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



\$0.00

\$337,500.00

BUILDING	A, B, C BUR						E	N	G I N E E R I N	G
ROOF SQ FT	22,500						, E	VGINEERIN	IG SERVICES FOR THE BUILDING ENVE	LOPE
ROOF CONSTRU	JCTION									
ROOF AGE	UNKNOWN		0-5 YEARS		5-10 YEARS		10-15 YEARS	<b>⋖</b>	15+ YEARS	
DECK TYPE	METAL		PLYWOOD	<b></b>	PLANK		CONCRETE		LW CONCRETE	
INSULATION	NONE	<b>⋖</b>	ISO		FIBER		PERLITE		STYRO	
INSUL THICK	1 INCH		2 INCH		3 INCH		4 INCH		TAPERED	
MEMBRANE	METAL SS		SINGLE PLY		BUR	<b>⋖</b>	MOD BIT		TWO SYSTEMS	
MEM SURFACE	COATING		MS CAP	<b>✓</b>	GRAVEL		SMOOTH			
FLASHINGS	CAPSHEET	$\checkmark$								
DRAINAGE	JOSAM	$\checkmark$	SCUPPERS		GUTTERS		OVER EDGE			
SLOPE	NONE		1:12	<b>✓</b>	2:12		3:12		SS 6:12	
ROOF CONDITIO	N - RATINGS (1-1	0) and I	RECOMMENDA	OITA	NS					#
FIELD		REPA	AIRS NEEDED						RATING	4
		RE	SEAL SEAMS		RESEAL B	LIST	ERS or RIDGING		SS RATING	
	CLEA	AR ROC	F OF DEBRIS		DE	CK F	REPAIR NEEDED			
	DECK I	REPAIR	SUSPECTED		ME	MBR	ANE IS BRITTLE	<b>✓</b>		
PITCH/POND		REPA	AIRS NEEDED						RATING	7
	F	ILL PON	NDING AREAS		FIX	( DE(	CK DEFLECTION			
FLASHING		REPA	AIRS NEEDED	<b>✓</b>					RATING	6
		RESEA	L/REPAIR ALL		RESEAL/REPAIR SELECT				SS RATING	
	RESEA	AL/REC	OAT AC DUCT		RESEAL/RECOAT WALL					
	REPAIR WALL CRACKS				RESI	EAL I	BASE FLASHING	<b>✓</b>		
DRAINAGE			AIRS NEEDED						RATING	7
	ADD/E		CE CRICKETS		ADD/ENHANCE OVERFLOW					
	OUTT		LEAR DRAINS		OUTTE	D 00	ADD GUTTER			
PENETRATION	GUTTER REPAIR NEEDED				GUITE	RCC	DATING NEEDED		DATING	2
PENETRATION	REPAIRS NEEDED RESEAL/REPAIR ALL				DES	ΕΔΙ/	REPAIR SELECT		RATING	3
		NEOLA	L/IXLI AIIX ALL		RES		INCI AIN OLLLOT			
MAINTENANCE	k	KEEP DI	RAINS CLEAN		KEEP	WAT	ERWAYS CLEAN			
	SPOT RE	PAIR UI	NTIL REROOF				TRIM TREES	<b>✓</b>		
	CLEA	AR ROC	F OF DEBRIS	<b>✓</b>	HV	/AC F	REPAIR NEEDED			
	H	HAZMAT	SUSPECTED		KEEP SS GUTTERS CLEAR					
LEAKS	E	EVIDEN	CE OF LEAKS		YES	$\checkmark$	NO			
ROOF CONDITIC	N - OVERALL SY	STEM F	RATING							
VERY POOR					REPLACE OR C	COAT	IMMEDIATELY - S	SPO	T REPAIRS ONLY	
POOR					REPLACE OR (	COAT	IN 1-2 YEARS - S	SPO	T REPAIRS ONLY	
FAIR	REPLACE OR COAT IN 3-5 YEARS									<b>4</b>
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								AN 5 YEARS OLD	
BUDGET ESTIMATES										
	IN	MMEDIA	ATE REPAIRS A	S RE	ECOMMENDED				\$0	0.00
		YE	ARLY PREVEN	TIVE	MAINENANCE				\$3,000	0.00

ROOF RECOATING

ROOF REPLACEMENT

An aerial view of the building.



An overview photo from the roof level.



The photo below shows craze cracking and penetration sealant failure.



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



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



\$240,000.00

\$0.00

BUILDING	A, B, C Standing	E N G I N E E R I N G ENGINEERING SERVICES FOR THE BUILDING ENVELOPE								
ROOF SQ FT	24,000									9
ROOF CONSTRU	JCTION									
ROOF AGE	UNKNOWN		0-5 YEARS		5-10 YEARS		10-15 YEARS	<b>⋖</b>	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		SINGLE PLY		BUR		MOD BIT		TWO SYSTEMS	
MEM SURFACE	COATING		MS CAP		GRAVEL		SMOOTH			
FLASHINGS	CAPSHEET									
DRAINAGE	JOSAM		SCUPPERS		GUTTERS	<b>✓</b>	OVER EDGE			
SLOPE	NONE		1:12		2:12		3:12		SS 6:12	
ROOF CONDITIO	ON - RATINGS (1-1	0) an	d RECOMMENDA	ATIOI	NS					#
FIELD		RE	PAIRS NEEDED						RATING	
		F	RESEAL SEAMS		RESEAL B	LIST	ERS or RIDGING		SS RATING	8
	CLEA	AR RC	OOF OF DEBRIS		DE	CK F	REPAIR NEEDED			
	DECK	REPA	IR SUSPECTED		ME	MBR	ANE IS BRITTLE			
PITCH/POND		RE	PAIRS NEEDED						RATING	
	F	ILL P	ONDING AREAS		FIX	( DE(	CK DEFLECTION			
EL ACLUNIO		DE	DAIDO NEEDED						DATINO	
FLASHING			PAIRS NEEDED		RESEAL/REPAIR SELECT				RATING SS RATING	8
	RESEAL/REPAIR ALL RESEAL/RECOAT AC DUCT				RESEAL/RECOAT WALL				33 KATING	O
	REPAIR WALL CRACKS						BASE FLASHING			
DRAINAGE	REPAIRS NEEDED								RATING	
	ADD/ENHANCE CRICKETS				ADD/EN	NAH	NCE OVERFLOW			
	CLEAR DRAINS						ADD GUTTER			
	GUTTER REPAIR NEEDED				GUTTE	R CC	DATING NEEDED			
PENETRATION	REPAIRS NEEDED								RATING	
		RESE	AL/REPAIR ALL		RES	EAL/	REPAIR SELECT			
MAINTENANCE	l k	(FFP	DRAINS CLEAN		KEEP	WAT	ERWAYS CLEAN			
			UNTIL REROOF		TRIM TREES					
			OOF OF DEBRIS		HV	/AC F	REPAIR NEEDED			
	H	HAZM	AT SUSPECTED		KEEP	SS G	UTTERS CLEAR	<b>⋖</b>		
LEAKS	E	EVIDE	NCE OF LEAKS		YES		NO	<b>⋖</b>		
ROOF CONDITIO	ON - OVERALL SY	STEM	RATING							
VERY POOR					REPLACE OR C	COAT	IMMEDIATELY - S	SPO	TREPAIRS ONLY	
POOR					REPLACE OR (	COAT	T IN 1-2 YEARS - \$	SPO	TREPAIRS ONLY	
FAIR					REPLACE OR COAT IN 3-5 YEARS					
MARGINAL							REPLACE OR	COA	T IN 5-10 YEARS	
GOOD					REPLACE OR COAT IN 10-15 YEAR					
EXCELLENT					C	NLY	IF ROOF IS LESS	TH/	AN 5 YEARS OLD	
BUDGET ESTIMATES										
	IN	MMED	DIATE REPAIRS A	S RE	ECOMMENDED				\$0	0.00
		Y	EARLY PREVEN	TIVE	MAINENANCE				\$1,500	0.00

ROOF RECOATING

ROOF REPLACEMENT

An aerial view of the building.



An overview photo from the roof level.



The photo below shows craze cracking and penetration sealant failure.



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



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



\$105,000.00

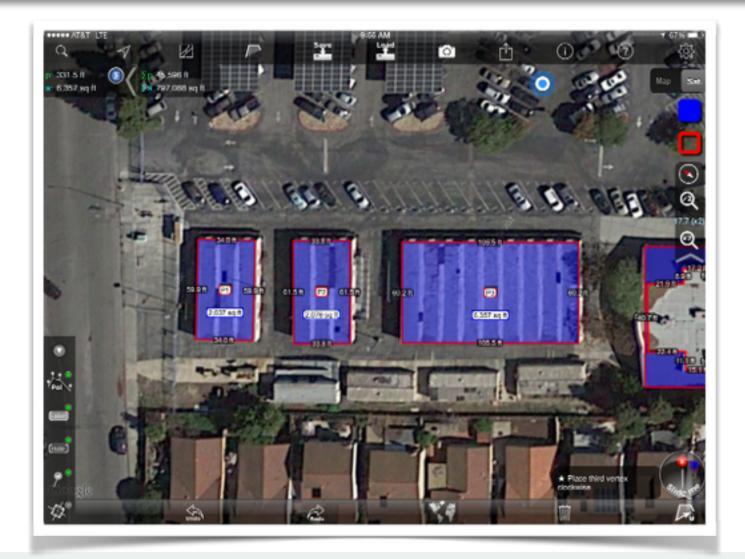
\$0.00

DATE	July 31, 2014							9 1	YLIN	Ę
BUILDING	Portables P1, P2,	P3						ENGINEERIN	G SERVICES FOR THE BUILDING ENVE	LOPE
ROOF SQ FT	10,500							_		
ROOF CONSTRU										
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	
INSUL THICK	1 INCH		2 INCH		3 INCH		4 INCH		TAPERED	
MEMBRANE	METAL		SINGLE PLY		BUR		MOD BIT		TWO SYSTEMS	
MEM SURFACE	COATING		MS CAP		GRAVEL		SMOOTH			
FLASHINGS	CAPSHEET									
DRAINAGE	JOSAM		SCUPPERS		GUTTERS		OVER EDGE	<b>✓</b>		
SLOPE	NONE		1:12		2:12		3:12		SS 6:12	
ROOF CONDITIO	ON - RATINGS (1-1	0) an	d RECOMMENDA	OITA	NS					#
FIELD		RE	PAIRS NEEDED						RATING	
		F	RESEAL SEAMS		RESEAL B	LIST	ERS or RIDGING		METAL RATING	2
	CLEA	AR RC	OF OF DEBRIS		DE	CK F	REPAIR NEEDED	<b>~</b>		
	DECK	REPA	IR SUSPECTED		ME	METAL ROOF RUSTING				
PITCH/POND		RE	PAIRS NEEDED						RATING	
	F	ILL P	ONDING AREAS		FIX	( DE	CK DEFLECTION			
FLASHING		RE	PAIRS NEEDED						RATING	
			AL/REPAIR ALL		RESEAL/REPAIR SELECT				METAL RATING	2
			COAT AC DUCT				L/RECOAT WALL	_		
	RE		WALL CRACKS		ALL	FLA	SHINGS FAILING	<b>✓</b>	DATING	
DRAINAGE	A D D / F		PAIRS NEEDED		4 DD/EN				RATING	
	ADD/E		NCE CRICKETS CLEAR DRAINS		ADD/EI	νпΑι	NCE OVERFLOW ADD GUTTER			
	GUTT		EPAIR NEEDED		GUTTE	R CC	DATING NEEDED			
PENETRATION			PAIRS NEEDED						RATING	
		RESE	AL/REPAIR ALL	<b>✓</b>	RES	EAL/	REPAIR SELECT			
MAINTENANCE	k	KEEP	DRAINS CLEAN		KEEP	WAT	ERWAYS CLEAN			
	SPOT RE	PAIR	UNTIL REROOF	<b>✓</b>			TRIM TREES			
	CLEA	AR RC	OOF OF DEBRIS		HV	/AC F	REPAIR NEEDED			
			AT SUSPECTED				UTTERS CLEAR			
LEAKS	E	EVIDE	NCE OF LEAKS		YES	<b>✓</b>	NO			
ROOF CONDITIO	ON - OVERALL SY	STEM	RATING							
VERY POOR									T REPAIRS ONLY	
POOR					REPLACE OR (	COAT	IN 1-2 YEARS -	SPO	T REPAIRS ONLY	
FAIR	REPLACE OR COAT IN 3-5 YEAR									
MARGINAL	REPLACE OR COAT IN 5-10 YEAR									
GOOD	REPLACE OR COAT IN 10-15 YEA									
EXCELLENT	ONLY IF ROOF IS LESS THAN 5 YEARS OL									
BUDGET ESTIMA										
	IN		DIATE REPAIRS A							0.00
		Y	EARLY PREVEN	TIVE	MAINENANCE				\$1,500	).00

ROOF RECOATING

ROOF REPLACEMENT

An aerial view of the building.



An overview photo from the roof level.



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



The photo below shows extensive rusting and edge flashing failure.

