



| BUILDING | A Administration | | | | | | E | N (| G I N E E R I N NG SERVICES FOR THE BUILDING ENVE | G ELOPE |
|---------------|-------------------|----------|------------------------------|----------|--------------|--------------|---------------------|----------|--|------------|
| ROOF SQ FT | 5,800 | | | | | | | | | |
| ROOF CONSTRU | JCTION | | | | | | | | | |
| ROOF AGE | 2001 | ✓ | 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 | | SINGLE PLY | | BUR | √ | SHINGLE | | TWO SYSTEMS | |
| MEM SURFACE | COATING | | MS CAP | ✓ | GRAVEL | | SMOOTH | | GRANULE | |
| FLASHINGS | CAPSHEET | ⋖ | HYPALON | | | | | | | |
| DRAINAGE | JOSAM | √ | SCUPPERS | | GUTTERS | | OVER EDGE | | | |
| SLOPE | SLIGHT | 4 | 1:12 | | 2:12 | | 3:12 | | 6:12 | |
| ROOF CONDITIO | ON - RATINGS (1-1 | 0) ar | nd RECOMMENDA | OITA | NS | | | | | # |
| FIELD | | RI | EPAIRS NEEDED | | | | | | RATING | 5 |
| | | | RESEAL SEAMS | | | | RIDGING | | | |
| | CLEA | AR R | OOF OF DEBRIS | ~ | DE | CK I | REPAIR NEEDED | | | |
| | | | AIR SUSPECTED | | RESEAL/F | RPL <i>A</i> | ACE FASTENERS | | | |
| | | CF | RAZE CRACKING | | <u> </u> | 3RIT | TLE MEMBRANE | | | |
| | | ΕX | CESSIVE WEAR | | MEMBRAN | IE FI | BERS EXPOSED | | | |
| PITCH/POND | | RI | EPAIRS NEEDED | | | | | | RATING | 4 |
| | F | ILL F | ONDING AREAS | | FIX | (DE | CK DEFLECTION | | | |
| | | | PONDING | 4 | Е | XCE | SSIVE PONDING | | | |
| | | | | | | | | | | |
| FLASHING | | RI | EPAIRS NEEDED | ⋖ | | | | | RATING | 3 |
| | | RES | EAL/REPAIR ALL | ✓ | RES | EAL/ | REPAIR SELECT | | | |
| | | | ECOAT AC DUCT | | RE | SEA | L/RECOAT WALL | | | |
| DDAINAGE | RES | | WALL FLASHING | | | | | | DATINO | 4 |
| DRAINAGE | ΔDD/F | | EPAIRS NEEDED ANCE CRICKETS | | ADD/EN | ЛΗΔΙ | NCE OVERFLOW | | RATING | 4 |
| | NOD/L | _1 11 1/ | CLEAR DRAINS | _ | | | ER DOWNSPOUT | | | |
| | GUTT | ER I | REPAIR NEEDED | | | | DATING NEEDED | | | |
| PENETRATION | | RI | EPAIRS NEEDED | \ | | | | | RATING | 3 |
| | | RES | EAL/REPAIR ALL | ✓ | RES | EAL/ | REPAIR SELECT | | | |
| | | REP | LACE SKYLIGHT | | RAISE HEIG | HT V | VHEN POSSIBLE | | | |
| | | | | | | | | | | |
| ADDITIONAL | | | ACTION NEEDED | | | | | | | |
| | | | E ROOF ACCESS | | ADD | EXT | ERNAL LADDER | | | |
| MAINTENANCE | | | AD EQUIPMENT P DRAINS CLEAN | | KEED | ۱۸/ΔΤ | ERWAYS CLEAN | | | |
| WAINTLINANCE | | | UNTIL REROOF | | NLLF | VVAI | TRIM TREES | | | |
| | | | OOF OF DEBRIS | | ΗV | /AC F | REPAIR NEEDED | | | |
| | H | IAZN | MAT SUSPECTED | | KE | EP G | SUTTERS CLEAR | | | |
| LEAKS | E | EVID | ENCE OF LEAKS | | YES | | NO | ✓ | | |
| ROOF CONDITIO | ON - OVERALL SY | STE | M RATING | | | | | | | |
| VERY POOR | | | | | REPLACE OR C | COAT | IMMEDIATELY - S | SPO | T REPAIRS ONLY | |
| POOR | | | | | REPLACE OR (| COA | Γ IN 1-2 YEARS - \$ | SPO | Γ REPAIRS ONLY | |
| FAIR | | | | | | | REPLACE OF | R CO | AT IN 3-5 YEARS | ⋖ |
| MARGINAL | | | | | | | REPLACE OR | COA | T IN 5-10 YEARS | |
| GOOD | | | | | | | REPLACE OR C | COAT | IN 10-15 YEARS | |
| EXCELLENT | | | | | | NII V | IF ROOF IS LESS | TU/ | AN EVENDS OF D | |

EXCELLENT

WITH REPAIRS THIS ROOF SHOULD LAST ANOTHER THREE TO FIVE YEARS.

| BUDGET ESTIMATES | |
|----------------------------------|-------------|
| IMMEDIATE REPAIRS AS RECOMMENDED | \$4,000.00 |
| YEARLY PREVENTIVE MAINENANCE | \$1,500.00 |
| ROOF RECOATING | \$0.00 |
| ROOF REPLACEMENT | \$87,000.00 |



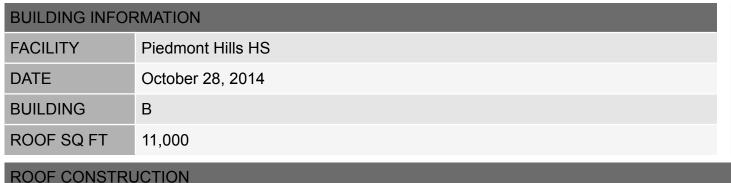


The photo below shows the need for penetration repairs.



The photo below shows the need for flashing repairs.







| DOILDING | | | | | | | | ENGINEERIN | NG SERVICES FOR THE BUILDING ENVE | LOPE |
|---------------|------------------|---------|---------------------------------|----------|--------------|----------|--------------------------------|------------|-----------------------------------|----------|
| ROOF SQ FT | 11,000 | | | | | | | _ | | |
| ROOF CONSTRU | JCTION | | | | | | | | | |
| ROOF AGE | 1990 | | 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 | | SINGLE PLY | | COLD APP BUR | \ | SHINGLE | | 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 CONDITIO | N - RATINGS (1-1 | (0) ar | nd RECOMMENDA | OITA | NS | | | | | # |
| FIELD | 1000000000 | | EPAIRS NEEDED | | | | | | RATING | 2 |
| TILLD | | | RESEAL SEAMS | | D | ПСТ | ERS or RIDGING | | 1011110 | _ |
| | 01.5 | | | | | | | | | |
| | | | OOF OF DEBRIS | | | | REPAIR NEEDED | | | |
| | DECK | | AIR SUSPECTED | | | | ACE FASTENERS | | | |
| | | | RAZE CRACKING | | · · | 3RIT | TLE MEMBRANE | | | |
| | | EX | CESSIVE WEAR | | MEMBRAN | IE FI | BERS EXPOSED | | | |
| PITCH/POND | | R | EPAIRS NEEDED | | | | | | RATING | 4 |
| | F | | ONDING AREAS | | | | CK DEFLECTION | | | |
| | | • | SOME PONDING | | E | XCE | SSIVE PONDING | | | |
| E. 401.1110 | | - | | | | | | | DATING | |
| FLASHING | | | EPAIRS NEEDED | | DEC | - A I . | | | RATING | 3 |
| | | | EAL/REPAIR ALL ECOAT AC DUCT | | | | REPAIR SELECT L/RECOAT WALL | | | |
| | | | WALL FLASHING | | | | (PANSION JOINT | | | |
| DRAINAGE | TALO | | EPAIRS NEEDED | | TALOL/ALI/A | I (L) | (17(1401014)001141 | | RATING | 4 |
| | ADD/E | | ANCE CRICKETS | | ADD/EI | IAH | NCE OVERFLOW | | 1011110 | |
| | | | CLEAR DRAINS | | | | ADD GUTTER | | | |
| | GUTT | ER F | REPAIR NEEDED | | GUTTE | R C | DATING NEEDED | | | |
| PENETRATION | | RE | EPAIRS NEEDED | | | | | | RATING | 2 |
| | | RES | EAL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | | | |
| | | REP | LACE SKYLIGHT | | RAISE HEIG | HT V | VHEN POSSIBLE | ✓ | | |
| | | | | | | | | | | |
| ADDITIONAL | | Α | ACTION NEEDED | | | | | | | |
| | IMPF | ROVE | ROOF ACCESS | | ADD | EXT | ERNAL LADDER | | | |
| | | | AD EQUIPMENT | | | | | | | |
| MAINTENANCE | | | DRAINS CLEAN | | KEEP | WAT | ERWAYS CLEAN | | | |
| | | | UNTIL REROOF | V | | ,, o | TRIM TREES | | | |
| | | | OOF OF DEBRIS | | | | REPAIR NEEDED | | | |
| LEAKS | | | IAT SUSPECTED ENCE OF LEAKS | | YES | SS (| SUTTERS CLEAR | 1 | | |
| | | | | | 150 | | NO | • | | _ |
| | N - OVERALL SY | STE | WRATING | | DED! 1.0= := | | | 055 | T DEDAUG SALL | |
| VERY POOR | | | | | | | | | T REPAIRS ONLY | V |
| POOR | | | | | | | _ | | T REPAIRS ONLY | |
| FAIR | | | | | REPLACE OR (| COAT | | | T REPAIRS ONLY | |
| MARGINAL | | | | | | | REPLACE OR | COA | AT IN 5-10 YEARS | |
| | | | | | | | | | | |

GOOD

EXCELLENT

THIS ROOF IS SIMPLY WORN OUT AND OVER DUE FOR REPLACEMENT.

| BUDGET ESTIMATES | |
|----------------------------------|--------------|
| IMMEDIATE REPAIRS AS RECOMMENDED | \$0.00 |
| YEARLY PREVENTIVE MAINENANCE | \$1,500.00 |
| ROOF RECOATING | \$0.00 |
| ROOF REPLACEMENT | \$165,000.00 |

REPLACE OR COAT IN 10-15 YEARS





The shiny spots of the membrane seen below are where the fibers are exposed.



The photo below shows more of the excessive wear on this roof.



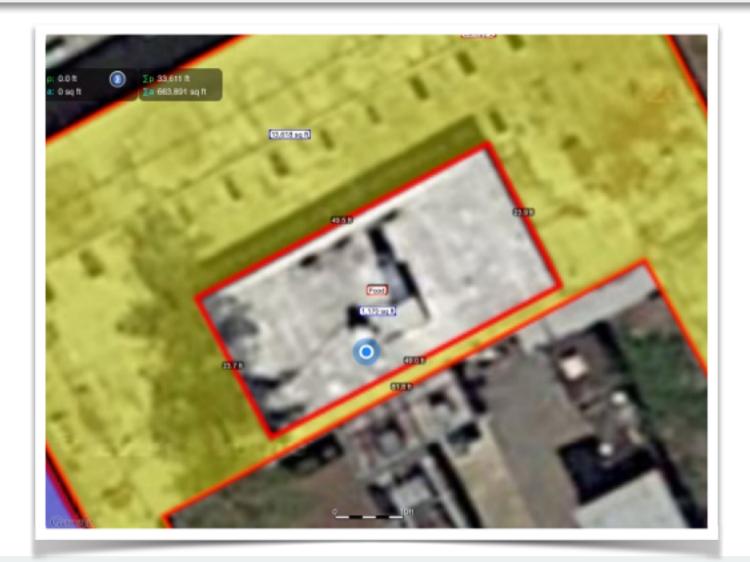




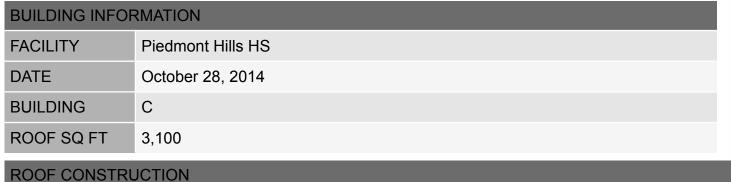
| BOOLDING | 1 000 | OCIVIC | | | | | | ENGINEERIN | NG SERVICES FOR THE BUILDING ENVE | LOPE |
|-----------------|------------------|------------|---------------------------|----------|---------------|-----------|---|------------|-----------------------------------|------|
| ROOF SQ FT | 1,200 | | | | | | | _ | | |
| ROOF CONSTRU | | | | | | | | | | |
| ROOF AGE | 2009 | ⋖ | 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 | | SINGLE PLY | | BUR | \ | SHINGLE | | TWO SYSTEMS | |
| MEM SURFACE | COATING | ~ | MS CAP | ~ | GRAVEL | | SMOOTH | ~ | GRANULE | |
| FLASHINGS | CAPSHEET | ~ | HYPALON | | | | | | | |
| DRAINAGE | JOSAM | <u></u> | SCUPPERS | | GUTTERS | | OVER EDGE | | | |
| SLOPE | SLIGHT | _ | 1:12 | | 2:12 | | 3:12 | | 6:12 | |
| | | | | | | | • | | 0.1.2 | |
| | N - RATINGS (1-1 | | | AHOI | NS | | | | DATING | # |
| FIELD | | RE | PAIRS NEEDED | | | | | | RATING | 7 |
| | | F | RESEAL SEAMS | | В | LIST | ERS or RIDGING | | | |
| | CLEA | R RC | OOF OF DEBRIS | | DE | CK F | REPAIR NEEDED | | | |
| | DECK F | REPA | IR SUSPECTED | | RESEAL/F | RPLA | CE FASTENERS | | | |
| | | CR | AZE CRACKING | | Ī | 3RIT | TLE MEMBRANE | | | |
| | | EXC | CESSIVE WEAR | | MEMBRAN | IE FII | BERS EXPOSED | | | |
| PITCH/POND | | RE | PAIRS NEEDED | | | | | | RATING | 7 |
| | FI | ILL P(| ONDING AREAS | | FIX | (DE(| CK DEFLECTION | | | |
| | | S | OME PONDING | | E | XCE: | SSIVE PONDING | | | |
| | | | | | | | | | | |
| FLASHING | | RE | PAIRS NEEDED | | | | | | RATING | 7 |
| | | RESE | AL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | | | |
| | RESEA | L/RE | COAT AC DUCT | | RE | SEA | L/RECOAT WALL | | | |
| | RESE | EAL V | VALL FLASHING | | RESEAL/REPAI | R EX | (PANSION JOINT | | | |
| DRAINAGE | | RE | PAIRS NEEDED | | | | | | RATING | 7 |
| | ADD/E | NHA | NCE CRICKETS | | ADD/E | NHAN | NCE OVERFLOW | | | |
| | | | CLEAR DRAINS | | | | ADD GUTTER | | | |
| | GUTT | ER R | EPAIR NEEDED | | GUTTE | R CC | DATING NEEDED | | | _ |
| PENETRATION | | RE | PAIRS NEEDED | | | | | | RATING | 7 |
| | | | AL/REPAIR ALL | | | | REPAIR SELECT | | | |
| | | REPL | ACE SKYLIGHT | | RAISE HEIG | HT V | VHEN POSSIBLE | | | |
| ADDITIONAL | | | OTION NEEDED | | | | | | | |
| ADDITIONAL | IMPD | | CTION NEEDED | | ADD | CVT | | | | |
| | | | ROOF ACCESS AD EQUIPMENT | | ADD | | ERNAL LADDER | | | |
| MAINTENANCE | | | DRAINS CLEAN | | KEED | ۱۸/ΔΤ | ERWAYS CLEAN | | | |
| W/ WITH LIV WOL | | | UNTIL REROOF | | IXEEI | V V / () | TRIM TREES | | | |
| | | | OF OF DEBRIS | | HV | /AC F | REPAIR NEEDED | | | |
| | | | AT SUSPECTED | | | | SUTTERS CLEAR | | | |
| LEAKS | | | NCE OF LEAKS | | YES | | | - | | |
| | ON - OVERALL SYS | | | | | | | | | |
| VERY POOR | M - OVERALL STO | J 1 1 1 VI | TATING | | REDI ACE OD C | COAT | IMMEDIATELV | SPO | T REPAIRS ONLY | |
| POOR | | | | | | | | | T REPAIRS ONLY | |
| | | | | | | | | | T REPAIRS ONLY | |
| FAIR | | | | | REPLACE UK (| JUAI | | | | |
| MARGINAL | | | | | | | | | T IN 5-10 YEARS | |
| GOOD | | | | | _ | WIL 2.4 | | | IN 10-15 YEARS | |
| EXCELLENT | | | | | C | INLY | IF ROOF IS LESS | 5 IH/ | AN 5 YEARS OLD | |

THE ROOF LOOKS GOOD.

| BUDGET ESTIMATES | |
|----------------------------------|-------------|
| IMMEDIATE REPAIRS AS RECOMMENDED | \$0.00 |
| YEARLY PREVENTIVE MAINENANCE | \$500.00 |
| ROOF RECOATING | \$0.00 |
| ROOF REPLACEMENT | \$18,000.00 |









| BUILDING | С | | | | | | | NGINEERIN | S I N E E R I N IG SERVICES FOR THE BUILDING ENVI | G ELOPE |
|---------------|------------------|----------|----------------------------|----------|--------------|----------|--------------------|-----------|--|------------|
| ROOF SQ FT | 3,100 | | | | | | | | o centres for the sales of the | |
| ROOF CONSTRU | JCTION | | | | | | | | | |
| ROOF AGE | 2003 | ⋖ | 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 | | SINGLE PLY | | BUR | ✓ | SHINGLE | | 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 CONDITIO | N - RATINGS (1-1 | 0) an | d RECOMMENDA | OITA | NS | | | | | # |
| FIELD | | RE | PAIRS NEEDED | | | | | | RATING | 4 |
| | | ı | RESEAL SEAMS | | В | LIST | ERS or RIDGING | ✓ | | |
| | CLEA | AR RO | OOF OF DEBRIS | | DE | CK F | REPAIR NEEDED | | | |
| | DECK F | REPA | IR SUSPECTED | | RESEAL/F | RPLA | CE FASTENERS | | | |
| | | CR | AZE CRACKING | ⋖ | | 3RIT | TLE MEMBRANE | ⋖ | | |
| | | EX | CESSIVE WEAR | | MEMBRAN | IE FI | BERS EXPOSED | | | |
| PITCH/POND | | RE | PAIRS NEEDED | | | | | | RATING | 4 |
| | F | ILL P | ONDING AREAS | | FIX | (DE | CK DEFLECTION | | | |
| | | S | SOME PONDING | ✓ | Е | XCE | SSIVE PONDING | | | |
| | | | | | | | | | | |
| FLASHING | | | PAIRS NEEDED | | | | | | RATING | 4 |
| | | | EAL/REPAIR ALL | | | | REPAIR SELECT | | | |
| | | | COAT AC DUCT | | | | L/RECOAT WALL | | | |
| DRAINAGE | KESI | | VALL FLASHING PAIRS NEEDED | | RESEAL/REPAI | K E | (PANSION JOINT | | RATING | 4 |
| DIV IIIV (OL | ADD/E | | NCE CRICKETS | 7 | ADD/EN | 1AHV | NCE OVERFLOW | | 1001110 | |
| | | | CLEAR DRAINS | | | | ADD GUTTER | | | |
| | GUTT | ER R | EPAIR NEEDED | | GUTTE | R CC | DATING NEEDED | | | |
| PENETRATION | | RE | PAIRS NEEDED | ✓ | | | | | RATING | 4 |
| | | RESE | EAL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | ✓ | | |
| | | REPL | ACE SKYLIGHT | | RAISE HEIG | HT V | VHEN POSSIBLE | | | |
| ADDITIONAL | | Δ. | OTION NEEDED | | | | | | | |
| ADDITIONAL | IMDE | | ROOF ACCESS | | ۸۵۵ | EYT | ERNAL LADDER | | | |
| | | | AD EQUIPMENT | | مام | LXI | LINAL LADDLIN | | | |
| MAINTENANCE | | | DRAINS CLEAN | | KEEP | WAT | ERWAYS CLEAN | | | |
| | SPOT RE | PAIR | UNTIL REROOF | ~ | | | TRIM TREES | | | |
| | CLEA | AR RO | OOF OF DEBRIS | | HV | /AC F | REPAIR NEEDED | | | |
| | Н | IAZM. | AT SUSPECTED | | KEEP | SS G | UTTERS CLEAR | ✓ | | |
| LEAKS | E | VIDE | NCE OF LEAKS | ✓ | YES | | NO | | | |
| ROOF CONDITIO | N - OVERALL SYS | STEM | 1 RATING | | | | | | | |
| VERY POOR | | | | | REPLACE OR C | COAT | IMMEDIATELY - | SPO | FREPAIRS ONLY | |
| POOR | | | | | | | Γ IN 1-2 YEARS - 3 | | | |
| FAIR | | | | | REPLACE OR (| COAT | Γ IN 3-5 YEARS - 3 | SPO | FREPAIRS ONLY | |
| MARGINAL | | | | | | | | | T IN 5-10 YEARS | |
| GOOD | | | | | | | REPLACE OR (| | IN 10-15 YEARS | |

EXCELLENT

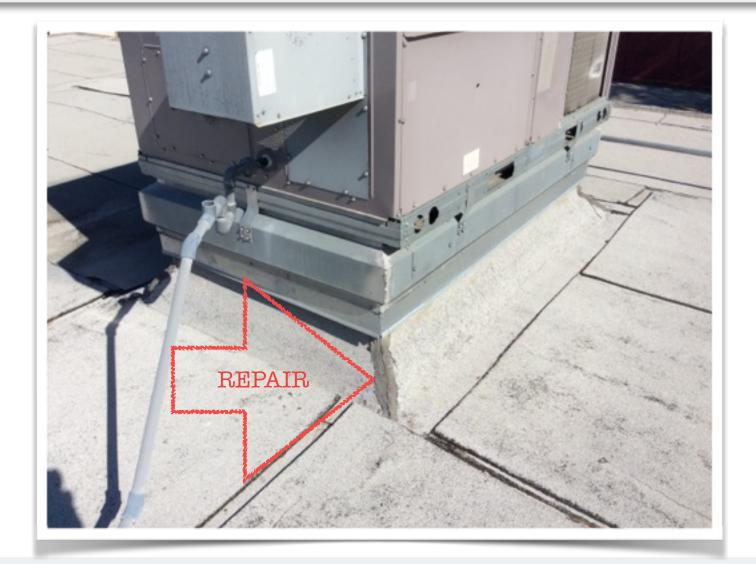
ROOF IS AGING POORLY - MANY EXISTING REPAIRS ALREADY. SPOT REPAIR ONLY - EXCEPT FOR SOME FAILING PENETRATION CORNERS AND AREAS OF EDGE FLASHING WHICH SHOULD BE REPAIRED NOW.

| | BUDGET ESTIMATES |
|-------------|----------------------------------|
| \$3,000.00 | IMMEDIATE REPAIRS AS RECOMMENDED |
| \$1,500.00 | YEARLY PREVENTIVE MAINENANCE |
| \$0.00 | ROOF RECOATING |
| \$46,500.00 | ROOF REPLACEMENT |





The photo below shows that some penetration corners are needing repair.



The photo below shows the need for edge flashing repairs.







| BUILDING | Portables C5 and | C6 | | | | | E E | N (| G I N E E R I N IG SERVICES FOR THE BUILDING ENVE | ELOPE |
|-----------------|----------------------------------|----------|---------------------------|----------|---------------------|-------------------|-------------------------|----------|--|-------|
| ROOF SQ FT | 2,300 | | | | | | | _ | | |
| ROOF CONSTRU | JCTION | | | | | | | | | |
| 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 SS | ✓ | SINGLE PLY | | BUR | | SHINGLE | | 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 CONDITIO | ON - RATINGS (1-1 | 0) an | d RECOMMENDA | 1OITA | NS | | | - | | # |
| FIELD | | | PAIRS NEEDED | | | | | | RATING | |
| 11220 | | | RESEAL SEAMS | | D | LICT | ERS or RIDGING | | | |
| | 01.54 | | | | | | REPAIR NEEDED | | | |
| | | | OOF OF DEBRIS | | | | | | | |
| | DECK | | IR SUSPECTED | | | | CE FASTENERS | | | |
| | | | AZE CRACKING | | | 3RIT | TLE MEMBRANE | | | |
| | | EX | CESSIVE WEAR | | MEMBRAN | IE FII | BERS EXPOSED | | | |
| PITCH/POND | | | PAIRS NEEDED | | | | | | RATING | 7 |
| | F | | ONDING AREAS | | FIX DECK DEFLECTION | | | | | |
| | | ξ | SOME PONDING | | EXCESSIVE PONDING | | | | | |
| | | | | | | | | | DATINIO | - |
| FLASHING | REPAIRS NEEDED RESEAL/REPAIR ALL | | | | DEC | = \ 1 / 1 | REPAIR SELECT | | RATING | 7 |
| | | | COAT AC DUCT | | RESEAL/RECOAT WALL | | | | | |
| | | | VALL FLASHING | | | | PANSION JOINT | | | |
| DRAINAGE | . (20. | | PAIRS NEEDED | | TEOL/TEI/T | . (_, | , | | RATING | 7 |
| | ADD/E | ENHA | NCE CRICKETS | | ADD/E | NHAN | NCE OVERFLOW | | | |
| | | | CLEAR DRAINS | | | | ADD GUTTER | | | |
| | GUTT | ER R | EPAIR NEEDED | | GUTTE | R CC | DATING NEEDED | | | |
| PENETRATION | | RE | PAIRS NEEDED | | | | | | RATING | - |
| | | RESE | EAL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | | | |
| | | REPL | ACE SKYLIGHT | | RAISE HEIG | HT V | WHEN POSSIBLE | | | |
| | | | | | | | | | | |
| ADDITIONAL | | | CTION NEEDED | | | | | | | |
| | | | ROOF ACCESS | | ADD | EXT | ERNAL LADDER | | | |
| BAAINITENIANIOE | | | AD EQUIPMENT | | VEED | \A/A- | | | | |
| MAINTENANCE | | | DRAINS CLEAN UNTIL REROOF | | KEEP | VVAI | ERWAYS CLEAN TRIM TREES | | | |
| | | | OOF OF DEBRIS | | н | /A C F | REPAIR NEEDED | | | |
| | | | AT SUSPECTED | | | | SUTTERS CLEAR | | | |
| LEAKS | | | ENCE OF LEAKS | | YES | | NO | _ | | |
| | ON - OVERALL SYS | | | | | | | | | |
| VERY POOR | JIV - OVERVALE ST | 31 E IV | ITATING | | REPLACE OR C | COAT | IMMEDIATELY . | SPOT | T REPAIRS ONLY | |
| POOR | | | | | | | IN 1-2 YEARS - S | | | |
| FAIR | | | | | | | | | T REPAIRS ONLY | |
| MARGINAL | | | | | NEI LAGE OR (| JUAI | | | T IN 5-10 YEARS | |
| GOOD | | | | | | | | | IN 10-15 YEARS | |
| EXCELLENT | | | | | | NI V | | | AN 5 YEARS OLD | |
| LAGELLENT | | | | | C | /INL Ĭ | ii NOOFIO LESS | , 117/ | IN O I LARO ULD | |

THESE METAL ROOFS LOOK GOOD. RECOAT AT FIRST SIGNS OF RUST.

| BUDGET ESTIMATES | |
|----------------------------------|-------------|
| IMMEDIATE REPAIRS AS RECOMMENDED | \$0.00 |
| YEARLY PREVENTIVE MAINENANCE | \$500.00 |
| ROOF RECOATING | \$23,000.00 |
| ROOF REPLACEMENT | 0 |





| BUILDING INFORMATION | | | | | | | |
|----------------------|-------------------|--|--|--|--|--|--|
| FACILITY | Piedmont Hills HS | | | | | | |
| DATE | October 28, 2014 | | | | | | |
| BUILDING | Canopy 1 | | | | | | |
| ROOF SQ FT | 17,600 | | | | | | |
| | | | | | | | |



| BUILDING | Canopy 1 | | | | | | Ē | NGIVEERIN | G I N E E R I N NG SERVICES FOR THE BUILDING ENVE | G ELOPE | | |
|---------------|-------------------|----------|-----------------------------|----------|------------------------|----------------------------|-----------------|-----------|--|------------|--|--|
| ROOF SQ FT | 17,600 | | | | | | | _ | | | | |
| ROOF CONSTRU | JCTION | | | | | | | | | | | |
| 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 SS | | SINGLE PLY | | BUR | | SHINGLE | | 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 | | | |
| | | | | | | | 0.12 | | 0.12 | | | |
| | DN - RATINGS (1-1 | | | ATIOI | NS | | | | | # | | |
| FIELD | | RE | EPAIRS NEEDED | | | | | | RATING | 5 | | |
| | | | RESEAL SEAMS | | REPAIR B | LIST | ERS or RIDGING | | | | | |
| | CLEA | AR R | OOF OF DEBRIS | | DE | CK F | REPAIR NEEDED | | | | | |
| | DECK | REPA | AIR SUSPECTED | | RESEAL/F | RPLA | CE FASTENERS | | | | | |
| | | CF | RAZE CRACKING | | Ī | 3RIT | TLE MEMBRANE | | | | | |
| | | EX | CESSIVE WEAR | | MEMBRAN | IE FI | BERS EXPOSED | | | | | |
| PITCH/POND | | RE | EPAIRS NEEDED | | | | | | RATING | 5 | | |
| | F | ILL P | ONDING AREAS | | FIX DECK DEFLECTION | | | | | | | |
| | | ; | SOME PONDING | ⋖ | E | XCE | SSIVE PONDING | | | | | |
| | | | | | | | | | | | | |
| FLASHING | | RE | EPAIRS NEEDED | | | | | | RATING | 5 | | |
| | | RES | EAL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | | | | | |
| | RESEA | AL/RE | ECOAT AC DUCT | | RE | SEA | L/RECOAT WALL | | | | | |
| | RESI | EAL \ | WALL FLASHING | | | | | | | | | |
| DRAINAGE | | RE | EPAIRS NEEDED | | | | | | RATING | 4 | | |
| | ADD/E | ENHA | ANCE CRICKETS | | ADD/ENHANCE OVERFLOW | | | | | | | |
| | | | CLEAR DRAINS | | CLEAR GUTTER DOWNSPOUT | | | | | | | |
| | GUTT | | REPAIR NEEDED | | GUTTER COATING NEEDED | | | | | | | |
| PENETRATION | | | EPAIRS NEEDED | | | | | | RATING | - | | |
| | | | EAL/REPAIR ALL | | | | REPAIR SELECT | | | | | |
| | | REP | LACE SKYLIGHT | | RAISE HEIG | iHI V | VHEN POSSIBLE | | | | | |
| ADDITIONAL | | ۸ | CTION NEEDED | | | | | | | | | |
| ADDITIONAL | IMDE | | CTION NEEDED E ROOF ACCESS | | ۸۵۵ | FYT | ERNAL LADDER | | | | | |
| | | | AD EQUIPMENT | | ADD | | LIMAL LADDEK | | | | | |
| MAINTENANCE | | | DRAINS CLEAN | | KFFP | WAT | ERWAYS CLEAN | | | | | |
| | | | UNTIL REROOF | | | , | TRIM TREES | | | | | |
| | CLEA | AR R | OOF OF DEBRIS | | Н\ | /AC F | REPAIR NEEDED | | | | | |
| | F | IAZM | IAT SUSPECTED | | KE | EP G | UTTERS CLEAR | | | | | |
| LEAKS | E | EVIDE | ENCE OF LEAKS | | YES | | NO | √ | | | | |
| ROOF CONDITIO | ON - OVERALL SY: | STEN | M RATING | | | | | | | | | |
| VERY POOR | | | | | REPLACE OR C | COAT | IMMEDIATELY - : | SPO | T REPAIRS ONLY | | | |
| POOR | | | | | | | | | T REPAIRS ONLY | | | |
| FAIR | | | | | | <i>- - - - - - - - - -</i> | | | OAT IN 3-5 YEARS | | | |
| MARGINAL | | | | | | | | | AT IN 5-10 YEARS | 7 | | |
| GOOD | | | | | | | | | IN 10-15 YEARS | | | |
| EXCELLENT | | | | | | NII V | | | AN 5 YEARS OLD | | | |
| LAGELLENT | | | | | C | /INLT | II NOOF 13 LESS | , ı □/- | AND LEAKS OLD | | | |

THIS SECTION OF CANOPY IS AGING BUT LOOKS ALRIGHT. MANAGE TO EXTEND LIFESPAN.

| BUDGET ESTIMATES | |
|----------------------------------|--------------|
| IMMEDIATE REPAIRS AS RECOMMENDED | \$0.00 |
| YEARLY PREVENTIVE MAINENANCE | \$1,500.00 |
| ROOF RECOATING | \$0.00 |
| ROOF REPLACEMENT | \$264,000.00 |

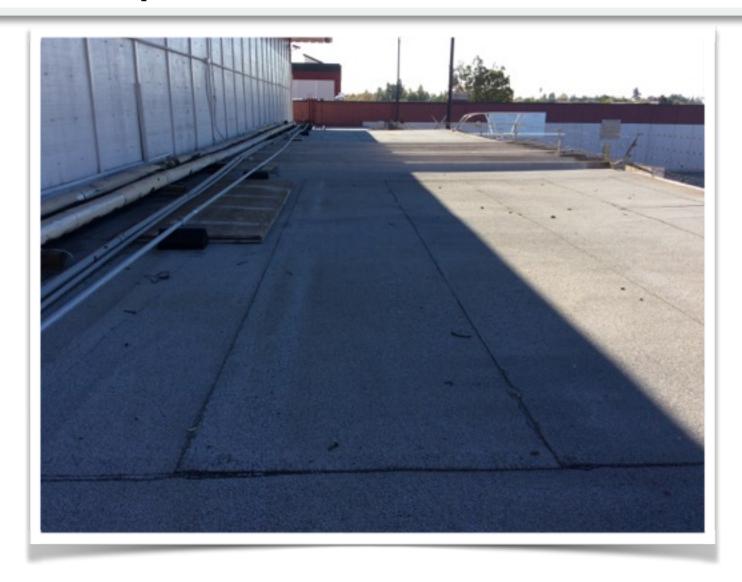




Another overview photo.



Another overview photo.







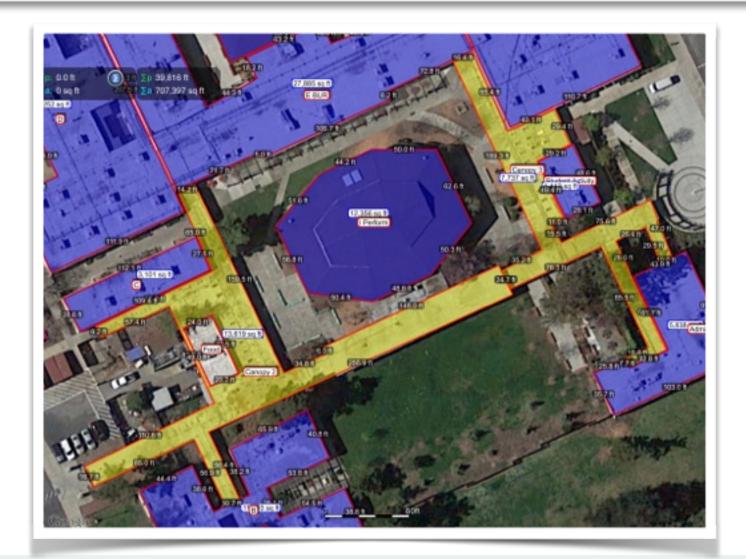
| ROOF SQ FT | 21,000 | | | | | | E | VGIVEERIN | IS SERVICES FOR THE BUILDING ENVE | LOPE | |
|-------------------------|------------------|---------------------|-----------|----------|--------------------------------|----------|------------------|--------------|-----------------------------------|----------|--|
| ROOF CONSTRU | JCTION | | | | | | | | | | |
| ROOF AGE | UNKNOWN | ✓ 0 |)-5 YEARS | | 5-10 YEARS | | 10-15 YEARS | | 15+ YEARS | ✓ | |
| DECK TYPE | METAL | F | PLYWOOD | ✓ | PLANK | | CONCRETE | | LW CONCRETE | | |
| INSULATION | NONE | \checkmark | ISO | | FIBER | | PERLITE | | STYRO | | |
| INSUL THICK | 1 INCH | | 2 INCH | | 3 INCH | | 4 INCH | | TAPERED | | |
| MEMBRANE | METAL SS | SI | NGLE PLY | | BUR | ⋖ | SHINGLE | | TWO SYSTEMS | | |
| MEM SURFACE | COATING | | MS CAP | | GRAVEL | | SMOOTH | | GRANULE | | |
| FLASHINGS | CAPSHEET | | HYPALON | | | | | | | | |
| DRAINAGE | JOSAM | S | CUPPERS | | GUTTERS | | OVER EDGE | V | | | |
| SLOPE | SLIGHT | ✓ | 1:12 | | 2:12 | | 3:12 | | 6:12 | | |
| ROOF CONDITIC | N - RATINGS (1-1 | 0) and REC | COMMENDA | OITA | NS | | | i | | # | |
| FIELD | | REPAIRS | S NEEDED | | | | | | RATING | 2 | |
| | | RESE | AL SEAMS | | REPAIR B | LISTE | ERS or RIDGING | ~ | | | |
| | CL F.A | AR ROOF O | F DEBRIS | | | | REPAIR NEEDED | | | | |
| | | REPAIR SU | | | | | CE FASTENERS | | | | |
| | | | CRACKING | | | | TLE MEMBRANE | | | | |
| | | | IVE WEAR | | | | BERS EXPOSED | | | | |
| PITCH/POND | | | S NEEDED | | MEMBRAN | NE FIE | DERO EXPUSED | | RATING | 3 | |
| PITCH/POND | F | ILL PONDIN | | | FIX | (DEC | CK DEFLECTION | | RATING | 3 | |
| | 1 | | PONDING | | | | SSIVE PONDING | | | | |
| | | JOIVIL | TONDING | | _ | XOLC | DOIVE I ONDING | | | | |
| FLASHING | | REPAIRS | S NEEDED | | | | | | RATING | 3 | |
| | | RESEAL/RI | | | RES | EAL/F | REPAIR SELECT | | | | |
| | RESEA | AL/RECOAT | AC DUCT | | RE | SEAL | /RECOAT WALL | | | | |
| | RESI | EAL WALL F | FLASHING | | | | | | | | |
| DRAINAGE | | REPAIRS | S NEEDED | | | | | | RATING | 3 | |
| | ADD/E | ENHANCE (| CRICKETS | | ADD/E | NAN | ICE OVERFLOW | \checkmark | | | |
| | | CLEA | R DRAINS | | CLEAR GI | JTTE | R DOWNSPOUT | | | | |
| | GUTT | ER REPAIR | R NEEDED | | GUTTE | R CO | ATING NEEDED | | | | |
| PENETRATION | | REPAIRS | S NEEDED | | | | | | RATING | 1 | |
| | | RESEAL/RI | | | | | REPAIR SELECT | | | | |
| | REPLACE/F | REMOVE SI | KYLIGHTS | Y | RAISE HEIG | HT W | HEN POSSIBLE | | | | |
| ADDITIONAL | | A OTION | LNEEDED | | | | | | | | |
| ADDITIONAL | IMDE | ACTION ROVE ROOK | NEEDED | | ۸۵۵ | EVT | ERNAL LADDER | | | | |
| | | E DEAD EQ | | | ADD | | LINAL LADDLIN | | | | |
| MAINTENANCE | | EEP DRAII | | | KFFP | WATE | ERWAYS CLEAN | | | | |
| 100 th (1 2 1 0 th (2 2 | | | REROOF | 7 | I LEE. | ••• | TRIM TREES | | | | |
| | | AR ROOF O | | | Η\ | /AC R | REPAIR NEEDED | | | | |
| | н | IAZMAT SU | SPECTED | | KE | EP G | UTTERS CLEAR | | | | |
| LEAKS | Е | VIDENCE (| OF LEAKS | | YES | | NO | ✓ | | | |
| ROOF CONDITIO | ON - OVERALL SYS | STEM RATI | NG | | | | | | | | |
| VERY POOR | | | | | REPLACE OR C | COAT | IMMEDIATELY - S | SPOT | Γ REPAIRS ONLY | ✓ | |
| POOR | | | | | REPLACE OR (| COAT | IN 1-2 YEARS - 9 | SPO | Γ REPAIRS ONLY | | |
| FAIR | | | | | | | REPLACE OF | R CO | AT IN 3-5 YEARS | | |
| MARGINAL | | | | | | | REPLACE OR | COA | T IN 5-10 YEARS | | |
| GOOD | | | | | REPLACE OR COAT IN 10-15 YEARS | | | | | | |

EXCELLENT

THESE TWO SECTIONS OF CANOPY ARE IN VERY POOR CONDITION. REPLACE AS SOON AS POSSIBLE. SKYLIGHTS POSE A RISK TO BOTH KIDS BELOW AND MAINTENANCE CREWS ON THE ROOF.

| | BUDGET ESTIMATES |
|----------------|----------------------------------|
| \$0.00 | IMMEDIATE REPAIRS AS RECOMMENDED |
| \$1,500.00 | YEARLY PREVENTIVE MAINENANCE |
| \$0.00 | ROOF RECOATING |
| T \$315,000.00 | ROOF REPLACEMENT |

An aerial view of the canopies - in yellow.



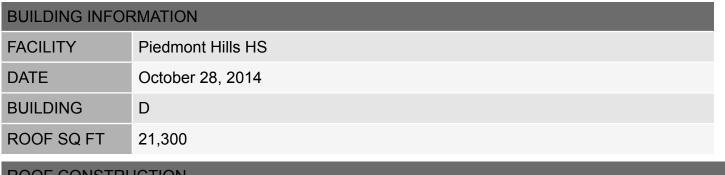


Another overview photo - evidence of excessive ponding and excessive wear.



Another overview photo - many broken skylights are hazards to kids below.







| BUILDING | D | | | | | | j. | NGIVEERIN | IG SERVICES FOR THE BUILDING ENVE | LOPE |
|---------------|------------------|----------|------------------------------|----------|--------------|----------------|--------------------------------|-----------|-----------------------------------|---------|
| ROOF SQ FT | 21,300 | | | | | | | _ | | - |
| ROOF CONSTRU | JCTION | | | | | | | | | |
| ROOF AGE | 2003 | | 0-5 YEARS | | 5-10 YEARS | | 10-15 YEARS | | 15+ YEARS | |
| DECK TYPE | METAL | | PLYWOOD | ~ | PLANK | | CONCRETE | | LW CONCRETE | |
| INSULATION | NONE | S | ISO | | FIBER | | PERLITE | | STYRO | |
| INSUL THICK | 1 INCH | | 2 INCH | | 3 INCH | | 4 INCH | | TAPERED | |
| MEMBRANE | METAL SS | | SINGLE PLY | | BUR | \checkmark | SHINGLE | ⋖ | 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 CONDITIO | N - RATINGS (1-1 | 0) ar | nd RECOMMENDA | OITA | NS | | | | | # |
| FIELD | | RE | EPAIRS NEEDED | | | | | | RATING | 4 |
| | | | RESEAL SEAMS | | В | LIST | ERS or RIDGING | ✓ | S RATING | 2 |
| | CLEA | AR R | OOF OF DEBRIS | | DE | CK F | REPAIR NEEDED | | | |
| | DECK | REP/ | AIR SUSPECTED | | RESEAL/F | RPLA | CE FASTENERS | | | |
| | | CF | RAZE CRACKING | | | | TLE MEMBRANE | _ | | |
| | | | CESSIVE WEAR | | | | BERS EXPOSED | | | |
| PITCH/POND | | | EPAIRS NEEDED | | MEMBIAN | V L 1 1 | DENO EXI OOED | | RATING | 4 |
| THOM/TOND | F | | ONDING AREAS | | FIX | (DF | CK DEFLECTION | | 1011110 | 7 |
| | · | | SOME PONDING | 7 | | | SSIVE PONDING | | | |
| | | | | | | | | | | |
| FLASHING | | RE | EPAIRS NEEDED | ✓ | | | | | RATING | 4 |
| | | RES | EAL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | | S RATING | 4 |
| | RESEA | AL/RE | ECOAT AC DUCT | | RE | SEA | L/RECOAT WALL | | | |
| | RES | EAL \ | WALL FLASHING | | RESEAL/REPAI | R EX | (PANSION JOINT | ✓ | | |
| DRAINAGE | | RE | EPAIRS NEEDED | | | | | | RATING | 4 |
| | ADD/E | ENHA | ANCE CRICKETS | ✓ | ADD/EN | 1AH | NCE OVERFLOW | | | |
| | | | CLEAR DRAINS | | | | ADD GUTTER | | | |
| DENIETD ATION | GUTT | | REPAIR NEEDED | | GUTTE | R CC | DATING NEEDED | | DATING | |
| PENETRATION | | | EPAIRS NEEDED | | DEC | - ∧ / | | | RATING | 4 |
| | | | EAL/REPAIR ALL LACE SKYLIGHT | | | | REPAIR SELECT VHEN POSSIBLE | | | |
| | | IXLF | LACE SKILIGITI | | NAISE HEIG | III V | WILN FOSSIBLE | | | |
| ADDITIONAL | | Д | CTION NEEDED | | | | | | | |
| | IMPF | | ROOF ACCESS | | ADD | EXT | ERNAL LADDER | | | |
| | REMOV | E DE | AD EQUIPMENT | | | | | | | |
| MAINTENANCE | ŀ | KEEP | 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 | HAZM | IAT SUSPECTED | | KEEP | SS G | SUTTERS CLEAR | ⋖ | | |
| LEAKS | E | EVIDE | ENCE OF LEAKS | ✓ | YES | | NO | | | |
| ROOF CONDITIO | N - OVERALL SY | STEN | M RATING | | | | | | | |
| VERY POOR | | | | | REPLACE OR C | COAT | IMMEDIATELY - | SPO | TREPAIRS ONLY | |
| POOR | | | | | REPLACE OR (| COAT | Γ IN 1-2 YEARS - | SPO | TREPAIRS ONLY | |
| FAIR | | | | | REPLACE OR (| COAT | Γ IN 3-5 YEARS - | SPO | TREPAIRS ONLY | |
| MARGINAL | | | | | | | REPLACE OR | COA | T IN 5-10 YEARS | |
| | | | | | | | | | | |

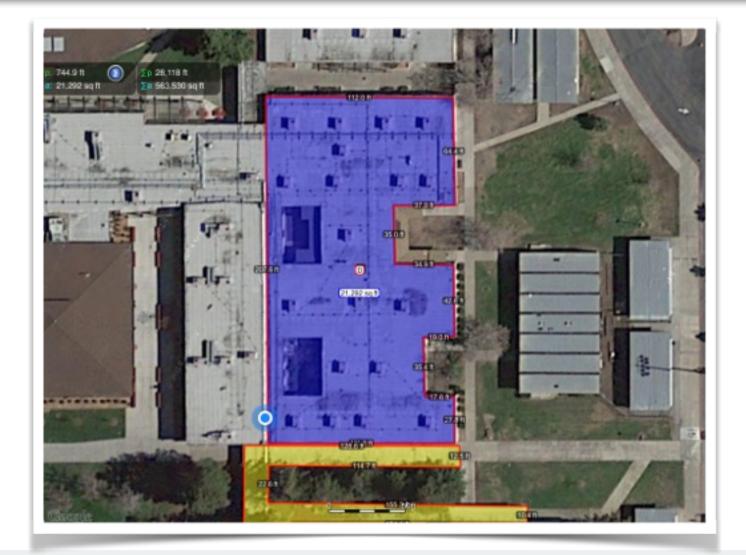
GOOD

EXCELLENT

ROOF IS AGING POORLY - MANY EXISTING REPAIRS ALREADY. SPOT REPAIR ONLY - EXCEPT FOR A FAILING BUILDING EXPANSION JOINT - FIX IMMEDIATELY! ONE OF THE TWO SHINGLE ROOF SECTIONS NEEDS REPLACEMENT.

REPLACE OR COAT IN 10-15 YEARS

| | BUDGET ESTIMATES |
|--------------|----------------------------------|
| \$2,000.00 | IMMEDIATE REPAIRS AS RECOMMENDED |
| \$1,500.00 | YEARLY PREVENTIVE MAINENANCE |
| \$0.00 | ROOF RECOATING |
| \$319,500.00 | ROOF REPLACEMENT |

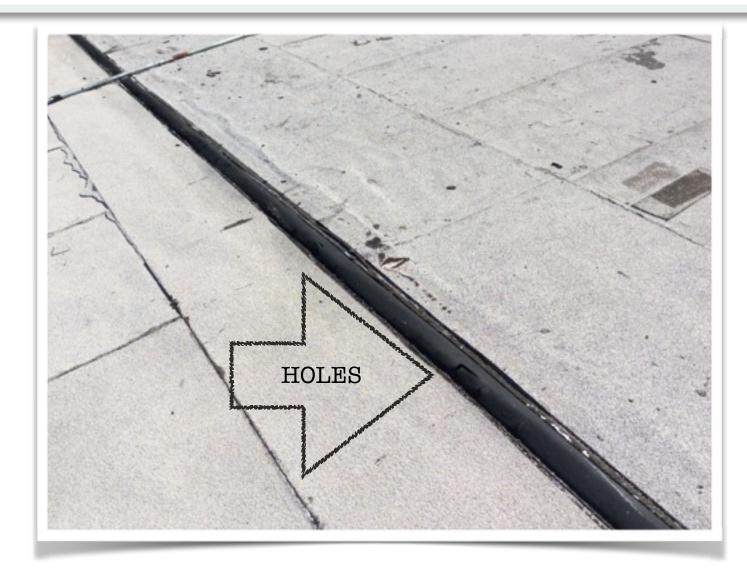


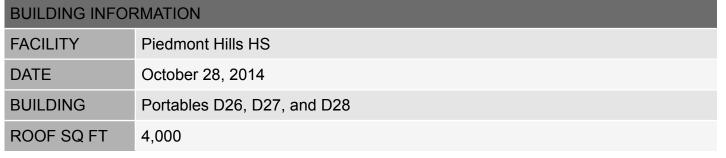


The photo below shows excessive wear on the small eyebrow shingle roof.



The photo below shows holes in the expansion joint.







| ROOF SQ FT | 4,000 | , | | | | | E | VGIVEERIN | NG SERVICES FOR THE BUILDING ENVI | ELOPE |
|---------------|-------------------|----------|---------------------------|----------|--------------|--------|---------------------|-----------|-----------------------------------|-------|
| ROOF CONSTRU | JCTION | | | | | | _ | i | | |
| ROOF AGE | UNKNOWN | V | 0-5 YEARS | | 5-10 YEARS | | 10-15 YEARS | V | 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 | | SHINGLE | | TWO SYSTEMS | |
| MEM SURFACE | COATING | | MS CAP | | GRAVEL | | SMOOTH | | GRANULE | |
| FLASHINGS | CAPSHEET | | HYPALON | | OIVWEE | | CIVICOTTT | | CIVITOLL | |
| DRAINAGE | JOSAM | | SCUPPERS | | GUTTERS | | OVER EDGE | | | |
| SLOPE | SLIGHT | | 1:12 | | 2:12 | | 3:12 | | 6:12 | |
| | | | | | | | 0.12 | | 0.12 | |
| | ON - RATINGS (1-1 | | | ATIOI | NS | | | | RATING | 3 |
| FIELD | | | PAIRS NEEDED | | _ | | | | KATING | 3 |
| | | | RESEAL SEAMS | | | | ERS or RIDGING | | | |
| | | | OF OF DEBRIS | | DE | :CK F | REPAIR NEEDED | | | |
| | DECK I | | R SUSPECTED | | RESEAL/F | RPLA | CE FASTENERS | | | |
| | | CRA | AZE CRACKING | | F | 3RIT | TLE MEMBRANE | | | |
| | | EXC | CESSIVE WEAR | | MEMBRAN | IE FI | BERS EXPOSED | | | |
| PITCH/POND | | RE | PAIRS NEEDED | | | | | | RATING | 5 |
| | F | ILL PO | ONDING AREAS | | FIX | (DE(| CK DEFLECTION | | | |
| | | S | OME PONDING | | Е | XCE: | SSIVE PONDING | | | |
| | | | | | | | | | | |
| FLASHING | | | PAIRS NEEDED | | | | | | RATING | 3 |
| | | | AL/REPAIR ALL | | | | REPAIR SELECT | | | |
| | | | COAT AC DUCT | | | | L/RECOAT WALL | | | |
| DRAINAGE | KESI | | ALL FLASHING | | RESEAL/REPAI | KEX | (PANSION JOINT | | RATING | 1 |
| DRAINAGE | 4 D D / E | | PAIRS NEEDED NCE CRICKETS | | ADD/EN | ЛНАМ | NCE OVERFLOW | | RATING | 4 |
| | ADDIL | | CLEAR DRAINS | | ADDILI | NI IAI | ADD GUTTER | | | |
| | GUTT | | EPAIR NEEDED | | GUTTE | R CC | DATING NEEDED | | | |
| PENETRATION | 3511 | | PAIRS NEEDED | | 30.12 | | 7.11.11.01.12.2.2.2 | | RATING | _ |
| | | | AL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | | | |
| | | REPL | ACE SKYLIGHT | | RAISE HEIG | HT V | WHEN POSSIBLE | | | |
| | | | | | | | | | | |
| ADDITIONAL | | A | CTION NEEDED | | | | | | | |
| | IMPF | ROVE | ROOF ACCESS | | ADD | EXT | ERNAL LADDER | | | |
| | REMOV | E DEA | AD EQUIPMENT | | | | | | | |
| MAINTENANCE | k | EEP | DRAINS CLEAN | | KEEP | WAT | ERWAYS CLEAN | | | |
| | SPOT RE | PAIR | UNTIL RECOAT | ✓ | | | TRIM TREES | | | |
| | CLEA | AR RC | OF OF DEBRIS | | HV | /AC F | REPAIR NEEDED | | | |
| | | | AT SUSPECTED | | KEEP | SS G | SUTTERS CLEAR | | | |
| LEAKS | E | VIDE | NCE OF LEAKS | | YES | | NO | ✓ | | |
| ROOF CONDITIO | ON - OVERALL SYS | STEM | RATING | | | | | | | |
| VERY POOR | | | | | REPLACE OR C | COAT | IMMEDIATELY - S | SPO | T REPAIRS ONLY | |
| POOR | | | | | REPLACE OR (| COAT | T IN 1-2 YEARS - S | SPO | T REPAIRS ONLY | |
| FAIR | | | | | REPLACE OR (| COAT | Γ IN 3-5 YEARS - S | SPO | T REPAIRS ONLY | |
| MARGINAL | | | | | | | REPLACE OR | COA | T IN 5-10 YEARS | |
| GOOD | | | | | | | REPLACE OR C | COAT | IN 10-15 YEARS | |

EXCELLENT

THESE ROOFS NEED TO BE RECOATED.

| | BUDGET ESTIMATES |
|-------------|----------------------------------|
| \$0.00 | IMMEDIATE REPAIRS AS RECOMMENDED |
| \$500.00 | YEARLY PREVENTIVE MAINENANCE |
| \$40,000.00 | ROOF RECOATING |
| 0 | ROOF REPLACEMENT |









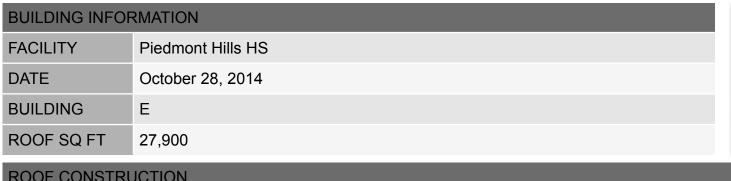
| BUILDING | Portables D29, D3 | 30, ar | nd D31 | | | | E E | N (| SERVICES FOR THE BUILDING ENVE | ELOPE |
|---------------|-------------------|----------|------------------------------|----------|---|--------------------|---|-------------|--------------------------------|----------|
| ROOF SQ FT | 3,200 | | | | | | | _ | | |
| ROOF CONSTRU | JCTION | | | | | | | | | |
| 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 SS | ⋖ | SINGLE PLY | | BUR | | SHINGLE | | 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 CONDITIO | ON - RATINGS (1-1 | 0) an | d RECOMMENDA | 1OITA | NS | | | | | # |
| FIELD | (1) | | PAIRS NEEDED | | | _ | | _ | RATING | |
| 1122 | | | RESEAL SEAMS | | R | LIST | ERS or RIDGING | | | |
| | OL E | | | | | | REPAIR NEEDED | | | |
| | | | OOF OF DEBRIS | | | | | | | |
| | DECK | | AIR SUSPECTED | | | | CE FASTENERS | | | |
| | | | AZE CRACKING | | E | BRIT | TLE MEMBRANE | | | |
| | | EX | CESSIVE WEAR | | MEMBRAN | NE FII | BERS EXPOSED | | | |
| PITCH/POND | | | PAIRS NEEDED | | | | | | RATING | 7 |
| | F | | ONDING AREAS | | | | CK DEFLECTION | | | |
| | | 5 | SOME PONDING | | EXCESSIVE PONDING | | | | | |
| | | DE | | | | | | | DATING | - |
| FLASHING | | | PAIRS NEEDED | | DEC | - ^ ' ' ' ' | | | RATING | 7 |
| | | | EAL/REPAIR ALL ECOAT AC DUCT | | RESEAL/REPAIR SELECT RESEAL/RECOAT WALL | | | | | |
| | | | WALL FLASHING | | | | PANSION JOINT | | | |
| DRAINAGE | 11201 | | PAIRS NEEDED | | TREGENE TREET AN | | | | RATING | 5 |
| | ADD/E | | NCE CRICKETS | | ADD/E | NHAN | ICE OVERFLOW | | | |
| | | | CLEAR DRAINS | | | | ADD GUTTER | | | |
| | GUTT | ER R | REPAIR NEEDED | | GUTTE | R CC | OATING NEEDED | | | |
| PENETRATION | | RE | PAIRS NEEDED | | | | | | RATING | - |
| | | RESE | EAL/REPAIR ALL | | RES | EAL/I | REPAIR SELECT | | | |
| | | REPL | ACE SKYLIGHT | | RAISE HEIG | HT V | WHEN POSSIBLE | | | |
| | | | | | | | | | | |
| ADDITIONAL | | A | CTION NEEDED | | | | | | | |
| | IMPR | ROVE | ROOF ACCESS | | ADD | EXT | ERNAL LADDER | | | |
| | | | AD EQUIPMENT | | | | | | | |
| MAINTENANCE | | | DRAINS CLEAN | | KEEP | WATI | ERWAYS CLEAN | | | |
| | | | UNTIL REROOF | | 1.0 | . | TRIM TREES | | | |
| | | | OOF OF DEBRIS | | | | REPAIR NEEDED | | | |
| LEAKS | | | AT SUSPECTED | | | | UTTERS CLEAR | _ | | |
| LEAKS | | | ENCE OF LEAKS | | YES | | NO | • | | _ |
| | ON - OVERALL SYS | STEN | I RATING | | | | IB 4D 455 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 35 6 | | |
| VERY POOR | | | | | | | | | REPAIRS ONLY | |
| POOR | | | | | | | IN 1-2 YEARS - S | | | |
| FAIR | | | | | REPLACE OR (| COAT | | | FREPAIRS ONLY | |
| MARGINAL | | | | | | | | | T IN 5-10 YEARS | I |
| GOOD | | | | | | | | | IN 10-15 YEARS | |
| EXCELLENT | | | | | C | NLY | IF ROOF IS LESS | THA | AN 5 YEARS OLD | |

THESE METAL ROOFS LOOK GOOD. RECOAT AT FIRST SIGNS OF RUST.

| BUDGET ESTIMATES | |
|----------------------------------|-------------|
| IMMEDIATE REPAIRS AS RECOMMENDED | \$0.00 |
| YEARLY PREVENTIVE MAINENANCE | \$500.00 |
| ROOF RECOATING | \$32,000.00 |
| ROOF REPLACEMENT | 0 |









| BUILDING | E | | | | | | E | NGIVEERIN | G SERVICES FOR THE BUILDING ENVE | LOPE |
|---------------|-------------------|----------|-----------------------------|--------------|---------------------|----------|-----------------------------|-----------|----------------------------------|----------|
| ROOF SQ FT | 27,900 | | | | | | | _ | | |
| ROOF CONSTRU | JCTION | | | | | | | | | |
| ROOF AGE | 2003 | ✓ | 0-5 YEARS | | 5-10 YEARS | | 10-15 YEARS | | 15+ YEARS | |
| DECK TYPE | METAL | | PLYWOOD | \checkmark | 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 | | SHINGLE | ✓ | 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 CONDITIO | ON - RATINGS (1-1 | 0) an | d RECOMMENDA | IOITA | NS | | | | | # |
| FIELD | | RE | PAIRS NEEDED | | | | | | RATING | 4 |
| | | ı | RESEAL SEAMS | | В | LIST | ERS or RIDGING | ✓ | S RATING | 7 |
| | CLEA | AR RO | OOF OF DEBRIS | | DE | CK F | REPAIR NEEDED | | | |
| | DECK I | REPA | IR SUSPECTED | | RESEAL/F | RPLA | CE FASTENERS | | | |
| | | CR | AZE CRACKING | | | | TLE MEMBRANE | | | |
| | | EX | CESSIVE WEAR | | | | BERS EXPOSED | | | |
| PITCH/POND | | | PAIRS NEEDED | | | | | | RATING | 4 |
| | F | | ONDING AREAS | | FIX DECK DEFLECTION | | | | | |
| | | S | SOME PONDING | | EXCESSIVE PONDING | | | | | |
| | | | | | | | | | | |
| FLASHING | | RE | PAIRS NEEDED | ✓ | | | | | RATING | 4 |
| | | RESE | EAL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | ✓ | S RATING | 7 |
| | RESEA | AL/RE | COAT AC DUCT | | RE | SEA | L/RECOAT WALL | | | |
| | RESI | | VALL FLASHING | | RESEAL/REPAI | R EX | (PANSION JOINT | | | |
| DRAINAGE | A D.D./5 | | PAIRS NEEDED | | 4 D.D. (E. | | 10E 0VEDEL 0W | | RATING | 4 |
| | ADD/E | | NCE CRICKETS CLEAR DRAINS | V | ADD/EI | NHAI | NCE OVERFLOW | | | |
| | GUTT | | REPAIR NEEDED | | GUTTE | R CC | ADD GUTTER OATING NEEDED | _ | | |
| PENETRATION | 0011 | | PAIRS NEEDED | 7 | OOTTE | | ON THING INCLUDED | | RATING | 4 |
| | | | EAL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | ✓ | | |
| | | REPL | ACE SKYLIGHT | | RAISE HEIG | HT V | VHEN POSSIBLE | | | |
| | | | | | | | | | | |
| ADDITIONAL | | Α | CTION NEEDED | | | | | | | |
| | IMPF | ROVE | ROOF ACCESS | | ADD | EXT | ERNAL LADDER | | | |
| | | | AD EQUIPMENT | | | | | | | |
| MAINTENANCE | | | DRAINS CLEAN | | KEEP | WAT | ERWAYS CLEAN | | | |
| | | | UNTIL REROOF | V | 1.10 | /A O F | TRIM TREES | | | |
| | | | OOF OF DEBRIS AT SUSPECTED | | | | REPAIR NEEDED GUTTERS CLEAR | | | |
| LEAKS | | | ENCE OF LEAKS | | YES | | NO | | | |
| | | _ | | | 123 | | INO | | | |
| | ON - OVERALL SYS | STEN | RATING | | DEDLACE OD C | `_^T | | SDO | L DEDVIDE OVI A | |
| VERY POOR | | | | | | | IMMEDIATELY - 3 | | FREPAIRS ONLY | |
| POOR | | | | | | | _ | | | |
| FAIR | | | | | REPLACE OR (| JUAI | I III 3-5 YEARS - S | 250 | REPAIRS ONLY | |

MARGINAL

EXCELLENT

GOOD

ROOF IS AGING POORLY - MANY EXISTING REPAIRS ALREADY. SPOT REPAIR ONLY - EXCEPT FOR SOME FAILING PENETRATION CORNERS. ALSO THE LARGE CUSTOM GUTTERS ON THE SHINGLED ROOF ARE RUSTING HEAVILY. THESE NEED TO BE COATED AS SOON AS POSSIBLE.

| | BUDGET ESTIMATES |
|--------------|----------------------------------|
| \$10,000.00 | IMMEDIATE REPAIRS AS RECOMMENDED |
| \$1,500.00 | YEARLY PREVENTIVE MAINENANCE |
| \$0.00 | ROOF RECOATING |
| \$418,500.00 | ROOF REPLACEMENT |

REPLACE OR COAT IN 5-10 YEARS

REPLACE OR COAT IN 10-15 YEARS





The photo below shows that some penetration corners are needing repair.



The photo below shows heavy rust in the large custom gutters.



| BUILDING INFORMATION | | | | | | | |
|----------------------|-------------------|--|--|--|--|--|--|
| FACILITY | Piedmont Hills HS | | | | | | |
| DATE | October 28, 2014 | | | | | | |
| BUILDING | F | | | | | | |
| ROOF SQ FT | 24,300 | | | | | | |
| DOOE CONSTRUCTION | | | | | | | |



| | | | | | | | E | NGINEERIN | NG SERVICES FOR THE BUILDING ENVE | LOPE |
|----------------|-------------------|----------|-----------------------------|----------|--------------|--------------|------------------|-----------|-----------------------------------|----------|
| ROOF SQ FT | 24,300 | | | | | | | _ | | |
| ROOF CONSTRU | JCTION | | | | | | | | | |
| ROOF AGE | 1990 | ✓ | 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 | | SINGLE PLY | | BUR | | SHINGLE | | 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 | ON - RATINGS (1-1 | 0) an | d RECOMMENDA | ATIOI | NS | | | | | # |
| FIELD | , | | PAIRS NEEDED | | | | | | RATING | |
| | | | RESEAL SEAMS | | В | LIST | ERS or RIDGING | ~ | | |
| | CLE/ | | OOF OF DEBRIS | | | | REPAIR NEEDED | | | |
| | | | IR SUSPECTED | | | | CE FASTENERS | | | |
| | BEOK | | AZE CRACKING | | | | TLE MEMBRANE | | | |
| | | | CESSIVE WEAR | | | | | _ | | |
| DITCH/DOND | | | | • | MEMBRAN | NE FI | BERS EXPOSED | ✓ | DATING | 1 |
| PITCH/POND | | | PAIRS NEEDED ONDING AREAS | | EIV | (DE(| CK DEFLECTION | | RATING | 4 |
| | ' | | SOME PONDING | I | | | SSIVE PONDING | | | |
| | | | JOINET ONDING | | | , (OL | 001721 01151110 | | | |
| FLASHING | | RE | PAIRS NEEDED | | | | | | RATING | 3 |
| | | RESE | EAL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | | | |
| | RESEA | AL/RE | COAT AC DUCT | | RE | SEA | L/RECOAT WALL | | | |
| | RESI | EAL V | VALL FLASHING | | RESEAL/REPAI | R EX | (PANSION JOINT | | | |
| DRAINAGE | | RE | PAIRS NEEDED | | | | | | RATING | 4 |
| | ADD/E | ENHA | NCE CRICKETS | ✓ | ADD/EN | 1AH | NCE OVERFLOW | | | |
| | | | CLEAR DRAINS | | | | ADD GUTTER | | | |
| DENIETDATION | GUTT | | EPAIR NEEDED | | GUTTE | R CC | DATING NEEDED | | DATING | 2 |
| PENETRATION | | | PAIRS NEEDED EAL/REPAIR ALL | | DEQ | ⊏ ∧ι/ | REPAIR SELECT | | RATING | 3 |
| | | | ACE SKYLIGHT | | | | VHEN POSSIBLE | | | |
| | | | JAGE GIVIEIGITI | | TV WOL TIEFO | | WIEWI OCCIDED | | | |
| ADDITIONAL | | A | CTION 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 | | | |
| | | | AT SUSPECTED | _ | | | SUTTERS CLEAR | | | |
| LEAKS | E | VIDE | NCE OF LEAKS | ✓ | YES | | NO | | | |
| ROOF CONDITIO | ON - OVERALL SY | STEM | RATING | | | | | | | |
| VERY POOR | | | | | REPLACE OR C | COAT | IMMEDIATELY - S | SPO | T REPAIRS ONLY | I |
| POOR | | | | | REPLACE OR (| COAT | IN 1-2 YEARS - S | SPO | T REPAIRS ONLY | |

| ROOF CONDITIO | N - 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 - SPOT REPAIRS ONLY |
| 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 |

ALL OF F IS RECOMMENDED TO BE REPLACED - HOWEVER THE MID SECTION IS IN WORSE SHAPE. IF THE MID SECTION IS REPLACED FIRST, ONLY SPOT REPAIR THE OTHER SECTIONS AND BUDGET TO REPLACE IN A YEAR OR TWO.

| | BUDGET ESTIMATES |
|--------------|----------------------------------|
| \$0.00 | IMMEDIATE REPAIRS AS RECOMMENDED |
| \$1,500.00 | YEARLY PREVENTIVE MAINENANCE |
| \$0.00 | ROOF RECOATING |
| \$364,500.00 | ROOF REPLACEMENT |





The shiny spots of the membrane seen below are where the fibers are exposed.



The photo below shows the non-mid section of roof which is 13 years old.



| BUILDING INFOR | RMATION |
|----------------|-------------------|
| FACILITY | Piedmont Hills HS |
| DATE | October 28, 2014 |
| BUILDING | G |
| ROOF SQ FT | 6,000 |
| ROOF CONSTRU | JCTION |



| BUILDING | G | | | | | | E | | IS SERVICES FOR THE BUILDING ENVE | ELOPE |
|----------------|-------------------|----------|------------------------------|----------|--------------|----------------|--------------------|----------|-----------------------------------|----------|
| ROOF SQ FT | 6,000 | | | | | | | _ | | |
| ROOF CONSTRU | JCTION | | | | | | | | | |
| ROOF AGE | 2000 | ✓ | 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 | | SINGLE PLY | | BUR | ✓ | SHINGLE | | 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 | |
| POOF CONDITION | DN - RATINGS (1-1 | | | | | | | | | # |
| FIELD |) - NATINGS (1-1 | | | | NO | | | | RATING | 3 |
| FIELD | | | EPAIRS NEEDED | | D | LIOT | | | NATINO | |
| | 0. = | | RESEAL SEAMS | | | | ERS or RIDGING | ✓ | | |
| | | | OOF OF DEBRIS | | | | REPAIR NEEDED | | | |
| | DECK | | AIR SUSPECTED | | RESEAL/F | RPLA | ACE FASTENERS | | | |
| | | CF | RAZE CRACKING | | E | 3RIT | TLE MEMBRANE | V | | |
| | | EX | CESSIVE WEAR | ✓ | MEMBRAN | IE FI | BERS EXPOSED | | | _ |
| PITCH/POND | | RE | EPAIRS NEEDED | | | | | | RATING | 3 |
| | F | | ONDING AREAS | | | | CK DEFLECTION | _ | | |
| | | | SOME PONDING | | Е | XCE | SSIVE PONDING | ✓ | | |
| EL A CLUMO | | D | DAIDO NEEDED | | | | | | DATING | 2 |
| FLASHING | | | EPAIRS NEEDED EAL/REPAIR ALL | | DES | ΕΔΙ/ | REPAIR SELECT | | RATING | 3 |
| | | | ECOAT AC DUCT | | | | L/RECOAT WALL | | | |
| | | | WALL FLASHING | | | | (PANSION JOINT | | | |
| DRAINAGE | | | EPAIRS NEEDED | | | | | | RATING | 3 |
| | ADD/E | ENHA | ANCE CRICKETS | ✓ | ADD/EN | IAH | NCE OVERFLOW | ✓ | | |
| | | | CLEAR DRAINS | | | | ADD GUTTER | | | |
| | GUTT | ER F | REPAIR NEEDED | | GUTTE | R C | DATING NEEDED | | | |
| PENETRATION | | RE | EPAIRS NEEDED | | | | | | RATING | 3 |
| | | RES | EAL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | | | |
| | | REP | LACE SKYLIGHT | | RAISE HEIG | HT V | VHEN POSSIBLE | ⋖ | | |
| | | | | | | | | | | |
| ADDITIONAL | | | CTION NEEDED | | | | | | | |
| | | | ROOF ACCESS | _ | ADD | EXI | ERNAL LADDER | | | |
| MAINTENANCE | | | AD EQUIPMENT DRAINS CLEAN | | KEED | \ \ /\T | ERWAYS CLEAN | | | |
| MAINTENANCE | | | UNTIL REROOF | | NLLF | VVAI | TRIM TREES | | | |
| | | | OOF OF DEBRIS | | HV | /AC F | REPAIR NEEDED | V | | |
| | | | IAT SUSPECTED | | | | SUTTERS CLEAR | | | |
| LEAKS | | | ENCE OF LEAKS | _ | YES | | NO | | | |
| ROOF CONDITIO | ON - OVERALL SY: | STEN | A RATING | | | | | | | |
| VERY POOR | . CILIVILL OT | 1 | | | REPLACE OR C | COAT | IMMEDIATELY - S | SPO | T REPAIRS ONLY | - |
| POOR | | | | | | | Γ IN 1-2 YEARS - 5 | | | |
| FAIR | | | | | | | Γ IN 3-5 YEARS - S | | | |
| MARGINAL | | | | | NEI ENOL ON | | | | T IN 5-10 YEARS | |
| WAROINAL | | | | | | | THE LACE OR | JUH | AT IN U-TU TEARS | |

GOOD

EXCELLENT

BECAUSE OF THE THE STANDING WATER AND THE MANY, MANY REPAIRS ON THIS ROOF, IT HAS QUALIFIED TO BE IN VERY POOR CONDITION. REPLACE AS SOON AS POSSIBLE.

REPLACE OR COAT IN 10-15 YEARS

| BUDGET ESTIMATES | |
|----------------------------------|-------------|
| IMMEDIATE REPAIRS AS RECOMMENDED | \$0.00 |
| YEARLY PREVENTIVE MAINENANCE | \$1,500.00 |
| ROOF RECOATING | \$0.00 |
| ROOF REPLACEMENT | \$90,000.00 |



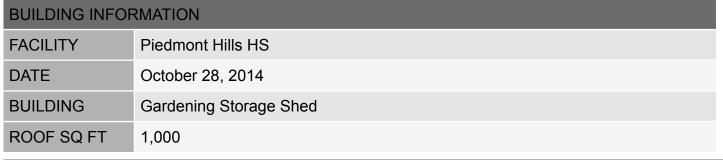


The photo below shows standing water which is obviously a problem for this roof.



The photo below shows evidence of many leaks with large patches.







| BUILDING | Gardening Storag | e Sh | ed | | | | E E | N (| G I N E E R I N NG SERVICES FOR THE BUILDING ENVE | ELOPE |
|---------------|-------------------|----------|---------------------------------|--------------|---------------|---------|------------------------------|----------|--|-------|
| ROOF SQ FT | 1,000 | | | | | | | _ | | |
| ROOF CONSTRU | JCTION | | | | | | | | | |
| ROOF AGE | UNKNOWN | ✓ | 0-5 YEARS | | 5-10 YEARS | | 10-15 YEARS | ✓ | 15+ YEARS | |
| DECK TYPE | METAL | | PLYWOOD | \checkmark | 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 | | SHINGLE | ✓ | TWO SYSTEMS | |
| MEM SURFACE | COATING | | MS CAP | | GRAVEL | | SMOOTH | | GRANULE | |
| FLASHINGS | CAPSHEET | | HYPALON | | | | | | | |
| DRAINAGE | JOSAM | | SCUPPERS | | GUTTERS | | OVER EDGE | ✓ | | |
| SLOPE | NONE | | 1:12 | ✓ | 2:12 | | 3:12 | | 6:12 | |
| ROOF CONDITIO | ON - RATINGS (1-1 | 0) ar | nd RECOMMENDA | TIOI | NS | | | | | # |
| FIELD | , | | EPAIRS NEEDED | | | | | | RATING | 5 |
| | | | RESEAL SEAMS | | REPAIR R | LIST | ERS or RIDGING | | | |
| | CI E | | | | | | REPAIR NEEDED | | | |
| | | | OOF OF DEBRIS | | | | | | | |
| | DECK | | AIR SUSPECTED | | | | CE FASTENERS | | | |
| | | | RAZE CRACKING | | E | 3RIT | TLE MEMBRANE | | | |
| | | | CESSIVE WEAR | | MEMBRAN | IE FI | BERS EXPOSED | | | |
| PITCH/POND | | | EPAIRS NEEDED | | | | | | RATING | 5 |
| | F | | ONDING AREAS | | | | CK DEFLECTION | | | |
| | | , | SOME PONDING | | Е | XCE: | SSIVE PONDING | | | |
| EL ACLUNIO | | D | | | | | | | DATINIO | _ |
| FLASHING | | | EPAIRS NEEDED | | | _ | | | RATING | 5 |
| | | | EAL/REPAIR ALL ECOAT AC DUCT | | DE | | RECOAT SELECT L/RECOAT WALL | | | |
| | | | WALL FLASHING | | | | INGLES FAILING | | | |
| DRAINAGE | REGI | | EPAIRS NEEDED | | VEICHOA | 011 | IIIOEEO I / IIEIIIIO | | RATING | 5 |
| | ADD/E | | ANCE CRICKETS | | ADD/EN | 1AH | NCE OVERFLOW | | | |
| | | | CLEAR DRAINS | | CLEAR GU | JTTE | R DOWNSPOUT | | | |
| | GUTT | ER F | REPAIR NEEDED | | GUTTE | R CC | DATING NEEDED | | | |
| PENETRATION | | RE | EPAIRS NEEDED | | | | | | RATING | 5 |
| | | RES | EAL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | | | |
| | | REP | LACE SKYLIGHT | | RAISE HEIG | HT V | VHEN POSSIBLE | | | |
| | | | | | | | | | | |
| ADDITIONAL | | Α | ACTION NEEDED | | | | | | | |
| | | | ROOF ACCESS | | ADD | EXT | ERNAL LADDER | | | |
| | | | AD EQUIPMENT | | | | | | | |
| MAINTENANCE | | | DRAINS CLEAN | | KEEP | WAT | ERWAYS CLEAN | | | |
| | | | UNTIL REROOF | | 1.0 | /A C F | TRIM TREES REPAIR NEEDED | | | |
| | | | OOF OF DEBRIS MAT SUSPECTED | | | | SUTTERS CLEAR | | | |
| LEAKS | | | ENCE OF LEAKS | | YES | | NO | | | |
| | | | | | 120 | | 140 | | | |
| VERY POOR | ON - OVERALL SY | o i El | WRATING | | DEDI ACE OD C | · O A T | IMMEDIATELY - S | SPOT | T DEDAIDS ONLY | |
| | | | | | | | | | | |
| POOR | | | | | REPLACE OK (| JUAI | FIN 1-2 YEARS - S | | | |
| FAIR | | | | | | | | | AT IN 3-5 YEARS | |
| MARGINAL | | | | | | | | | T IN 5-10 YEARS | |
| GOOD | | | | | | MILVA | | | IN 10-15 YEARS | |
| EXCELLENT | | | | | | INLY | IF ROOF IS LESS |) IHA | AN 5 YEARS OLD | |

THIS SMALL SHINGLE ROOF LOOKS GOOD.

| | BUDGET ESTIMATES |
|-------------|----------------------------------|
| \$0.00 | IMMEDIATE REPAIRS AS RECOMMENDED |
| \$0.00 | YEARLY PREVENTIVE MAINENANCE |
| \$0.00 | ROOF RECOATING |
| \$15,000.00 | ROOF REPLACEMENT |









| ROOF SQ FT | 18,000 | | | | | | | NGINEERIN | NG SERVICES FOR THE BUILDING ENVE | ELOPE |
|---------------------------------------|-------------------|----------|------------------------------|----------|--------------|--------------|--------------------|-----------|-----------------------------------|----------|
| ROOF CONSTRU | JCTION | | _ | | _ | | _ | | | |
| ROOF AGE | 1995 | V | 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 | | SINGLE PLY | | BUR | - | SHINGLE | | 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 | |
| | ON - RATINGS (1-1 | | | | | | | | | # |
| FIELD |)N - KATINGS (1-1 | | EPAIRS NEEDED | | NO | | | | RATING | |
| FIELD | | | | | | LICT | TDC or DIDCING | | 1011110 | |
| | 01.57 | | RESEAL SEAMS | | | | ERS or RIDGING | | | |
| | | | OOF OF DEBRIS | | | | REPAIR NEEDED | | | |
| | DECK | | AIR SUSPECTED | | | | ACE FASTENERS | | | |
| | | | AZE CRACKING | | | | TLE MEMBRANE | | | |
| | | EX | CESSIVE WEAR | ✓ | MEMBRAN | IE FI | BERS EXPOSED | ✓ | | _ |
| PITCH/POND | | | PAIRS NEEDED | | | | | | RATING | 5 |
| | F | | ONDING AREAS | | | | CK DEFLECTION | | | |
| | | (| SOME PONDING | V | E | XCE | SSIVE PONDING | | | |
| FLASHING | | DE | DAIDS NEEDED | | | | | | RATING | 2 |
| FLASHING | | | EPAIRS NEEDED EAL/REPAIR ALL | | RES | ΕΔΙ / | REPAIR SELECT | | RATING | 3 |
| | | | ECOAT AC DUCT | | | | L/RECOAT WALL | | | |
| | | | WALL FLASHING | | | | | | | |
| DRAINAGE | | RE | EPAIRS NEEDED | | | | | | RATING | 4 |
| | ADD/E | ENHA | NCE CRICKETS | | ADD/EN | IAH | NCE OVERFLOW | | | |
| | | | CLEAR DRAINS | | CLEAR GI | JTTE | R DOWNSPOUT | | | |
| | GUTT | ER F | REPAIR NEEDED | | GUTTE | R C | DATING NEEDED | | | |
| PENETRATION | | RE | PAIRS NEEDED | | | | | | RATING | 3 |
| | | RES | EAL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | | | |
| | | REP | LACE SKYLIGHT | | RAISE HEIG | HT V | VHEN POSSIBLE | ⋖ | | |
| | | _ | 07:01:1: | | | | | | | |
| ADDITIONAL | IMDE | | CTION NEEDED ROOF ACCESS | | ADD | CVT | | | | |
| | | | AD EQUIPMENT | ✓ | ADD | | ERNAL LADDER | | | |
| MAINTENANCE | | | DRAINS CLEAN | | KEEP | WAT | ERWAYS CLEAN | | | |
| W W W W W W W W W W W W W W W W W W W | | | UNTIL REROOF | 7 | KEE | **/ (1 | TRIM TREES | | | |
| | | | OOF OF DEBRIS | | ΗV | /AC F | REPAIR NEEDED | | | |
| | H | IAZM | AT SUSPECTED | ✓ | KE | EP G | SUTTERS CLEAR | | | |
| LEAKS | E | EVIDE | ENCE OF LEAKS | | YES | | NO | | | |
| ROOF CONDITIO | ON - OVERALL SYS | STEN | A RATING | | | | | | | |
| VERY POOR | | | | | REPLACE OR C | COAT | IMMEDIATELY - | SPO | T REPAIRS ONLY | V |
| POOR | | | | | | | Γ IN 1-2 YEARS - 3 | | | |
| FAIR | | | | | | | REPLACE OF | R CO | AT IN 3-5 YEARS | |
| MARGINAL | | | | | | | | | T IN 5-10 YEARS | |

| ROOF CONDITIO | ON - 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 |

ROOFS ARE LONG OVER DUE FOR REPLACEMENT AND IN VERY POOR CONDITION.

| BUDGET ESTIMATES | |
|----------------------------------|--------------|
| IMMEDIATE REPAIRS AS RECOMMENDED | \$0.00 |
| YEARLY PREVENTIVE MAINENANCE | \$1,500.00 |
| ROOF RECOATING | \$0.00 |
| ROOF REPLACEMENT | \$270,000.00 |



An aerial view of the building J.





Another overview photo - H.



| BUILDING INFOR | RMATION |
|----------------|-------------------|
| FACILITY | Piedmont Hills HS |
| DATE | October 28, 2014 |
| BUILDING | I Gymnasium |
| ROOF SQ FT | 16,500 |
| ROOF CONSTRI | ICTION |

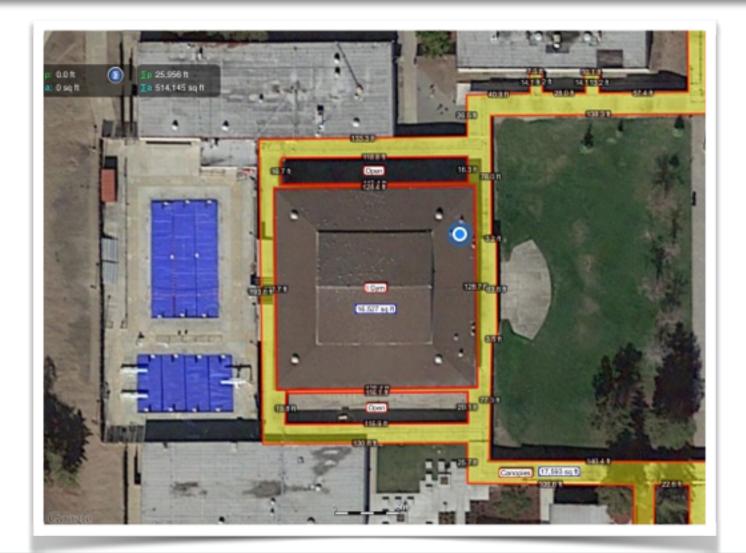


| BUILDING | i Gymnasium | | | | | | | NGIVEERIN | G SERVICES FOR THE BUILDING ENVE | LOPE |
|---------------|-------------------|----------|----------------------------|----------|---------------|-------|-------------------|-----------|----------------------------------|---------|
| ROOF SQ FT | 16,500 | | | | | | | _ | | 4 |
| ROOF CONSTRU | JCTION | | | | | | | | | |
| ROOF AGE | 1995 | ✓ | 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 | | SINGLE PLY | | BUR | | SHINGLE | 7 | TWO SYSTEMS | |
| MEM SURFACE | COATING | | MS CAP | | GRAVEL | | SMOOTH | | GRANULE | |
| FLASHINGS | CAPSHEET | | HYPALON | | | | | | | |
| DRAINAGE | JOSAM | | SCUPPERS | | GUTTERS | | OVER EDGE | | | |
| SLOPE | NONE | | 1:12 | | 2:12 | _ | 3:12 | | 6:12 | |
| ROOF CONDITIC |)N - RATINGS (1-1 | 0) an | d RECOMMENDA | TIOI | NS | | | | | # |
| FIELD | • | | PAIRS NEEDED | | | | | | RATING | 7 |
| | | | RESEAL SEAMS | | REPAIR R | LIST | ERS or RIDGING | | | |
| | CL E | | OOF OF DEBRIS | | | | REPAIR NEEDED | | | |
| | | | | | | | | | | |
| | DECK | | IR SUSPECTED | | | | CE FASTENERS | | | |
| | | | AZE CRACKING | | E | 3RIT | TLE MEMBRANE | | | |
| | | EX | CESSIVE WEAR | | MEMBRAN | IE FI | BERS EXPOSED | | | _ |
| PITCH/POND | | RE | PAIRS NEEDED | | | | | | RATING | 8 |
| | F | | ONDING AREAS | | | | CK DEFLECTION | | | |
| | | S | SOME PONDING | | E | XCE: | SSIVE PONDING | | | |
| | | | | | | | | | | |
| FLASHING | | | PAIRS NEEDED | | | | | | RATING | 6 |
| | | | EAL/REPAIR ALL | | | | REPAIR SELECT | | | |
| | | | COAT AC DUCT | | RE | SEA | L/RECOAT WALL | | | |
| DRAINAGE | RESI | | VALL FLASHING | | | | | | RATING | F |
| DRAINAGE | ADD/ | | PAIRS NEEDED NCE CRICKETS | | ADD/EN | | NCE OVERFLOW | | RATING | 5 |
| | ADD/E | | CLEAR DRAINS | | | | R DOWNSPOUT | | | |
| | GUTT | | EPAIR NEEDED | | | | DATING NEEDED | | | |
| PENETRATION | 0011 | | PAIRS NEEDED | | 30112 | | or a live live be | | RATING | 5 |
| LILLITUTION | | | EAL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | | 1011110 | |
| | | | ACE SKYLIGHT | | | | VHEN POSSIBLE | | | |
| | | | | | | | | | | |
| ADDITIONAL | | Α | CTION 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 | | | |
| | CLEA | AR RO | OOF OF DEBRIS | | HV | /AC F | REPAIR NEEDED | | | |
| | F | IAZM. | AT SUSPECTED | | KE | EP G | SUTTERS CLEAR | ✓ | | |
| LEAKS | E | EVIDE | NCE OF LEAKS | | YES | | NO | ✓ | | |
| ROOF CONDITIC | N - OVERALL SY | STEM | 1 RATING | | | | | | | |
| VERY POOR | | | | | REPLACE OR C | COAT | IMMEDIATELY - | SPOT | Γ REPAIRS ONLY | |
| POOR | | | | | REPLACE OR (| COAT | Γ IN 1-2 YEARS - | SPOT | Γ REPAIRS ONLY | |
| FAIR | | | | | | | REPLACE O | R CO | AT IN 3-5 YEARS | |
| MARGINAL | | | | | | | REPLACE OR | COA | T IN 5-10 YEARS | |
| GOOD | | | | | | | REPLACE OR (| COAT | IN 10-15 YEARS | |
| | | | | | | | | | | |

EXCELLENT

THE SHINGLE ROOF LOOKS GOOD AND SHOULD LAST ANOTHER TEN YEARS. THE GUTTERS ARE HOLDING WATER. THIS MAY BE A PLUGGED DOWNSPOUT OR IT MAY JUST BE POOR SLOPE-TO-DRAIN.

| | BUDGET ESTIMATES |
|----------------|----------------------------------|
| \$0.00 | IMMEDIATE REPAIRS AS RECOMMENDED |
| \$500.00 | YEARLY PREVENTIVE MAINENANCE |
| \$0.00 | ROOF RECOATING |
| T \$247,500.00 | ROOF REPLACEMENT |





Another overview photo.



The photo below shows the gutter holding quite a bit of water.







| ROOF SQ FT | 9,500 | | | | | | E | VGIVEERIN | IG SERVICES FOR THE BUILDING ENVE | LOPE |
|---------------|-------------------|----------|-------------------------------|----------|--------------|----------|---------------------------|-----------|-----------------------------------|------|
| ROOF CONSTRU | JCTION | | | | | | | | | |
| ROOF AGE | 2000 | ⋖ | 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 | | SINGLE PLY | | BUR | ⋖ | SHINGLE | | 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 CONDITIO | ON - RATINGS (1-1 | 0) ar | nd RECOMMENDA | ATIOI | NS | | | | | # |
| FIELD | | | EPAIRS NEEDED | | | _ | | _ | RATING | |
| | | | RESEAL SEAMS | | | | RIDGING | V | | |
| | CLE/ | | OOF OF DEBRIS | | DE | CK F | REPAIR NEEDED | | | |
| | | | AIR SUSPECTED | | | | CE FASTENERS | | | |
| | 52011 | | RAZE CRACKING | | | | TLE MEMBRANE | | | |
| | | | CESSIVE WEAR | | | | BERS EXPOSED | | | |
| PITCH/POND | | | EPAIRS NEEDED | | WEWDRAN | NE FI | DERO EXPUSED | | RATING | 5 |
| FITCH/FOND | F | | ONDING AREAS | | FIX | (DF(| CK DEFLECTION | | NATING | J |
| | · | | SOME PONDING | I | | | SSIVE PONDING | | | |
| | | | | | | | | | | |
| FLASHING | | RE | EPAIRS NEEDED | | | | | | RATING | 5 |
| | | RES | EAL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | | | |
| | RESEA | AL/RE | ECOAT AC DUCT | | RE | SEA | L/RECOAT WALL | | | |
| | RESI | EAL \ | WALL FLASHING | | | | | | | _ |
| DRAINAGE | | | EPAIRS NEEDED | | | | | | RATING | 4 |
| | ADD/E | ENHA | NCE CRICKETS | _ | | | NCE OVERFLOW | | | |
| | CUTT | ED E | CLEAR DRAINS REPAIR NEEDED | | | | R DOWNSPOUT DATING NEEDED | | | |
| PENETRATION | 0011 | | EPAIRS NEEDED | V | OOTIL | 1 00 | ATING NEEDED | | RATING | 3 |
| | | | EAL/REPAIR ALL | V | RES | EAL/ | REPAIR SELECT | | | |
| | | REP | LACE SKYLIGHT | | RAISE HEIG | HT V | VHEN POSSIBLE | | | |
| | | | | | | | | | | |
| ADDITIONAL | | Δ | CTION NEEDED | | | | | | | |
| | IMPF | ROVE | ROOF ACCESS | | ADD | EXT | ERNAL LADDER | | | |
| | | | AD EQUIPMENT | | | | | | | |
| MAINTENANCE | | | DRAINS CLEAN | | KEEP | WAT | ERWAYS CLEAN | | | |
| | | | UNTIL REROOF OOF OF DEBRIS | | LA | /A C [| TRIM TREES REPAIR NEEDED | | | |
| | | | IAT SUSPECTED | | | | SUTTERS CLEAR | | | |
| LEAKS | | | ENCE OF LEAKS | | YES | | NO | | | |
| | ON - OVERALL SYS | | | | . 20 | | | | | |
| VERY POOR | JIV - OVERWALE ST | | WITCHING | | REPLACE OR C | СОДТ | IMMEDIATELY - 9 | SPOT | Γ REPAIRS ONLY | |
| POOR | | | | | | | IN 1-2 YEARS - S | | | |
| FAIR | | | | | | | | | AT IN 3-5 YEARS | |
| MARGINAL | | | | | | | | | T IN 5-10 YEARS | |
| | | | | | | | | , | | |

GOOD

EXCELLENT

WITH REPAIRS THIS ROOF SHOULD LAST ANOTHER FIVE YEARS.

| BUDGET ESTIMATES | |
|----------------------------------|--------------|
| IMMEDIATE REPAIRS AS RECOMMENDED | \$2,500.00 |
| YEARLY PREVENTIVE MAINENANCE | \$1,500.00 |
| ROOF RECOATING | \$0.00 |
| ROOF REPLACEMENT | \$142,500.00 |

REPLACE OR COAT IN 10-15 YEARS





The photo below shows signs of ponding.



Keep the roof free of debris.



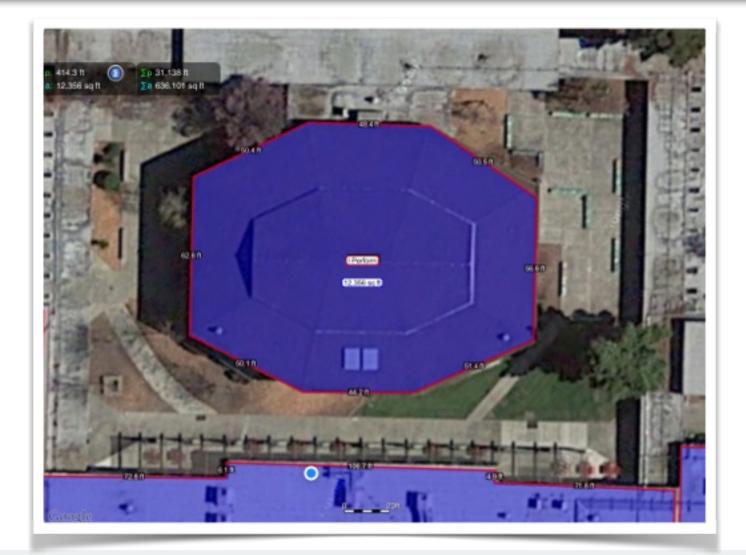




| BUILDING | L Performance Art | ts | | | | | E | | IN E E K I N IG SERVICES FOR THE BUILDING ENVE | LOPE |
|-------------------------|-------------------|----------|----------------------------|----------|--------------|----------|------------------------------|--------------|---|----------|
| ROOF SQ FT | 12,400 | | | | | | | _ | | |
| ROOF CONSTRU | JCTION | | | | | | | | | |
| ROOF AGE | 1995 | ⋖ | 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 | | SINGLE PLY | | BUR | | SHINGLE | ~ | TWO SYSTEMS | |
| MEM SURFACE | COATING | | MS CAP | | GRAVEL | | SMOOTH | | GRANULE | |
| FLASHINGS | CAPSHEET | | HYPALON | | | | | | | |
| DRAINAGE | JOSAM | | SCUPPERS | | GUTTERS | ✓ | OVER EDGE | | | |
| SLOPE | NONE | | 1:12 | | 2:12 | | 3:12 | | 6:12 | |
| | | | | | | | 3.1.2 | | 9.1.2 | |
| | DN - RATINGS (1-1 | | | | NS | | | | DATING | # |
| FIELD | | REP | AIRS NEEDED | | | | | | RATING | 7 |
| | | R | ESEAL SEAMS | | REPAIR B | LIST | ERS or RIDGING | | | |
| | CLEA | AR RO | OF OF DEBRIS | | DE | CK F | REPAIR NEEDED | | | |
| | DECK I | REPAI | R SUSPECTED | | RESEAL/F | RPLA | CE FASTENERS | | | |
| | | CRA | ZE CRACKING | | E | 3RIT | TLE MEMBRANE | | | |
| | | EXC | ESSIVE WEAR | | MEMBRAN | IE FII | BERS EXPOSED | | | |
| PITCH/POND | | REP | AIRS NEEDED | | | | | | RATING | 8 |
| | F | ILL PO | NDING AREAS | | FIX | DEC | CK DEFLECTION | | | |
| | | SC | OME PONDING | | E | XCE | SSIVE PONDING | | | |
| | | | | | | | | | | |
| FLASHING | | REP | AIRS NEEDED | ⋖ | | | | | RATING | 3 |
| | | RESEA | AL/REPAIR ALL | | | R | ECOAT SELECT | \checkmark | | |
| | RESEA | AL/REC | COAT AC DUCT | | RE | SEAL | /RECOAT WALL | | | |
| | RESI | EAL W | ALL FLASHING | | VERTICA | LSH | INGLES FAILING | | | |
| DRAINAGE | | REP | AIRS NEEDED | | | | | | RATING | 3 |
| | ADD/E | | ICE CRICKETS | | | | ICE OVERFLOW | | | |
| | | | LEAR DRAINS | | | | R DOWNSPOUT | | | |
| DELIET DATION | GUTT | | PAIR NEEDED | | GUTTE | R CC | ATING NEEDED | ✓ | DATING | _ |
| PENETRATION | | | AIRS NEEDED | | DEO | - A I /I | | | RATING | 5 |
| | | | AL/REPAIR ALL ACE SKYLIGHT | | | | REPAIR SELECT /HEN POSSIBLE | | | |
| | | KEPLA | ICE SKILIGHT | | RAISE HEIG | пιν | VIIEN POSSIBLE | | | |
| ADDITIONAL | | AC | TION NEEDED | | | | | | | |
| , and the second second | IMPR | | ROOF ACCESS | 7 | ADD | EXT | ERNAL LADDER | | | |
| | | | D EQUIPMENT | | , (5.2 | _, | | | | |
| MAINTENANCE | | | RAINS CLEAN | | KEEP | WATI | ERWAYS CLEAN | | | |
| | SPOT RE | PAIR L | INTIL REROOF | | | | TRIM TREES | | | |
| | CLEA | AR RO | OF OF DEBRIS | | HV | AC F | REPAIR NEEDED | | | |
| | н | IAZMA | T SUSPECTED | | KE | EP G | UTTERS CLEAR | \checkmark | | |
| LEAKS | E | EVIDEN | ICE OF LEAKS | | YES | | NO | \ | | |
| ROOF CONDITION | ON - OVERALL SYS | STEM | RATING | | | | | | | |
| VERY POOR | | | | | REPLACE OR C | COAT | IMMEDIATELY - S | SPO1 | T REPAIRS ONLY | |
| POOR | | | | | REPLACE OR (| COAT | IN 1-2 YEARS - S | SPOT | T REPAIRS ONLY | |
| FAIR | | | | | | | | | AT IN 3-5 YEARS | |
| MARGINAL | | | | | | | | | T IN 5-10 YEARS | \ |
| GOOD | | | | | | | | | IN 10-15 YEARS | |
| EXCELLENT | | | | | 0 | NLY | | | AN 5 YEARS OLD | |
| ADDITIONAL NO | T=0 | | | | | 1 | | 1/ | | |

THE SHINGLE ROOF LOOKS GOOD AND SHOULD LAST ANOTHER TEN YEARS - HOWEVER THE STRIP OF VERTICAL SHINGLES IS FAILING - THE SHINGLES ARE FALLING OFF, AND THE METAL FLASHING IS RUSTING HEAVILY - REPAIR SHINGLES AND RECOAT THE FLASHING. ALSO IT IS TIME TO COAT THE HEAVILY RUSTING GUTTERS.

| | BUDGET ESTIMATES |
|--------------|----------------------------------|
| \$15,000.00 | IMMEDIATE REPAIRS AS RECOMMENDED |
| \$500.00 | YEARLY PREVENTIVE MAINENANCE |
| \$0.00 | ROOF RECOATING |
| \$186,000.00 | ROOF REPLACEMENT |





The photo below shows the vertical shingles falling off and the metal flashing rust.



The photo below shows some metal flashing needs to be replaced.







| BUILDING | M Gym Auxiliary | | | | | | | NGINEERIN | S I N E E R I N IG SERVICES FOR THE BULDING ENVI | G ELOPE |
|----------------|-------------------|--------------|----------------------------|----------|--------------|------------|----------------------------|---------------|---|------------|
| ROOF SQ FT | 11,000 | | | | | | | . TO THE COST | o centres for the sales of the | |
| ROOF CONSTRU | JCTION | | | | | | | | | |
| ROOF AGE | 2013 | ⋖ | 0-5 YEARS | | 5-10 YEARS | | 10-15 YEARS | | 15+ YEARS | |
| DECK TYPE | METAL | | PLYWOOD | ✓ | PLANK | | CONCRETE | | LW CONCRETE | |
| INSULATION | NONE | 4 | ISO | | FIBER | | PERLITE | | STYRO | |
| INSUL THICK | 1 INCH | | 2 INCH | | 3 INCH | | 4 INCH | | TAPERED | |
| MEMBRANE | METAL SS | | SINGLE PLY | | BUR | | SHINGLE | | TWO SYSTEMS | ✓ |
| MEM SURFACE | COATING | | WHT MS CAP | ✓ | GRAVEL | | SMOOTH | | GRANULE | |
| FLASHINGS | CAPSHEET | | HYPALON | | | | | | | |
| DRAINAGE | JOSAM | ✓ | SCUPPERS | | GUTTERS | ~ | OVER EDGE | | | |
| SLOPE | SLIGHT | \checkmark | 1:12 | | 2:12 | | 3:12 | | 6:12 | |
| ROOF CONDITIO | ON - RATINGS (1-1 | 0) ar | nd RECOMMENDA | OITA | NS | | | | | # |
| FIELD | | | EPAIRS NEEDED | | | | | | RATING | 7 |
| | | | RESEAL SEAMS | | В | LIST | ERS or RIDGING | | SS RATING | 7 |
| | CLEA | AR R | OOF OF DEBRIS | | DE | CK F | REPAIR NEEDED | | | |
| | | | AIR SUSPECTED | | RESEAL/F | RPLA | CE FASTENERS | | | |
| | | | RAZE CRACKING | | | | TLE MEMBRANE | | | |
| | | | CESSIVE WEAR | | | | BERS EXPOSED | | | |
| PITCH/POND | | | EPAIRS NEEDED | | WEWDIV | . | BEING EXI GOED | | RATING | 7 |
| 11101111 01112 | F | | ONDING AREAS | | FIΣ | (DE(| CK DEFLECTION | | 1001110 | _ |
| | | ; | SOME PONDING | | E | XCE | SSIVE PONDING | | | |
| | | | | | | | | | | |
| FLASHING | | RE | EPAIRS NEEDED | | | | | | RATING | 7 |
| | | RES | EAL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | | SS RATING | 7 |
| | RESEA | AL/RE | ECOAT AC DUCT | | RE | SEA | L/RECOAT WALL | | | |
| | RES | | WALL FLASHING | | RESEAL/REPAI | R EX | (PANSION JOINT | | | _ |
| DRAINAGE | A D.D. // | | EPAIRS NEEDED | | 4 D.D./FA | | JOE OVEDELOW | | RATING | 7 |
| | ADD/E | =NH <i>F</i> | NCE CRICKETS CLEAR DRAINS | | ADD/EI | NHAI | NCE OVERFLOW ADD GUTTER | | | |
| | GUTT | FR F | REPAIR NEEDED | | GUTTE | R CC | DATING NEEDED | | | |
| PENETRATION | 0011 | | EPAIRS NEEDED | | 33112 | | 7, (111(0)) | | RATING | 7 |
| | | RES | EAL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | | | |
| | | REP | LACE SKYLIGHT | | RAISE HEIG | HT V | VHEN POSSIBLE | | | |
| | | | | | | | | | | |
| ADDITIONAL | | A | CTION NEEDED | | | | | | | |
| | | | ROOF ACCESS | | ADD | EXT | ERNAL LADDER | | | |
| | | | AD EQUIPMENT | | | | | | | |
| MAINTENANCE | | | DRAINS CLEAN | | KEEP | WAT | ERWAYS CLEAN | | | |
| | | | UNTIL REROOF OOF OF DEBRIS | | Н\ | / Δ | TRIM TREES REPAIR NEEDED | | | |
| | | | AT SUSPECTED | | | | SUTTERS CLEAR | | | |
| LEAKS | | | ENCE OF LEAKS | | YES | | NO NO | | | |
| ROOF CONDITIO | ON - OVERALL SY | STEN | A RATING | | | | | | | |
| VERY POOR | | | | | REPLACE OR C | COAT | IMMEDIATELY - | SPO | Γ REPAIRS ONLY | |
| POOR | | | | | REPLACE OR (| COAT | Γ IN 1-2 YEARS - 3 | SPO | Γ REPAIRS ONLY | |
| FAIR | | | | | REPLACE OR (| COAT | Γ IN 3-5 YEARS - : | SPO | Γ REPAIRS ONLY | |
| MARGINAL | | | | | | | REPLACE OR | COA | T IN 5-10 YEARS | |
| GOOD | | | | | | | REPLACE OR (| COAT | IN 10-15 YEARS | |
| EVOELLENT | | | | | | NII V | IE DOOE IO I EOG | \ T. / | ALEXEADO OLD | |

EXCELLENT

THE ROOF LOOKS GOOD ON THE SURFACE BUT HAS BEEN REPORTED AS LEAKING. CONTACT MANUFACTURER FOR WARRANTY INSPECTION. ALSO WALKPADS WERE NEVER INSTALLED AND REMAIN PALLETED ON THE ROOF!

| | BUDGET ESTIMATES |
|------------------|----------------------------------|
| WARRANTY REPAIRS | IMMEDIATE REPAIRS AS RECOMMENDED |
| \$1,500.00 | YEARLY PREVENTIVE MAINENANCE |
| \$0.00 | ROOF RECOATING |
| \$165,000.00 | ROOF REPLACEMENT |

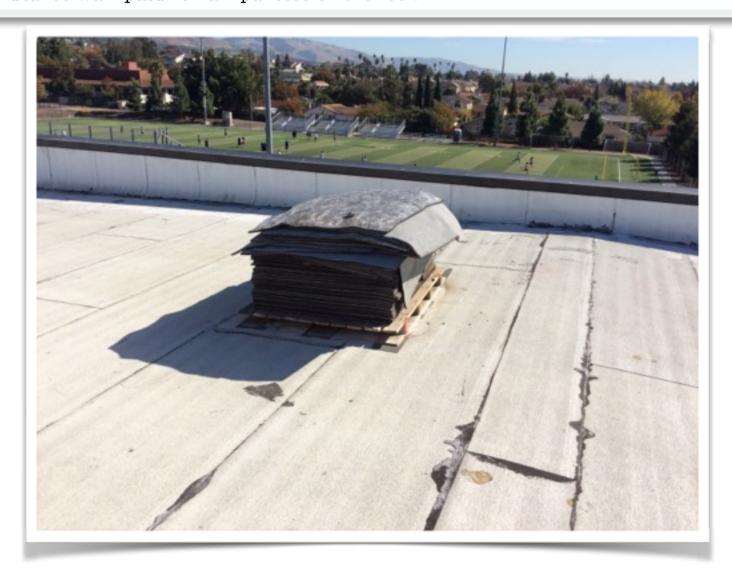




Another overview photo from the roof level.



Uninstalled walk pads remain palleted on the roof.







| BUILDING | Portables P1-P18 | | | | | | | N | G I N E E R I N NG SERVICES FOR THE BUILDING ENVI | G |
|----------------|--------------------------------|----------|------------------------------|----------|--------------|--------------|--------------------|------------------|--|----------|
| ROOF SQ FT | 21,000 | | | | | | | MUNEERI | NO SERVICES FOR THE DUILDING ENVI | ELUPE |
| ROOF CONSTRU | JCTION | | | | | | _ | | | |
| 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 SS | V | SINGLE PLY | | BUR | | SHINGLE | | 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 | DN - RATINGS (1-1 | 0) ar | nd RECOMMENDA | ATIOI | NS | | | | _ | # |
| FIELD |) | | EPAIRS NEEDED | | 10 | | | | RATING | 7 |
| FIELD | | | | | D | LICT | | | 1011110 | ' |
| | 0.5 | | RESEAL SEAMS | | | | ERS or RIDGING | | | |
| | | | OOF OF DEBRIS | | | | REPAIR NEEDED | | | |
| | DECK | | AIR SUSPECTED | | | | CE FASTENERS | | | |
| | | | RAZE CRACKING | | E | 3RIT | TLE MEMBRANE | | | |
| | | EX | CESSIVE WEAR | | MEMBRAN | IE FI | BERS EXPOSED | | | _ |
| PITCH/POND | | RE | EPAIRS NEEDED | | | | | | RATING | 7 |
| | F | | ONDING AREAS | | | | CK DEFLECTION | | | |
| | | | SOME PONDING | | Е | XCE | SSIVE PONDING | | | |
| FLASHING | | DI | DAIDS NEEDED | | | | | | DATING | 7 |
| FLASHING | | | EPAIRS NEEDED EAL/REPAIR ALL | | RES | ΕΔΙ / | REPAIR SELECT | | RATING | 7 |
| | | | ECOAT AC DUCT | | | | L/RECOAT WALL | | | |
| | | | WALL FLASHING | | | | (PANSION JOINT | | | |
| DRAINAGE | | RE | EPAIRS NEEDED | | | | | | RATING | 5 |
| | 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 | - |
| | | RES | EAL/REPAIR ALL | | RES | EAL/ | REPAIR SELECT | | | |
| | | REP | LACE SKYLIGHT | | RAISE HEIG | HT V | VHEN POSSIBLE | | | |
| ADDITIONAL | | | OTION NEEDED | | | | | | | |
| ADDITIONAL | IMDE | | CTION NEEDED ROOF ACCESS | | ADD | EVT | ERNAL LADDER | | | |
| | | | AD EQUIPMENT | | ADD | | ERNAL LADDER | | | |
| MAINTENANCE | | | DRAINS CLEAN | | KEEP | WAT | ERWAYS CLEAN | | | |
| | | | UNTIL REROOF | | | | TRIM TREES | | | |
| | CLEA | AR R | OOF OF DEBRIS | | HV | /AC F | REPAIR NEEDED | | | |
| | F | IAZIV | AT SUSPECTED | | KEEP | SS G | UTTERS CLEAR | ✓ | | |
| LEAKS | E | EVIDI | ENCE OF LEAKS | | YES | | NO | √ | | |
| ROOF CONDITIO | ON - OVERALL SY: | STEN | // RATING | | | | | | | |
| VERY POOR | | | | | REPLACE OR C | COAT | IMMEDIATELY - | SPO | T REPAIRS ONLY | |
| POOR | | | | | REPLACE OR (| COAT | IN 1-2 YEARS - 3 | SPO | T REPAIRS ONLY | |
| FAIR | | | | | REPLACE OR (| COAT | Γ IN 3-5 YEARS - 3 | SPO ⁻ | T REPAIRS ONLY | |
| MARGINAL | | | | | | | REPLACE OR | COA | AT IN 5-10 YEARS | ✓ |
| GOOD | REPLACE OR COAT IN 10-15 YEARS | | | | | | | | | |
| EXCELLENT | | | | | O | NLY | IF ROOF IS LESS | S THA | AN 5 YEARS OLD | |
| | | | | | | | | | | |

THESE METAL ROOFS LOOK GOOD. RECOAT AT FIRST SIGNS OF RUST. SOME GUTTER REPAIR IS NEEDED.

| BUDGET ESTIMATES | |
|----------------------------------|--------------|
| IMMEDIATE REPAIRS AS RECOMMENDED | \$0.00 |
| YEARLY PREVENTIVE MAINENANCE | \$1,500.00 |
| ROOF RECOATING | \$210,000.00 |
| ROOF REPLACEMENT | 0 |



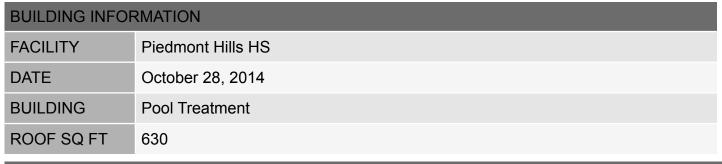


If left uncleared of debris, the gutters will rust out and need to be replaced.



Some downspouts need to be replaced.







| BUILDING | Pool Treatment | | | | | | E | | NG SERVICES FOR THE BUILDING ENVE | LOPE |
|---------------|-------------------|----------|------------------------------|--------------|---------------|----------------------|--------------------------------|------|-----------------------------------|----------|
| ROOF SQ FT | 630 | | | | | | | _ | | |
| ROOF CONSTRU | ICTION | | | | | | | | | |
| ROOF AGE | UNKNOWN | | 0-5 YEARS | | 5-10 YEARS | | 10-15 YEARS | | 15+ YEARS | \ |
| DECK TYPE | METAL | | PLYWOOD | \checkmark | 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 | \ | SHINGLE | | 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 CONDITIO | N - RATINGS (1-1 | 0) ar | Id RECOMMENDA | ATIOI | NS | | | | _ | # |
| FIELD | 77 17 111100 (1 1 | | EPAIRS NEEDED | | 10 | | | | RATING | 4 |
| TILLU | | | | | DEDAID | ПОТ | EDC DIDOING | | 1011110 | |
| | -1 | | RESEAL SEAMS | | | | ERS or RIDGING | | | |
| | | | OOF OF DEBRIS | | | | REPAIR NEEDED | | | |
| | DECK | | AIR SUSPECTED | | RESEAL/F | RPLA | ACE FASTENERS | | | |
| | | CF | AZE CRACKING | | I | 3RIT | TLE MEMBRANE | | | |
| | | EX | CESSIVE WEAR | | MEMBRAN | IE FI | BERS EXPOSED | | | |
| PITCH/POND | | RE | EPAIRS NEEDED | | | | | | RATING | 4 |
| | F | | ONDING AREAS | | FIX | (DE | CK DEFLECTION | | | |
| | | | SOME PONDING | | E | XCE | SSIVE PONDING | | | |
| | | | | | | | | | | |
| FLASHING | | | EPAIRS NEEDED | | DEO | - A. <i>(</i> | | | RATING | 3 |
| | | | EAL/REPAIR ALL ECOAT AC DUCT | ✓ | | | REPAIR SELECT L/RECOAT WALL | | | |
| | | | WALL FLASHING | | KE | .SEA | L/RECOAT WALL | | | |
| DRAINAGE | TALO | | EPAIRS NEEDED | | | | | | RATING | 4 |
| | ADD/E | | NCE CRICKETS | | ADD/EI | 1AHV | NCE OVERFLOW | | 7 2 3 3 3 3 | |
| | | | CLEAR DRAINS | | CLEAR GI | JTTE | R DOWNSPOUT | | | |
| | GUTT | ER F | REPAIR NEEDED | | GUTTE | R CC | DATING NEEDED | | | |
| PENETRATION | | RE | PAIRS NEEDED | ⋖ | | | | | RATING | 4 |
| | | RES | EAL/REPAIR ALL | \ | RES | EAL/ | REPAIR SELECT | | | |
| | | REP | LACE SKYLIGHT | | RAISE HEIG | HT V | VHEN POSSIBLE | | | |
| | | | | | | | | | | |
| ADDITIONAL | | | CTION NEEDED | | | | | | | |
| | | | ROOF ACCESS | | ADD | EXT | ERNAL LADDER | | | |
| | | | AD EQUIPMENT | | ., | | | | | |
| MAINTENANCE | | | DRAINS CLEAN | V | KEEP | WAT | ERWAYS CLEAN | | | |
| | | | UNTIL REROOF OOF OF DEBRIS | | LI | /^ C [| TRIM TREES REPAIR NEEDED | | | |
| | | | AT SUSPECTED | | | | GUTTERS CLEAR | | | |
| LEAKS | | | ENCE OF LEAKS | | YES | | NO | _ | | |
| | | | | | 120 | | 140 | | | |
| | N - OVERALL SY | o i El | TRATING | | DEDI ACE OD C | `_^T | | SDO: | T DEDAIDS ONLY | |
| VERY POOR | | | | | | | | | T REPAIRS ONLY | |
| POOR | | | | | | | FIN 1-2 YEARS - S | | | |
| FAIR | | | | | REPLACE OR (| JUA | | | T REPAIRS ONLY | |
| MARGINAL | | | | | | | | | T IN 5-10 YEARS | |
| GOOD | | | | | | | REPLACE OR (| JUΑΙ | IN 10-15 YEARS | |

EXCELLENT

THIS ROOF IS OLD BUT HOLDING. SPOT REPAIR ONLY UNTIL REPLACING.

| BUDGET ESTIMATES | |
|----------------------------------|------------|
| IMMEDIATE REPAIRS AS RECOMMENDED | \$2,000.00 |
| YEARLY PREVENTIVE MAINENANCE | \$500.00 |
| ROOF RECOATING | \$0.00 |
| ROOF REPLACEMENT | \$9,450.00 |









| BUILDING | Student Activity | | | | | | Ē | NGIVEERIN | NG SERVICES FOR THE BUILDING ENVE | ELOPE |
|---------------|-------------------|----------|------------------------------|----------|--------------|--|--------------------|-----------|-----------------------------------|-------|
| ROOF SQ FT | 1,400 | | | | | | | _ | | |
| ROOF CONSTRU | JCTION | | | | | | | | | |
| ROOF AGE | 1998 | \ | 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 | | SINGLE PLY | | BUR | ~ | SHINGLE | | 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 CONDITIO | ON - RATINGS (1-1 | 0) an | d RECOMMENDA | IOITA | NS | | | | | # |
| FIELD | | | PAIRS NEEDED | | | _ | | _ | RATING | 3 |
| | | | RESEAL SEAMS | | B | IIST | ERS or RIDGING | ~ | | |
| | CL E/ | | OOF OF DEBRIS | | | | REPAIR NEEDED | | | |
| | | | AIR SUSPECTED | | | | ACE FASTENERS | | | |
| | BEOK | | AZE CRACKING | | | | TLE MEMBRANE | | | |
| | | | CESSIVE WEAR | | | | | | | |
| PITCH/POND | | | EPAIRS NEEDED | | MEMBRAN | NE FI | BERS EXPOSED | | RATING | 1 |
| FITCH/FOND | F | | ONDING AREAS | | FIX | (DE | CK DEFLECTION | | RATING | 4 |
| | | | SOME PONDING | V | | | SSIVE PONDING | | | |
| | | | | | _ | | 001121 01121110 | | | |
| FLASHING | | RE | PAIRS NEEDED | ✓ | | | | | RATING | 3 |
| | 1 | RESI | EAL/REPAIR ALL | ✓ | RES | EAL/ | REPAIR SELECT | | | |
| | RESEA | AL/RE | COAT AC DUCT | | RE | SEA | L/RECOAT WALL | | | |
| | RESI | EAL \ | WALL FLASHING | | RESEAL/REPAI | R EX | (PANSION JOINT | | | |
| DRAINAGE | | RE | PAIRS NEEDED | | | | | | RATING | 4 |
| | ADD/E | ENHA | NCE CRICKETS | ⋖ | ADD/E | 1AHV | NCE OVERFLOW | | | |
| | | | CLEAR DRAINS | | | | ADD GUTTER | | | |
| DENIETD ATION | GUTT | | REPAIR NEEDED | | GUTTE | RC | DATING NEEDED | | DATING | |
| PENETRATION | | | EPAIRS NEEDED EAL/REPAIR ALL | ✓ | DEC | ⊏ ∧ 1 / | REPAIR SELECT | | RATING | 3 |
| | | | LACE SKYLIGHT | | | | VHEN POSSIBLE | | | |
| | | | STOL ON LIGHT | | TO HOL FILLO | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | WILLIAM GOODEE | | | |
| ADDITIONAL | | А | CTION 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 | | | |
| | CLEA | AR R | OOF OF DEBRIS | ⋖ | H\ | /AC F | REPAIR NEEDED | | | |
| | | | AT SUSPECTED | | KEEP | SS G | SUTTERS CLEAR | _ | | |
| LEAKS | E | EVIDE | ENCE OF LEAKS | | YES | | NO | ✓ | | |
| | ON - OVERALL SYS | STEN | RATING | | | | | | | |
| VERY POOR | | | | | | | | | T REPAIRS ONLY | |
| POOR | | | | | REPLACE OR (| COA | Γ IN 1-2 YEARS - 3 | | | |
| FAIR | | | | | | | | | OAT IN 3-5 YEARS | |
| MARGINAL | | | | | | | | | AT IN 5-10 YEARS | |
| GOOD | | | | | | | REPLACE OR (| COAT | IN 10-15 YEARS | |

EXCELLENT

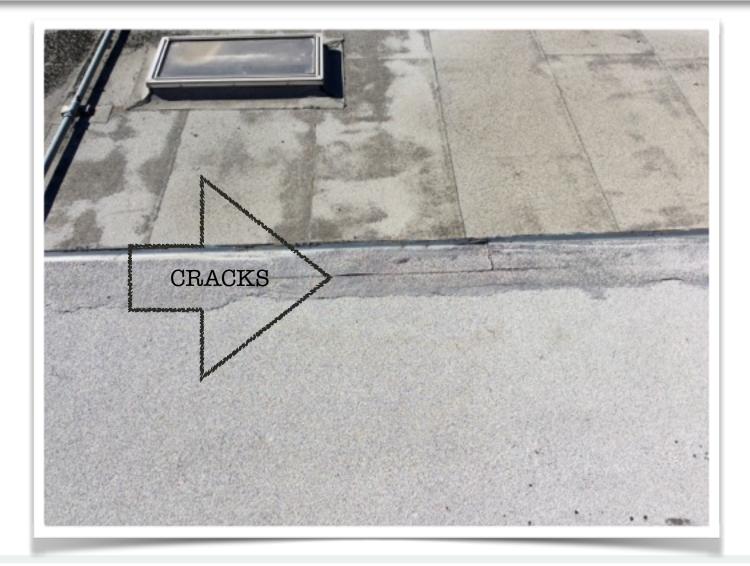
WITH REPAIRS THIS ROOF SHOULD LAST A FEW MORE YEARS.

| BUDGET ESTIMATES | |
|----------------------------------|-------------|
| IMMEDIATE REPAIRS AS RECOMMENDED | \$3,500.00 |
| YEARLY PREVENTIVE MAINENANCE | \$1,500.00 |
| ROOF RECOATING | \$0.00 |
| ROOF REPLACEMENT | \$21,000.00 |





The photo below shows the need for flashing repair.



The photo below shows the need for penetration repair.







| BUILDING | Ticket Booth | | | | | | E E | NGIVEERIN | G I N E E K I N NG SERVICES FOR THE BUILDING ENVE | ELOPE |
|----------------|-------------------|----------|---------------------------|----------|--------------|--------------|---------------------|------------------|--|----------|
| ROOF SQ FT | 130 | | | | | | | _ | | |
| ROOF CONSTRU | JCTION | | | | | | | | | |
| ROOF AGE | UNKNOWN | \ | 0-5 YEARS | | 5-10 YEARS | | 10-15 YEARS | ✓ | 15+ YEARS | |
| DECK TYPE | METAL | | PLYWOOD | √ | PLANK | | CONCRETE | | LW CONCRETE | |
| INSULATION | NONE | 4 | ISO | | FIBER | | PERLITE | | STYRO | |
| INSUL THICK | 1 INCH | | 2 INCH | | 3 INCH | | 4 INCH | | TAPERED | |
| MEMBRANE | METAL SS | | SINGLE PLY | | BUR | | SHINGLE | | 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 CONDITIO | ON - RATINGS (1-1 | 0) ar | nd RECOMMENDA | 1OIT | NS | | | | | # |
| FIELD | | | EPAIRS NEEDED | | 10 | | | | RATING | 7 |
| TILLD | | | RESEAL SEAMS | | D | пет | ERS or RIDGING | | 1011110 | _ |
| | 01.54 | | | | | | REPAIR NEEDED | | | |
| | | | OOF OF DEBRIS | | | | | | | |
| | DECK | | AIR SUSPECTED | | | | ACE FASTENERS | | | |
| | | | RAZE CRACKING | | | 3RIT | TLE MEMBRANE | | | |
| | | | CESSIVE WEAR | | MEMBRAN | IE FI | BERS EXPOSED | | | |
| PITCH/POND | | | PAIRS NEEDED | | | | | | RATING | 7 |
| | F | | ONDING AREAS | | | | CK DEFLECTION | | | |
| | | , | SOME PONDING | | E | XCE | SSIVE PONDING | | | |
| FLASHING | | DI | EPAIRS NEEDED | | | | | | RATING | 7 |
| FLASHING | | | EAL/REPAIR ALL | | RES | ΕΔΙ / | REPAIR SELECT | | RATING | 7 |
| | | | ECOAT AC DUCT | | | | L/RECOAT WALL | | | |
| | | | WALL FLASHING | | | | (PANSION JOINT | | | |
| DRAINAGE | | RE | EPAIRS NEEDED | | | | | | RATING | 7 |
| | ADD/E | ENHA | NCE CRICKETS | | ADD/E | IAH | NCE OVERFLOW | | | |
| | | | CLEAR DRAINS | | | | ADD GUTTER | | | |
| | GUTT | ER F | REPAIR NEEDED | | GUTTE | R CC | DATING NEEDED | | | |
| PENETRATION | | RE | PAIRS NEEDED | | | | | | RATING | - |
| | | | EAL/REPAIR ALL | | | | REPAIR SELECT | | | |
| | | REP | LACE SKYLIGHT | | RAISE HEIG | HT V | VHEN POSSIBLE | | | |
| ADDITIONAL | | Δ. | OTION NEEDED | | | | | | | |
| ADDITIONAL | IMDE | | CTION NEEDED ROOF ACCESS | | ٨٦٦ | EVT | ERNAL LADDER | | | |
| | | | AD EQUIPMENT | | ADD | LXI | LINAL LADDLIN | | | |
| MAINTENANCE | | | DRAINS CLEAN | | KEEP | WAT | ERWAYS CLEAN | | | |
| | | | UNTIL REROOF | | | | TRIM TREES | | | |
| | CLEA | AR R | OOF OF DEBRIS | | H\ | /AC F | REPAIR NEEDED | | | |
| | F | IAZN | AT SUSPECTED | | KEEP | SS G | GUTTERS CLEAR | 4 | | |
| LEAKS | E | EVIDI | ENCE OF LEAKS | | YES | | NO | ✓ | | |
| ROOF CONDITION | ON - OVERALL SY: | STEN | // RATING | | | | | | | |
| VERY POOR | | | | | REPLACE OR C | COAT | IMMEDIATELY - S | SPO | T REPAIRS ONLY | |
| POOR | | | | | REPLACE OR (| COAT | Γ IN 1-2 YEARS - \$ | SPO | Γ REPAIRS ONLY | |
| FAIR | | | | | REPLACE OR (| COAT | Γ IN 3-5 YEARS - S | SPO ⁻ | T REPAIRS ONLY | |
| MARGINAL | | | | | | | REPLACE OR | COA | T IN 5-10 YEARS | ✓ |
| GOOD | | | | | | | REPLACE OR C | COAT | IN 10-15 YEARS | |
| EVOELLENT | | | | | ^ | NII V | | T | AN EVEADO OLD | |

EXCELLENT

THIS METAL ROOF LOOKS GOOD. RECOAT AT FIRST SIGNS OF RUST.

| | BUDGET ESTIMATES |
|------------|----------------------------------|
| \$0.00 | IMMEDIATE REPAIRS AS RECOMMENDED |
| \$0.00 | YEARLY PREVENTIVE MAINENANCE |
| \$1,300.00 | ROOF RECOATING |
| 0 | ROOF REPLACEMENT |

