

Full Facility Roof Report

Prepared for:

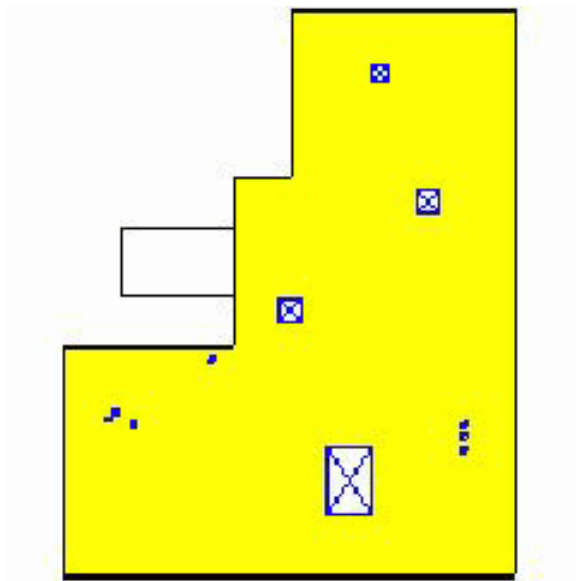
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Prepared by:

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Kings Welding Works



Date : December 09, 2008

Facility: Administration Office
10111 Capital Road
Oak Park
Michigan
48237
USA



Contact Name: Mr. Adam LaDuke

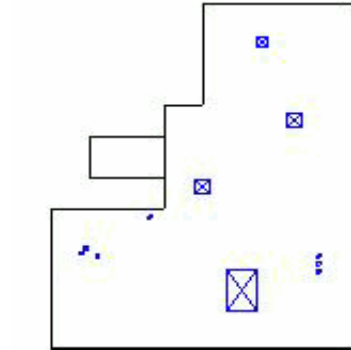
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Date of Last Inspection: Sep 01, 2006

Type of building: Commercial

Type of Neighborhood: Commerical



Roof Section List

Photo	Section / Name / Year Installed	Size / Height	Roof Type	Condition Index/ *RCI/ ASLR(Yrs)	Estimated Replacement Value
	ADMIN Administration Roof System 1998	2,500 sq. ft. 12 ft.	Modified - Hot Applied	Good (Yrs)	\$17,500.00
		2,500			\$17,500.00
*RCI Rating 0 -100 where 100 is excellent					

Recommendation Summary

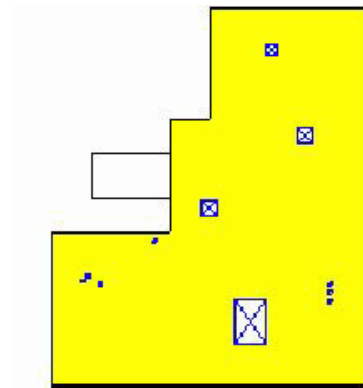
Section ID	Budget Year	Activity Type	Action Item ?	Allocation	Urgency	Budget Amount
ADMIN	2006	Inspection	No	Not Applicable	Not Known	\$0
ADMIN	2006	Repair	No	Not Applicable	Not Known	\$0
ADMIN	2006	Inspection/Repair	Yes	Capital	Moderate	\$0
ADMIN	2008	Inspection	Yes	Capital	High	\$0
ADMIN	2010	Inspection	Yes	Capital	High	\$0
ADMIN	2012	Inspection	Yes	Capital	High	\$0
						\$0

Warranties

Section ID	Issue Date	Expiry Date	Warranty Type	Issued By
ADMIN	May 01, 1998	May 01, 2003	2 Year Contractors Workmanship Warranty	Roofing Contractor
ADMIN	May 01, 1998	May 01, 2008	10 Year Manufacturers Warranty	Firestone Roofing Systems

Roof Name: Administration Roof System**Roof Size:** 2,500 sq. ft.**Est. replacement Cost:** \$ 17,500.00**Existing System Type:** Modified - Hot Applied**Year Installed:** 1998**Assessed Service Life
Remaining (Years) :****Height:** 12 Ft.**Slope:** Moderate**Interior Sensitivity:** Normal**Drainage:** Adequate**Currently Leaking?** No**History of Leaking?** No**Drainage and Leak
Details:** The roof drains via interior roof sumps.

No leaks were reported at the time of inspection.



Warranties

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May 01, 1998	May 01, 2008	10 Year Manufacturers Warranty	Firestone Roofing Systems

Warranty Compliance Plan

Issue Date	Expiry Date	Warranty Type	
May 01, 1998	May 01, 2008	10 Year Manufacturers Warranty	
Inspection Date	Activity Type	Allocation	Actual / Budget Cost
Sep 01, 2006	Inspection	Not Applicable	\$0
Sep 02, 2006	Repair	Not Applicable	\$0
			\$0
Issue Date	Expiry Date	Warranty Type	
May 01, 1998	May 01, 2003	2 Year Contractors Workmanship Warranty	
Inspection Date	Activity Type	Allocation	Actual / Budget Cost

Work History Details

Date	Activity type	Contractor / Inspector	Allocation	Actual Cost
Sep 02, 2006	Repair	LaDuke Roofing & Sheet Metal	Not Applicable	\$0
<p>Repaired all membrane defects including the following: Cut and repaired membrane blister with new granulated cap sheet Readhered and terminated open base flashing with termination bar and masonry fasteners Swept, bagged, and removed all miscellaneous debris Refilled low pitch pan with new pourable sealer Trimmed, bagged, and removed all overgrowth from adjacent tree</p> <p>All field reports have been filed and submitted for invoicing.</p>				
Sep 01, 2006	Inspection	LaDuke Roofing & Sheet Metal	Not Applicable	\$0
Performed standard preventative maintenance survey.				
				\$0



Existing Roof System Construction

Layer Type	Description	Method Of Attachment
Membrane	2 Ply Modified Roofing	Hot asphalt
Insulation	1" Perlite	Hot asphalt
Insulation	2" Polyisocyanurate	Mechanically attached
Deck	Metal	Mechanically attached

Overall Core Condition

The core assessment for this area revealed that there is one roof system on this building composed of a 2 ply modified roofing membrane over 2 layers of insulation, secured to a metal roof deck. This system has an R-Value of roughly 18-20.

Membrane Defects - Outstanding

Type Of Defect	Severity	Quantity
Pitch Pan Fill Material Is Low	Medium	1
<p>Pitch pans should be completely filled with pourable sealer to maintain weathertightness around the penetration. As this material degrades over time, it will lose it's effectiveness against the weather and in this case, the pitch pan will also hold water. This pitch pan should be re-filled with the appropriate material.</p>		
		
Blisters In Cap Sheet	High	1
<p>Large blisters in a roof membrane can cause seams or laps to open prematurely and/or stretching until eventually the membrane breaks open. Blisters should be repaired according to manufacturer standards.</p>		
		

Membrane Defects - Outstanding Continued...

Type Of Defect	Severity	Quantity
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Miscellaneous Debris

Low

1

Debris can damage the roof membrane by wearing away the protective surface granules or by retaining moisture. In some cases, debris can scratch or even tear the membrane during harsh weather conditions. All roof systems should be kept clean of any debris.



Vegetation/Overgrowth

Low

1

Overgrown tree branches can damage a roofing membrane as they move during windy weather conditions. Leaves from the trees can also clog roof sumps causing damage to the roof assembly or worse, causing interior damage to walls or ceilings as well. All vegetation should be trimmed back from the roof system.





Membrane Defects - Outstanding Continued...

Type Of Defect	Severity	Quantity
Loose Base Flashing	High	1


Base flashing ends or laps should be firmly adhered to provide a weathertight roof system. This area in particular, should be readhered and terminated following proper manufacturer standards.



Roof Top Details

Photos	Detail Type	Description	Flashing Membrane	Flashing Metal
	Equipment	Bell exhaust	Mod bit - 2 ply	Galvanized steel
This exhaust unit was flashed with a 2 ply modified flashing of which appears to be in good overall condition.				
	Equipment	HVAC equipment	Mod bit - 2 ply	Prepainted metal
The HVAC unit appears to have been installed after the roof replacement. The flashing seen here is a 2 ply black modified material. Appears to be in good condition.				
	Perimeter	Pre-Painted Coping	Mod bit - 2 ply	Prepainted metal
The perimeter parapet wall has been flashing with a 2 ply white modified flashing and capped with a pre-painted 24 ga. coping in a dark bronze color. Appears to be in good condition.				
	Perimeter	Counter Flashing	Not applicable	Prepainted metal
The perimeter parapet wall has been flashing with a 2 ply white modified flashing and terminated with a pre-painted 24 ga. counterflashing in a dark bronze color. Appears to be in good condition.				

Roof Top Details Continued...

Photos	Detail Type	Description	Flashing Membrane	Flashing Metal
	Projection	Soil stack	Target	Lead
<p>The soil stack has been flashed with a lead pipe boot and a 2 ply white modified flashing target. Appears to be in good condition.</p>				

Overall Roof Inspection Assessments

Date	Inspection Type	Inspecting Company	Inspector
Sep 01, 2006	Preventive Maintenance Inspection	LaDuke Roofing & Sheet Metal	Jacqueline Walters
<p>The Kings Welding Works : Administration roof area was evaluated by visual inspection to determine the overall state of the existing roof system. The roof appeared to be in good condition at the time of inspection. There are a few repairable defects that can be corrected and they are as follows:</p> <ul style="list-style-type: none"> Repair all membrane blisters Repair loose base flashing Remove miscellaneous debris Refill low pitch pan Trim and remove all overgrowth <p>These items should be considered part of a preventative maintenance measure to help maintain weathertight conditions on this part of the facility. We recommend that this roof area receive biannual preventative maintenance inspections to expend the maximum amount of life of this roof system.</p>			

Recommendations Details

Budget Year	Activity Type	Action Item ?	Allocation	Urgency	Quotation \$
2006	Inspection	No	Not Applicable	Not Known	\$0
Provided a detailed activity report on the Administration building roof. Indicated membrane defect areas will be scheduled for repair.					
2006	Repair	No	Not Applicable	Not Known	\$0
All membrane defects recommended for repair have been completed and all field reports have been submitted for invoicing.					
2006	Inspection/Repair	Yes	Capital	Moderate	\$0
Perform standard preventative maintenance survey and repair as necessary.					
2008	Inspection	Yes	Capital	High	\$0
Perform standard preventative maintenance survey and repair as necessary.					
2010	Inspection	Yes	Capital	High	\$0
Perform standard preventative maintenance survey and repair as necessary.					
2012	Inspection	Yes	Capital	High	\$0
Perform standard preventative maintenance survey and repair as necessary.					
					\$0

End of the Roof Section

Administration Roof System Roof - ADMIN
