



\$0.00

\$157,500.00

BUILDING	M1						E	NOINEERIN	INEERIN IG SERVICES FOR THE BUILDING ENVE	G
ROOF SQ FT	10,500								o centres for the buttons con-	
ROOF CONSTRU	JCTION									
ROOF AGE	SS 2007	⋖	0-5 YEARS		5-10 YEARS	✓	10-15 YEARS		15+ YEARS	
DECK TYPE	METAL		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	\	SINGLE PLY		BUR	✓	MOD BIT		TWO SYSTEMS	✓
MEM SURFACE	COATING	✓	MS CAP	✓	GRAVEL		SMOOTH	√		
FLASHINGS	CAPSHEET	\checkmark								
DRAINAGE	JOSAM	✓	SCUPPERS		SS GUTTERS	~	OVER EDGE			
SLOPE	NONE		1:12	\checkmark	2:12		3:12		SS 6:12	\checkmark
ROOF CONDITIO	ON - RATINGS (1-1	0) ar	nd RECOMMENDA	1OITA	NS					#
FIELD		RE	EPAIRS NEEDED						RATING	7
			RESEAL SEAMS		В	LIST	ERS or RIDGING		SS RATING	8
	CLEA	AR R	OOF OF DEBRIS		DE	CK F	REPAIR NEEDED			
	DECK	REPA	AIR SUSPECTED		ſ	иЕМ	BRANE BRITTLE			
PITCH/POND		RE	EPAIRS NEEDED						RATING	7
	F	ILL P	ONDING AREAS		FIX	DE	CK DEFLECTION			
FLASHING		RE	EPAIRS NEEDED	✓					RATING	5
		RES	EAL/REPAIR ALL		RES	EAL/	REPAIR SELECT		SS RATING	8
	RESEA	AL/RE	ECOAT AC DUCT		RESEAL/RI	ECO	AT SOUTH WALL	\checkmark		
	BASE FLAS		RAZE CRACKING							
DRAINAGE			EPAIRS NEEDED		4.00/51		105 0) (505) 0)11		RATING	7
	ADD/E	=NHA	ANCE CRICKETS		ADD/EI	NHAN	NCE OVERFLOW			
	GUTT	ED E	CLEAR DRAINS REPAIR NEEDED		GUITTE	B CC	ADD GUTTER DATING NEEDED			
PENETRATION	GOTT		EPAIRS NEEDED		GOTTE	K CC	DATING NEEDED		RATING	7
LILLIAMION			EAL/REPAIR ALL		RES	EAL/	REPAIR SELECT		1011110	
			RAISE CURBS							
MAINTENANCE	k	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			
			IAT SUSPECTED							
LEAKS	E	EVIDE	ENCE OF LEAKS		YES		NO	✓		
	ON - OVERALL SY	STEN	M RATING							
VERY POOR									REPAIRS ONLY	
POOR					REPLACE OR (JOAI	IN 1-2 YEARS - S			
FAIR									AT IN 3-5 YEARS	
MARGINAL GOOD						00			T IN 5-10 YEARS	_
EXCELLENT					0		IF ROOF IS LESS		IN 10-15 YEARS	
BUDGET ESTIMA	ATES					. 1	1.001 10 LL00			
DODOLT LOTIVIA		MMFI	DIATE REPAIRS A	S RF	ECOMMENDED				\$2,500	0.00
	"		YEARLY PREVEN						\$1,500	
									Ţ.,OO	

ROOF RECOATING

ROOF REPLACEMENT





The photo below shows the lower roof sections in marginal condition.



The photo below shows the south walls coating and sealant is failing.







\$0.00

\$172,500.00

DATE	July 24, 2014								YLIN	Ę
BUILDING	M2						E	NGIVEERIN	G SERVICES FOR THE BUILDING ENVE	LOPE
ROOF SQ FT	11,500							_		4
ROOF CONSTRU										
ROOF AGE	SS 2007		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	✓	MOD BIT		TWO SYSTEMS	
MEM SURFACE	COATING		MS CAP		GRAVEL		SMOOTH			
FLASHINGS	CAPSHEET									
DRAINAGE	JOSAM	✓	SCUPPERS		SS GUTTERS	✓	OVER EDGE			
SLOPE	NONE		1:12		2:12		3:12		SS 6:12	
ROOF CONDITIO	ON - RATINGS (1-1	0) an	d RECOMMENDA	1OIT	NS					#
FIELD		RE	PAIRS NEEDED						RATING	2
		!	RESEAL SEAMS		В	LIST	ERS or RIDGING	\	SS RATING	8
	CLEA	AR RO	OOF OF DEBRIS		DE	CK I	REPAIR NEEDED			
	DECK I	REPA	IR SUSPECTED	✓	ľ	ИЕМ	BRANE BRITTLE	✓		
PITCH/POND		RE	PAIRS NEEDED						RATING	4
	F	ILL P	ONDING AREAS		FIX	(DE	CK DEFLECTION	✓		
FLASHING		RE	PAIRS NEEDED						RATING	2
	RESEAL/REPAIR ALL RESEAL/REPAIR SELECT						SS RATING	8		
	RESEA	AL/RE	COAT AC DUCT		RE	SEA	L/RECOAT WALL			
	BASE FLAS	H CR	AZE CRACKING							_
DRAINAGE			PAIRS NEEDED						RATING	2
	ADD/E		NCE CRICKETS		ADD/EN	IAH	NCE OVERFLOW	✓		
	CULT		CLEAR DRAINS		OUTTE	D 00	ADD GUTTER			
PENETRATION	GUII		EPAIR NEEDED EPAIRS NEEDED		GUITE	R CC	DATING NEEDED		RATING	2
FENETRATION			EAL/REPAIR ALL		RES	FAI/	REPAIR SELECT		RATING	
		I (LOI	RAISE CURBS		ILLO		TEL THIN OLLLOT			
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			
	Н	IAZM	AT SUSPECTED	~						
LEAKS	E	EVIDE	NCE OF LEAKS		YES	\	NO			
ROOF CONDITIO	ON - OVERALL SYS	STEM	1 RATING							
VERY POOR					REPLACE OR C	COAT	IMMEDIATELY - S	SPOT	REPAIRS ONLY	✓
POOR					REPLACE OR (COA	Γ IN 1-2 YEARS - \$	SPOT	REPAIRS ONLY	
FAIR							REPLACE OF	R CO	AT IN 3-5 YEARS	
MARGINAL							REPLACE OR	COA	T IN 5-10 YEARS	
GOOD						SS	- REPLACE OR (COAT	IN 10-15 YEARS	
EXCELLENT					C	NLY	IF ROOF IS LESS	THA	AN 5 YEARS OLD	
BUDGET ESTIMA	ATES									
	- IN	MME	DIATE REPAIRS A	S RE	ECOMMENDED				\$0	0.00
		١	EARLY PREVEN	TIVE	MAINENANCE				\$1,500	0.00
					E DECOATING					2.00

ROOF RECOATING

ROOF REPLACEMENT

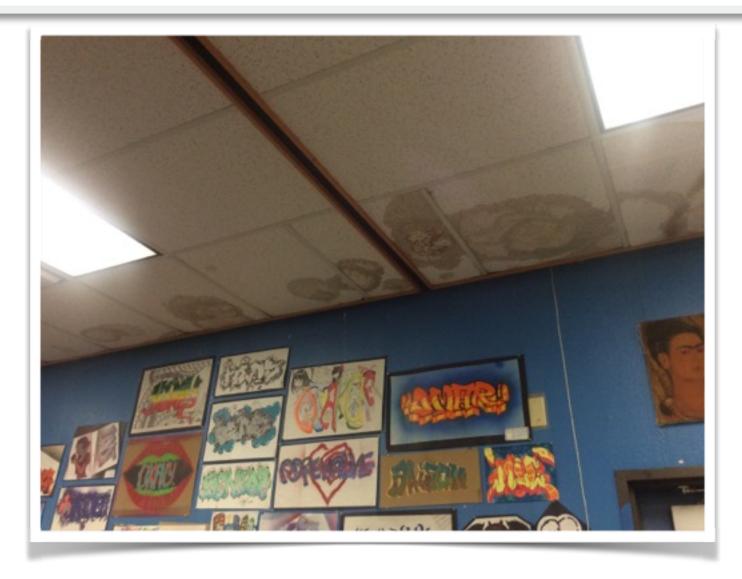


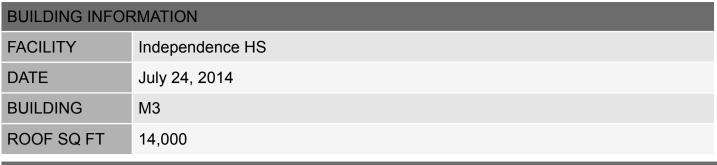


The photo below shows the wall coating and flashing failing.



The photo below shows directly below the photo above.







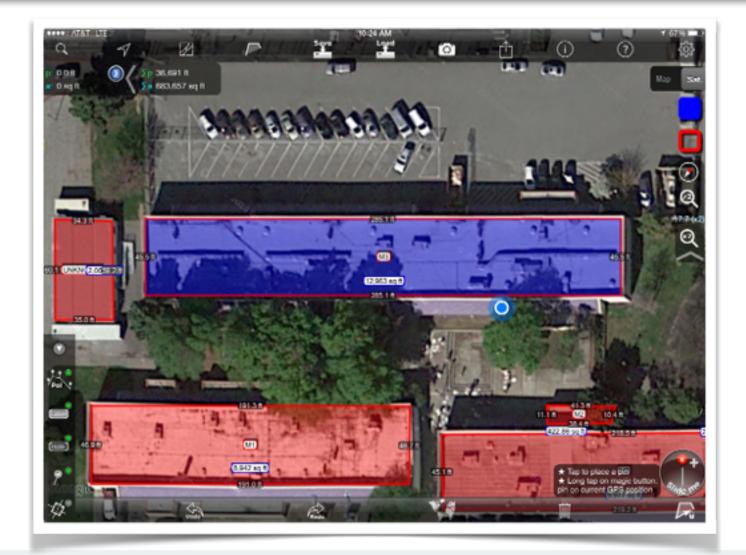
\$0.00

\$210,000.00

DAIL	M3								G I N F F R I N	6
BUILDING							E	NGIVEERIN	IG SERVICES FOR THE BUILDING ENVE	LOPE
ROOF SQ FT	14,000						_	_		
ROOF CONSTRU			0.5.\/5.4.00		5.40 VEADO		40.45.VEADO		45 L VEADO	
ROOF AGE	SS 2007		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		MOD BIT		TWO SYSTEMS	
MEM SURFACE	COATING		MS CAP	✓	GRAVEL		SMOOTH			
FLASHINGS	CAPSHEET									
DRAINAGE	JOSAM	✓	SCUPPERS		SS GUTTERS		OVER EDGE			
SLOPE	NONE		1:12	⋖	2:12		3:12		SS 6:12	\checkmark
ROOF CONDITIO	ON - RATINGS (1-1	0) an	d RECOMMENDA	OITA	NS					#
FIELD		RE	PAIRS NEEDED						RATING	5
			RESEAL SEAMS		В	LIST	ERS or RIDGING	✓	SS RATING	8
	CLEA	AR RO	OOF OF DEBRIS		DE	CK F	REPAIR NEEDED			
			IR SUSPECTED	~	,	MFM	BRANE BRITTLE	✓		
PITCH/POND			PAIRS NEEDED		·	VI.			RATING	4
11101111101112	F		ONDING AREAS		FIX	(DE(CK DEFLECTION	~	1011110	
FLASHING		RE	PAIRS NEEDED						RATING	2
		RESEAL/REPAIR ALL RESEAL/REPAIR SELECT SS RAT						SS RATING	8	
	RESEA	AL/RE	COAT AC DUCT	✓	RE	RESEAL/RECOAT WALL				
	BASE FLAS	H CR	AZE CRACKING	~						
DRAINAGE		RE	PAIRS NEEDED						RATING	2
	ADD/E	ENHA	NCE CRICKETS	\checkmark	ADD/EN	1AH	NCE OVERFLOW	\		
			CLEAR DRAINS				ADD GUTTER			
	GUTT	ER R	EPAIR NEEDED		GUTTE	R CC	DATING NEEDED			
PENETRATION		RE	PAIRS NEEDED						RATING	2
		RESE	EAL/REPAIR ALL		RES	EAL/	REPAIR SELECT			
			RAISE CURBS	V						
MAINITENIANIOE		.			WEED	\ A / A 				
MAINTENANCE			DRAINS CLEAN		KEEP	VVAI	ERWAYS CLEAN			
			UNTIL REROOF DOF OF DEBRIS	✓	LI	/A C E	TRIM TREES REPAIR NEEDED	✓		
			AT SUSPECTED		110	/AC 1	ALFAIIX NEEDED			
LEAKS			ENCE OF LEAKS		YES	V	NO			
					120		110			
VERY POOR	ON - OVERALL SY	SIEIV	IRATING	-			IMMEDIATELY	SPOT	T REPAIRS ONLY	
									T REPAIRS ONLY	I
POOR					REPLACE OR (JUAI				
FAIR									AT IN 3-5 YEARS	
MARGINAL						00			T IN 5-10 YEARS	
GOOD									IN 10-15 YEARS	
EXCELLENT	ATEC					/INLY	IF ROOF IS LESS) I H/	MA D LEAKS OFD	
BUDGET ESTIMA		45.4	NATE DESAILS	0					^-	2.00
	II		DIATE REPAIRS A							0.00
)	'EARLY PREVEN	IIVE	MAINENANCE				\$1,500	J.UU

ROOF RECOATING

ROOF REPLACEMENT





The photo below shows that the AC duct needs to be sealed and all the curbs raised.



The photo below shows evidence of leaks and wall problems.



BUILDING INFOR	RMATION
FACILITY	Independence HS
DATE	July 21, 2014
BUILDING	Portables 1-24, Portable Restrooms 1 and 2
ROOF SQ FT	31,000



BUILDING	Portables 1-24, P	ortab	le Restrooms 1 an	d 2				NGINEERIN	S I N E E R I N IG SERVICES FOR THE BUILDING ENVI	G
ROOF SQ FT	31,000							_		
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		MOD BIT		TWO SYSTEMS	
MEM SURFACE	COATING		MS CAP		GRAVEL		SMOOTH		GALVANIZED	✓
FLASHINGS	CAPSHEET									
DRAINAGE	JOSAM		SCUPPERS		GUTTERS		OVER EDGE			
SLOPE	NONE		1:12	✓	2:12		3:12		6:12	
ROOF CONDITIO	ON - RATINGS (1-1	0) an	d RECOMMENDA	TIOI	NS					#
FIELD		RE	PAIRS NEEDED						RATING	8
			RESEAL SEAMS		RESEAL B	LIST	ERS or RIDGING			
	CLEA	AR RO	OOF OF DEBRIS		DE	CK F	REPAIR NEEDED			
			AIR SUSPECTED		RESEAL/E	RPI A	CE FASTENERS			
PITCH/POND			PAIRS NEEDED		1(202/12/1	\\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	.02171012110		RATING	8
	F		ONDING AREAS		FIΣ	(DE(CK DEFLECTION		70.1110	
FLASHING		RE	PAIRS NEEDED						RATING	6
		RESI	EAL/REPAIR ALL		RES	EAL/	REPAIR SELECT			
	RESEA	AL/RE	COAT AC DUCT		RE	SEA	L/RECOAT WALL			
DRAINAGE		RE	PAIRS NEEDED						RATING	7
	ADD/E	ENHA	NCE CRICKETS		ADD/E	1AH	NCE OVERFLOW			
	0.1		CLEAR DRAINS		0.1777		ADD GUTTER			
DENETRATION	GUII		REPAIR NEEDED		GUITE	RCC	DATING NEEDED		DATING	6
PENETRATION			EPAIRS NEEDED EAL/REPAIR ALL		DEQ	ΕΔΙ/	REPAIR SELECT		RATING	6
		IXLO	-AL/IVEL AIIVALL		ILLO		INEL AIN OLLLOT			
MAINTENANCE	k	(EEP	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	IAZM	AT SUSPECTED		KE	EP G	UTTERS CLEAR	√		
LEAKS	E	EVIDE	ENCE OF LEAKS		YES		NO	✓		
ROOF CONDITIO	ON - OVERALL SY	STEN	1 RATING							
VERY POOR					REPLACE OR C	COAT	IMMEDIATELY -	SPO ⁻	Γ REPAIRS ONLY	
POOR					REPLACE OR (COAT	IN 1-2 YEARS -	SPO	Γ REPAIRS ONLY	
FAIR					GOO	D HC	WEVER PLAN TO	осо	AT IN 3-5 YEARS	\checkmark
MARGINAL							REPLACE OR	COA	T IN 5-10 YEARS	
GOOD							REPLACE OR (COAT	IN 10-15 YEARS	
EXCELLENT					C	NLY	IF ROOF IS LESS	S THA	AN 5 YEARS OLD	

ADDITIONAL NOTES

ALTHOUGH THE METAL ROOFS ARE IN GREAT SHAPE THE GALVANIZED COATING HAS A LIFESPAN OF ABOUT 10-15 YEARS. THE NEED FOR A COATING IS BASED SOLEY ON THE ESTIMATE (GUESS IN THIS CASE) OF THE ROOF AGE.

	BUDGET ESTIMATES
\$0.00	IMMEDIATE REPAIRS AS RECOMMENDED
\$2,500.00	YEARLY PREVENTIVE MAINENANCE
\$310,000.00	ROOF RECOATING
\$0.00	ROOF REPLACEMENT





The photo below shows no signs of rust yet.



The photo below shows the need to periodically clean the gutters.

