL/REPAIR SELECT RESEAL/RECOAT AC DUCT RESEAL/RECOAT AC DUCT RESEAL/RECOAT WALL RESEAL/RECOAT WALL RESEAL/RECOAT WALL RESEAL/RECOAT WALL RESEAL/REPAIR SELECT RESEAL/REPAIR NEEDED ADD/ENHANCE CRICKETS ADD GUTTER GUTTER REPAIR NEEDED REPAIRS NEEDED RESEAL/REPAIR SELECT REPLACE SKYLIGHT RAISE HEIGHT WHEN POSSIBLE  ADDITIONAL ACTION NEEDED
RESEAL SEAMS DECK REPAIR NEEDED DECK REPAIR SUSPECTED RESEAL/RPLACE FASTENERS REXCESSIVE WEAR MEMBRANE FIBERS EXPOSED RETURN REPAIRS NEEDED FILL PONDING AREAS FIX DECK DEFLECTION SOME PONDING FILL PONDING AREAS FIX DECK DEFLECTION RESEAL/REPAIR SELECT SOME PONDING RESEAL/REPAIR ALL RESEAL/REPAIR SELECT SOME RESEAL/REPAIR ALL RESEAL/RECOAT WALL RESEAL/RECOAT ACT DUCT RESEAL/RECOAT WALL RESEAL/RECOAT WALL RESEAL/RECOAT WALL RESEAL/RECOAT WALL RESEAL/RECOAT WALL RESEAL/RECOAT WALL RESEAL/REPAIR SELECT REPAIR SELECT RESEAL/REPAIR SELECT REPAIR SELECT REPAIR SELECT REPAIR SELECT RESEAL/REPAIR SELECT REPAIR SELECT REPAIR SELECT REPAIR SELECT RESEAL/REPAIR SELECT REPAIR SELECT REPA
CLEAR ROOF OF DEBRIS  DECK REPAIR NEEDED  DECK REPAIR SUSPECTED  RESEAL/RPLACE FASTENERS  CRAZE CRACKING  BRITTLE MEMBRANE  EXCESSIVE WEAR  MEMBRANE FIBERS EXPOSED  PITCH/POND  REPAIRS NEEDED  FILL PONDING AREAS  SOME PONDING  SOME PONDING  RESEAL/REPAIR SELECT  RESEAL/REPAIR ALL  RESEAL/REPAIR SELECT  RESEAL/RECOAT AC DUCT  RESEAL WALL FLASHING  DRAINAGE  REPAIRS NEEDED  ADD/ENHANCE CRICKETS  GUTTER REPAIR NEEDED  PENETRATION  REPAIRS NEEDED  RATING  RESEAL/REPAIR SELECT  RATING  RATING  RATING  RATING  RESEAL/REPAIR SELECT  RATING  RATING  RESEAL/REPAIR SELECT  RATING
DECK REPAIR SUSPECTED  CRAZE CRACKING  CRAZE CRACKING  BRITTLE MEMBRANE  EXCESSIVE WEAR  MEMBRANE FIBERS EXPOSED  PITCH/POND  REPAIRS NEEDED  FILL PONDING AREAS  FIX DECK DEFLECTION  SOME PONDING  EXCESSIVE PONDING  FLASHING  RESEAL/REPAIR ALL  RESEAL/REPAIR SELECT  RESEAL/RECOAT AC DUCT  RESEAL/RECOAT WALL  RESEAL WALL FLASHING  DRAINAGE  REPAIRS NEEDED  ADD/ENHANCE CRICKETS  GUTTER REPAIR NEEDED  PENETRATION  RESEAL/REPAIR NEEDED  PENETRATION  RESEAL/REPAIR NEEDED  RATING
CRAZE CRACKING  EXCESSIVE WEAR  MEMBRANE FIBERS EXPOSED  PITCH/POND  REPAIRS NEEDED  FILL PONDING AREAS  SOME PONDING  FLASHING  REPAIRS NEEDED  RATING  RESEAL/REPAIR ALL  RESEAL/REPAIR SELECT  RESEAL/RECOAT AC DUCT  RESEAL/RECOAT WALL  RESEAL/RECOAT WALL  RESEAL/REDED  DRAINAGE  REPAIRS NEEDED  ADD/ENHANCE CRICKETS  GUTTER REPAIR NEEDED  PENETRATION  REPAIRS NEEDED  RATING
PITCH/POND  REPAIRS NEEDED  FILL PONDING AREAS  SOME PONDING  FILSHING  RESEAL/REPAIR NEEDED  RATING  FLASHING  RESEAL/REPAIR ALL  RESEAL/REPAIR SELECT  RESEAL/RECOAT AC DUCT  RESEAL/RECOAT WALL  RESEAL/REDED  DRAINAGE  REPAIRS NEEDED  CLEAR DRAINS  GUTTER REPAIR NEEDED  PENETRATION  RESEAL/REDAIR ALL  RESEAL/REPAIR NEEDED  PENETRATION  REPAIRS NEEDED  RATING
PITCH/POND  REPAIRS NEEDED  FILL PONDING AREAS  FIX DECK DEFLECTION  SOME PONDING  EXCESSIVE PONDING  RATING  RESEAL/REPAIR NEEDED  RATING  RESEAL/REPAIR SELECT  RESEAL/RECOAT AC DUCT  RESEAL/RECOAT WALL  RESEAL WALL FLASHING  DRAINAGE  REPAIRS NEEDED  ADD/ENHANCE CRICKETS  GUTTER REPAIR NEEDED  PENETRATION  REPAIRS NEEDED  PENETRATION  REPAIRS NEEDED  RATING
FILL PONDING AREAS  SOME PONDING  SOME PONDING  EXCESSIVE PONDING  RESEAL/REPAIRS NEEDED  RESEAL/REPAIR SELECT  SS RATING  RESEAL/RECOAT AC DUCT  RESEAL/RECOAT WALL  RESEAL/RECOAT WALL  RESEAL WALL FLASHING  DRAINAGE  REPAIRS NEEDED  ADD/ENHANCE CRICKETS  GUTTER REPAIR NEEDED  GUTTER COATING NEEDED  PENETRATION  REPAIRS NEEDED  RATING  RESEAL/REPAIR SELECT  RATING  RESEAL/REPAIR SELECT  RATING  RESEAL/REPAIR SELECT  RATING  RESEAL/REPAIR SELECT  RESEAL/REPAIR SELECT  ADDITIONAL  ACTION NEEDED
SOME PONDING SOME PONDING SOME PONDING SOME PONDING SOME PONDING SEXESSIVE PONDING SEXESTIME REPAIRS NEEDED RESEAL/REPAIR SELECT SS RATING RESEAL/RECOAT AC DUCT RESEAL/RECOAT WALL RESE
FLASHING  RESEAL/REPAIR NEEDED  RESEAL/REPAIR SELECT  RESEAL/RECOAT WALL  RESEAL WALL FLASHING  DRAINAGE  REPAIRS NEEDED  ADD/ENHANCE CRICKETS  CLEAR DRAINS  GUTTER REPAIR NEEDED  PENETRATION  RESEAL/RECOAT WALL  RATING
RESEAL/REPAIR ALL RESEAL/RECOAT WALL RESEAL WALL FLASHING  DRAINAGE REPAIRS NEEDED ADD/ENHANCE CRICKETS CLEAR DRAINS GUTTER REPAIR NEEDED GUTTER COATING NEEDED  PENETRATION REPAIRS NEEDED RATING RESEAL/REPAIR ALL RESEAL/REPAIR SELECT REPLACE SKYLIGHT RATION NEEDED  ADDITIONAL RESEAL/REPAIR SELECT RESEAL/REPAIR WEN POSSIBLE  ADDITIONAL RESEAL/REPAIR ALL RESEAL/REPAIR WEN POSSIBLE  ADDITIONAL
RESEAL/REPAIR ALL RESEAL/RECOAT WALL RESEAL WALL FLASHING  DRAINAGE REPAIRS NEEDED ADD/ENHANCE CRICKETS CLEAR DRAINS GUTTER REPAIR NEEDED GUTTER COATING NEEDED  PENETRATION REPAIRS NEEDED RATING RESEAL/REPAIR ALL RESEAL/REPAIR SELECT REPLACE SKYLIGHT RATION NEEDED  ADDITIONAL RESEAL/REPAIR SELECT RESEAL/REPAIR WEN POSSIBLE  ADDITIONAL RESEAL/REPAIR ALL RESEAL/REPAIR WEN POSSIBLE  ADDITIONAL
RESEAL/RECOAT AC DUCT RESEAL/RECOAT WALL RESEAL WALL FLASHING  DRAINAGE REPAIRS NEEDED 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
RESEAL WALL FLASHING  DRAINAGE  REPAIRS NEEDED  ADD/ENHANCE CRICKETS  CLEAR DRAINS  CLEAR DRAINS  GUTTER REPAIR NEEDED  PENETRATION  REPAIRS NEEDED  RESEAL/REPAIR ALL  RESEAL/REPAIR SELECT  REPLACE SKYLIGHT  RATING  ADDITIONAL  ACTION NEEDED
DRAINAGE  REPAIRS NEEDED  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  RATING  ADDITIONAL  ACTION NEEDED
ADD/ENHANCE CRICKETS  CLEAR DRAINS  CLEAR DRAINS  ADD GUTTER  GUTTER REPAIR NEEDED  GUTTER COATING NEEDED  PENETRATION  REPAIRS NEEDED  RATING  RESEAL/REPAIR ALL  RESEAL/REPAIR SELECT  REPLACE SKYLIGHT  RATION NEEDED  ACTION NEEDED
CLEAR DRAINS GUTTER GUTTER GUTTER GUTTER REPAIR NEEDED GUTTER COATING NEEDED RATING  PENETRATION REPAIRS NEEDED RATING  RESEAL/REPAIR ALL RESEAL/REPAIR SELECT REPLACE SKYLIGHT RAISE HEIGHT WHEN POSSIBLE ADDITIONAL  ACTION NEEDED
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
RESEAL/REPAIR ALL RESEAL/REPAIR SELECT REPLACE SKYLIGHT RAISE HEIGHT WHEN POSSIBLE ADDITIONAL ACTION NEEDED
REPLACE SKYLIGHT RAISE HEIGHT WHEN POSSIBLE ADDITIONAL ACTION NEEDED
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 IMMEDIATELY - SPOT REPAIRS ONLY  REPLACE OR COAT IN 1-2 YEARS - SPOT REPAIRS ONLY
POOR REPLACE OR COAT IN 1-2 YEARS - SPOT REPAIRS ONLY

**EXCELLENT** 

ROOF IS AGING POORLY WITH RIDGING, CRAZE CRACKING, AND MANY EXISTING REPAIRS. REPAIR FAILING PATCHES AND MANAGE CLOSELY TO SQUEEZE ANOTHER THREE TO FIVE YEARS OUT OF THIS ROOF.

BUDGET ESTIMATES	
IMMEDIATE REPAIRS AS RECOMMENDED	\$5,000.00
YEARLY PREVENTIVE MAINENANCE	\$1,500.00
ROOF RECOATING	\$85,000.00
ROOF REPLACEMENT	\$117,000.00





The photo below shows ridging in the membrane.



The photo below shows some penetrations need to be resealed.







ROOF SQ FT	14,000	•					Е	NGINEERIN	G SERVICES FOR THE BUILDING ENVE	LOPE
ROOF CONSTRU	,						_	_		
ROOF AGE	2003		0-5 YEARS		5-10 YEARS		10-15 YEARS		15+ YEARS	
DECK TYPE					PLANK		CONCRETE		LW CONCRETE	
	METAL		PLYWOOD							
INSULATION	NONE		ISO		FIBER		PERLITE		STYRO	
INSUL THICK	1 INCH		2 INCH		3 INCH PLUS		4 INCH		TAPERED	
MEMBRANE	METAL SS		SINGLE PLY		BUR		MOD BIT		TWO SYSTEMS	
MEM SURFACE	COATING		MS CAP		GRAVEL		SMOOTH		GRANULE	
FLASHINGS	CAPSHEET		HYPALON							
DRAINAGE	JOSAM		SCUPPERS		GUTTERS	<b>✓</b>	OVER EDGE			
SLOPE	SLIGHT		1:12		2:12		3:12		6:12	
ROOF CONDITIO	DN - RATINGS (1-1	0) aı	nd RECOMMENDA	ATIOI	NS					#
FIELD		R	EPAIRS NEEDED						RATING	5
			RESEAL SEAMS				SOME RIDGING			
	CLEA	AR R	OOF OF DEBRIS		DE	CK F	REPAIR NEEDED			
	DECK	REP	AIR SUSPECTED		RESEAL/F	RPLA	CE FASTENERS			
		CF	RAZE CRACKING		E	3RIT	TLE MEMBRANE			
		Ε>	CESSIVE WEAR		MEMBRAN	JE FI	BERS EXPOSED			
PITCH/POND		RI	EPAIRS NEEDED						RATING	5
	F		PONDING AREAS		FIX	(DE	CK DEFLECTION			
			SOME PONDING		E	XCE	SSIVE PONDING			
FLASHING		RI	EPAIRS NEEDED						RATING	5
		RES	EAL/REPAIR ALL		RES	EAL/	REPAIR SELECT			
	RESEA	AL/R	ECOAT AC DUCT		RE	SEA	L/RECOAT WALL			
	RES	EAL	WALL FLASHING							
DRAINAGE		RI	EPAIRS NEEDED						RATING	5
	ADD/E	ENHA	ANCE CRICKETS		ADD/EN	1AH	NCE OVERFLOW			
			CLEAR DRAINS				ADD GUTTER			
DENETRATION	GUTT		REPAIR NEEDED		GUTTE	R CC	DATING NEEDED		DATINO	
PENETRATION			EPAIRS NEEDED		DEC	<b>-</b> ^ 1 /			RATING	-
			EAL/REPAIR ALL LACE SKYLIGHT				REPAIR SELECT WHEN POSSIBLE			
		IVLI	LAGE GIVILIGITI		NAIGETIEIG	111 V	WILLIAT GOODLE			
ADDITIONAL		ļ	ACTION NEEDED							
	IMPF		E ROOF ACCESS		ADD	EXT	ERNAL LADDER			
	REMOV	E DE	EAD EQUIPMENT							
MAINTENANCE	k	KEEF	DRAINS CLEAN		KEEP	WAT	ERWAYS CLEAN			
	SPOT RE	PAIR	UNTIL REROOF				TRIM TREES			
	CLEA	AR R	OOF OF DEBRIS		HV	/AC F	REPAIR NEEDED			
	H	łAZN	MAT SUSPECTED		KEEP	SS G	UTTERS CLEAR	<b>\</b>		
LEAKS	E	EVID	ENCE OF LEAKS		YES		NO	<b>\</b>		
ROOF CONDITIO	ON - OVERALL SY	STEI	M RATING							
VERY POOR					REPLACE OR C	COAT	IMMEDIATELY - S	SPOT	REPAIRS ONLY	
POOR					REPLACE OR (	COAT	IN 1-2 YEARS - S	SPOT	REPAIRS ONLY	
FAIR							REPLACE OF	R CO	AT IN 3-5 YEARS	
MARGINAL							REPLACE OR	COA	T IN 5-10 YEARS	<b>~</b>

GOOD

**EXCELLENT** 

THE METAL STANDING ROOFS LOOK GOOD WITH NO SIGNS OF RUST. MANAGE CLOSELY AND COAT AT FIRST SIGNS OF RUST.

REPLACE OR COAT IN 10-15 YEARS

BUDGET ESTIMATES	
IMMEDIATE REPAIRS AS RECOMMENDED	\$0.00
YEARLY PREVENTIVE MAINENANCE	\$500.00
ROOF RECOATING	\$140,000.00
ROOF REPLACEMENT	\$0.00





An overview photo from the roof level.



The photo below shows the surface and fastener sealant in good shape.



BUILDING INFOR	BUILDING INFORMATION							
FACILITY	Evergreen Valley HS							
DATE	October 27, 2014							
BUILDING	Press Box							
ROOF SQ FT	1,000							
DOOF CONCEDI	ICTION							

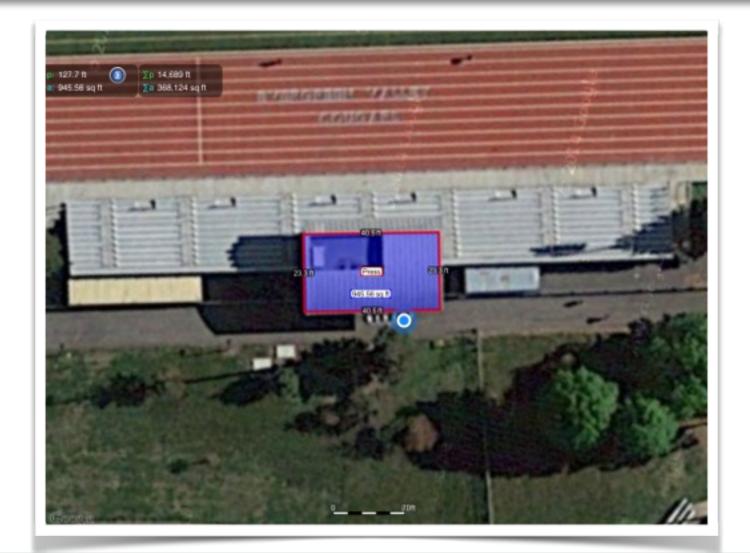


ROOF SQ FT	1,000						, i	VGIVEERIN	IG SERVICES FOR THE BUILDING ENVE	ELOPE
ROOF CONSTRU	JCTION									
ROOF AGE	2003	<b>⋖</b>	0-5 YEARS		5-10 YEARS		10-15 YEARS		15+ YEARS	
DECK TYPE	METAL	<b>✓</b>	PLYWOOD		PLANK		CONCRETE		LW CONCRETE	
INSULATION	NONE	<b>⋖</b>	ISO		FIBER		PERLITE		STYRO	
INSUL THICK	1 INCH		2 INCH		3 INCH PLUS		4 INCH		TAPERED	
MEMBRANE	METAL SS	<b>⋖</b>	SINGLE PLY		BUR		PTC	<b>~</b>	TWO SYSTEMS	<b></b>
MEM SURFACE	COATING		MS CAP		GRAVEL		SMOOTH		GRANULE	
FLASHINGS	CAPSHEET		HYPALON							
DRAINAGE	JOSAM	<b>✓</b>	SCUPPERS		GUTTERS	<b>-</b>	OVER EDGE			
SLOPE	MULTI		1:12		2:12		3:12		6:12	
ROOF CONDITIC	ON - RATINGS (1-1	0) and	d RECOMMENDA	TIOI	NS		_			#
FIELD	,		PAIRS NEEDED						RATING	8
		F	RESEAL SEAMS				DEEP RIDGING		PTC RATING	8
	CLEA		OF OF DEBRIS		DE	CK R	EPAIR NEEDED			
			IR SUSPECTED				CE FASTENERS			
	DEGIT		AZE CRACKING							
							LE MEMBRANE			
DITOLUDOND			CESSIVE WEAR		MEMBRAN	NE FIE	BERS EXPOSED		DATING	0
PITCH/POND	-		PAIRS NEEDED		ΓI	/ DEC	NA DEEL FOTION		RATING	8
	FI		ONDING AREAS OME PONDING				SIVE PONDING		PTC RATING	8
		3	OWE PONDING		_	AUES	SOIVE PUNDING			
FLASHING		RF	PAIRS NEEDED						RATING	8
1 2/10/111140			AL/REPAIR ALL		RES	EAL/F	REPAIR SELECT		PTC RATING	8
			COAT AC DUCT				/RECOAT WALL		1101011110	
			ALL FLASHING							
DRAINAGE		RE	PAIRS NEEDED						RATING	8
	ADD/E	NHA	NCE CRICKETS		ADD/E	NHAN	CE OVERFLOW		PTC RATING	8
			CLEAR DRAINS				ADD GUTTER			
	GUTT	ER R	EPAIR NEEDED		GUTTE	R CO	ATING NEEDED			
PENETRATION		RE	PAIRS NEEDED						RATING	-
	ı	RESE	AL/REPAIR ALL		RES	EAL/F	REPAIR SELECT			
		REPL	ACE SKYLIGHT		RAISE HEIG	HT W	HEN POSSIBLE			
ADDITIONAL			CTION NEEDED		400					
			ROOF ACCESS		ADD	EXII	ERNAL LADDER			
MAINTENANCE			AD EQUIPMENT DRAINS CLEAN		KEED	\ <b>\</b> /\\T	ERWAYS CLEAN			
MAINTENANCE			UNTIL REROOF		KEEF	VVAIL	TRIM TREES			
			OF OF DEBRIS		H\	/AC R	EPAIR NEEDED			
			AT SUSPECTED		KEEP	SS G	UTTERS CLEAR	<b>I</b>		
LEAKS	E	VIDE	NCE OF LEAKS		YES		NO	_		
ROOF CONDITIC	N - OVERALL SYS	STEM	RATING							
VERY POOR					REPLACE OR C	COAT	IMMEDIATELY - S	SPO	Γ REPAIRS ONLY	
POOR					REPLACE OR (	COAT	IN 1-2 YEARS - S	SPO	Γ REPAIRS ONLY	
FAIR							REPLACE OF	R CO	AT IN 3-5 YEARS	
MARGINAL							REPLACE OR	COA	T IN 5-10 YEARS	<b>✓</b>
GOOD							REPLACE OR C	COAT	IN 10-15 YEARS	

**EXCELLENT** 

ALL OF THE METAL ROOFS ON CAMPUS LOOK GOOD. KEEP A CLOSE EYE ON THE FIRST SIGNS OF RUST. IT IS ESTIMATED THAT THEY SHOULD BE RECOATED AT THE TWENTY YEAR MARK - BUT MAY LAST LONGER.

	BUDGET ESTIMATES
\$0.00	IMMEDIATE REPAIRS AS RECOMMENDED
\$500.00	YEARLY PREVENTIVE MAINENANCE
\$10,000.00	ROOF RECOATING
\$0.00	ROOF REPLACEMENT





The photo below shows a close up of the metal standing seam roof in good shape.



The photo below shows the Pedestrian Traffic Coating (PTC) in good shape.

