

ONLINE INFORMATION

Battle Creek Public Schools Ann J. Kellogg School

306 Champion
Battle Creek, MI 49037

Tremco CPG

October 20

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1. Introduction

Explanation of report objectives, methods of data collection and explanation of the seven categories of maintenance recommendations.

2. Executive Summary

Summarized information, presented in numeric and graphical formats, to provide an overview of your roofing inventory: number of roofs, square footage, age and condition by facility.

3. Budget Summary

Summarized budget information in graphical format for each facility.

4. Roof Details - Battle Creek Public Schools

Full details of the roof data collected for Battle Creek Public Schools

SECTION 1.

INTRODUCTION

REPORT CONTENT

Your report provides information essential to the analysis of your roofing investment and development of action plans. It will assist you to effectively and efficiently manage your roofing expenditures. The data you need in order to maintain your roofs in the optimum condition and preserve your substantial investment is provided.

Information is organized into the Executive Summary section followed by details for each roof. The Executive Summary provides overall information on your roofing inventory, asset value, the condition of roofs and budget amounts for maintenance, replacement and restoration work. Information is presented in numerical and graphical formats and is supported by data and recommendations for each individual roof area.

A roof area is defined by the following feature(s): An elevation change separation by walls, fire walls, expansion, control joints or a change of construction.

INFORMATION COLLECTION

Information collected includes historical data, construction and condition information. The information is collected by well trained, experienced roof inspectors. The inspection consists of on-site interviews whenever possible, a visual examination of the roof and extractions of roof samples for analysis. All accessible roof projections and equipment are inspected.

Information about the roof insulation and deck are based on what the inspector is able to determine by field examination of a core where possible and a visual examination of the underside of the deck if accessible.

This report and associated recommendations are based on the conditions at the time of the inspection. Both conditions and recommendations will change with time, weather and normal wear and tear associated with roofs.

CONDITION CATEGORIES

Your inspected roofing inventory has been classified into condition categories. Based on this analysis of certain key characteristics and noted conditions on each roof. Some conditions are clear indicators of future problems. Prompt attention to certain issues now may avoid or forestall a major expenditure later.

The condition categories are as follows:

- 1 . Replace Immediately
- 2 . Replace Eventually
- 3 . Restore Immediately
- 4 . Restore Eventually
- 5 . Repairs Required, Major
- 6 . Repairs Required, Minor
- 7 . Good Condition
- 8 . Fair Condition
- 9 . Other
10. No Condition Recorded

The assignment of a roof to one of these categories is based on data collected. It does not take into account owner preferences or knowledge of a building or its anticipated future. These factors must be the subject of discussion using the inspection data as a base. This step may well result in a re-organization priority assessment.

FOLLOW-UP WORK

Expanded recommendations, comprehensive specifications and pertinent cost estimates will be provided to you upon request, based on a more exhaustive on-site examination of the roof areas identified as priorities.

Use the services of Tremco CPG Account Executive to supplement the information in this report to help in establishing priorities and in the management of your roofing investment.

2. Executive Summary

2.1 Overview

This section provides information in numeric and graphical formats to summarize the detailed data in the body of this report.

This section essentially answers four questions:

1. "What roofing inventory do we have?"
2. "What condition is it in?"
3. "What will it cost to undertake the necessary work?"
4. "Where can I save through maintenance and/or restoration?"

The contents of this section are as follows:

1. Summary of the roofing inventory examined with total number of buildings and square footage.
2. Analysis based on number of roofs.
3. Analysis based on square footage.
4. Analysis based on condition categories.
5. Analysis based on roof type.

2.2 Roofing Inventory Examined

Number of Buildings	1
Number of Individual Roof Areas	22
Total Square Footage	48,027

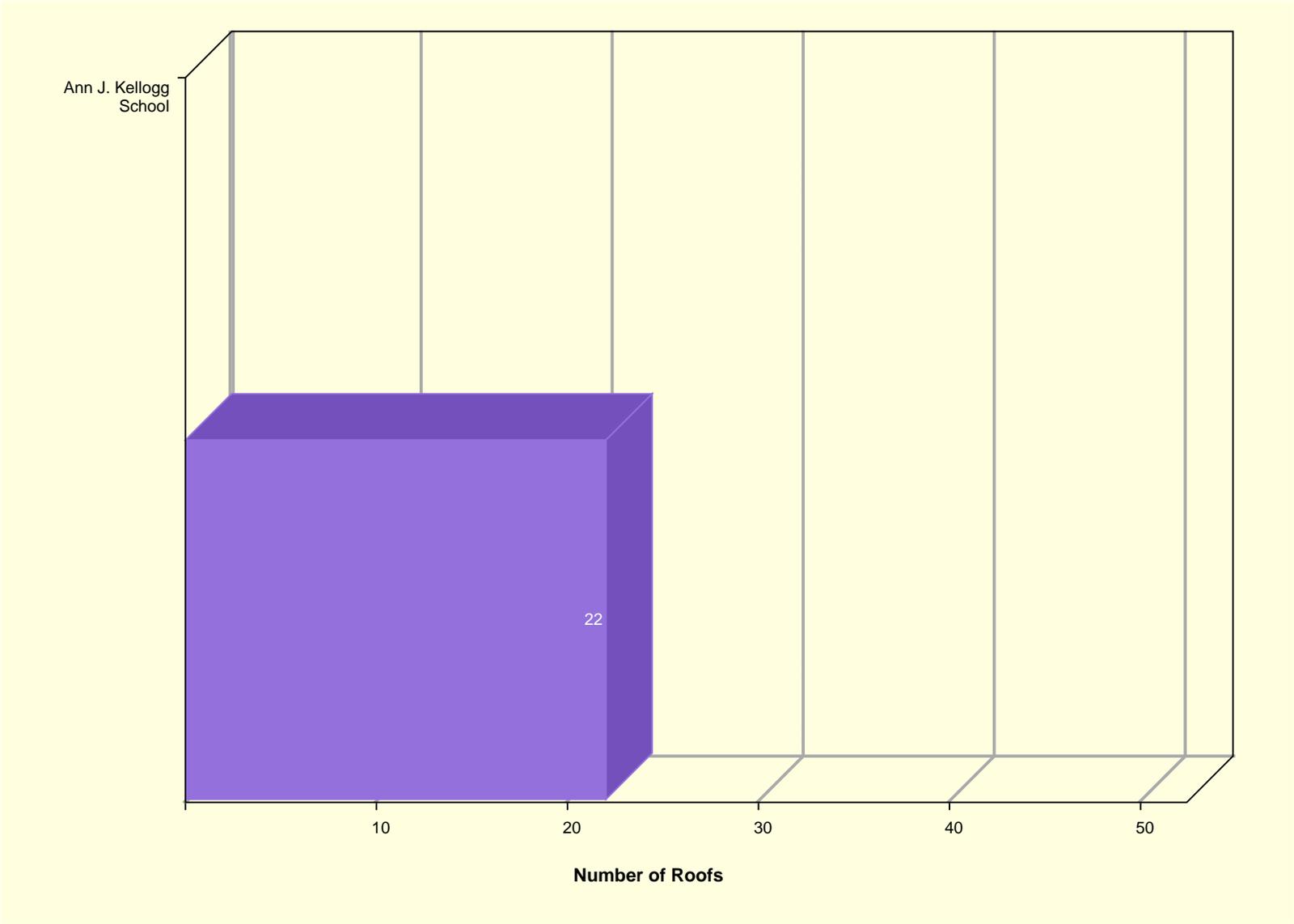
* Please be aware that there are roofs without an asset value

Battle Creek Public Schools

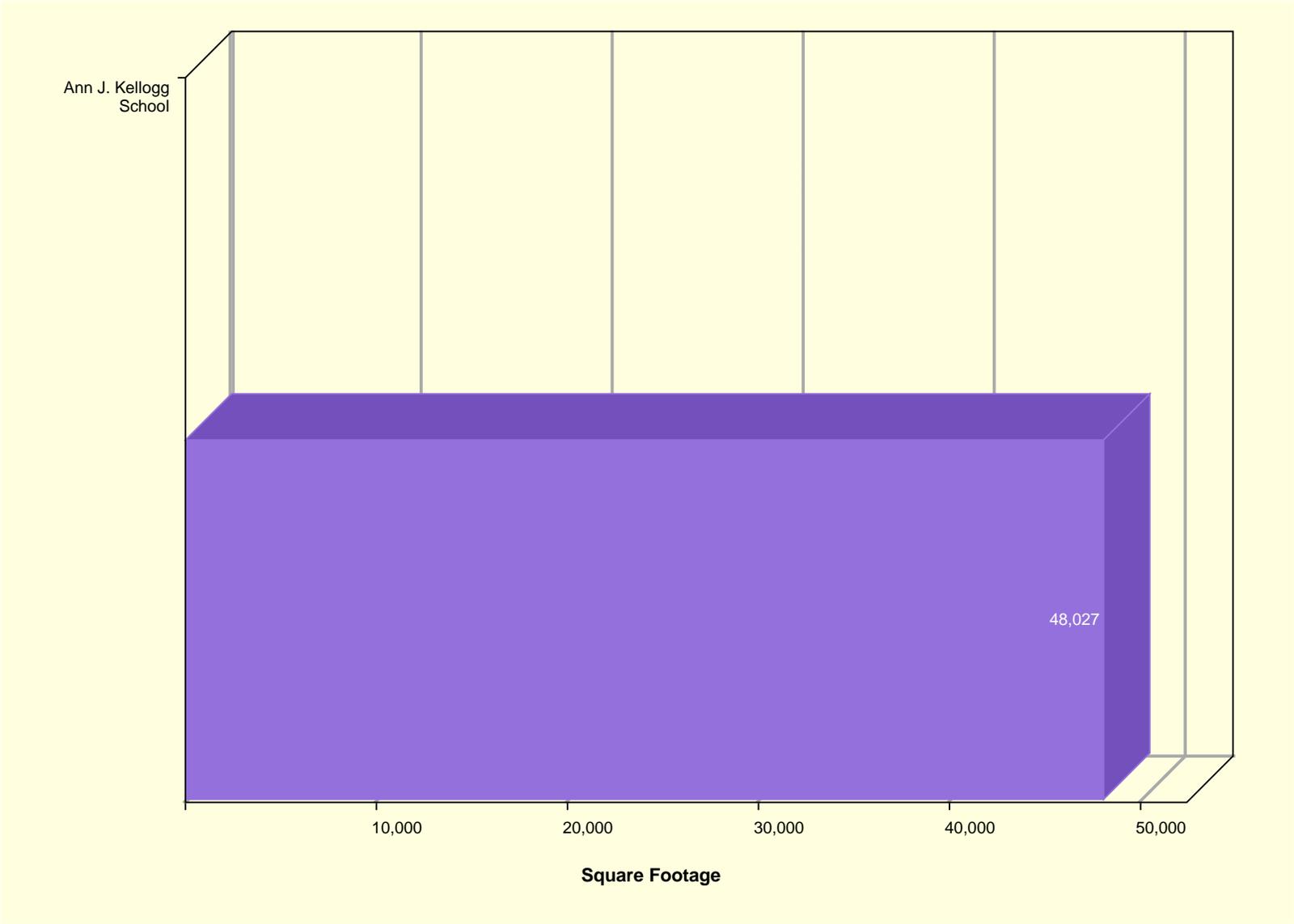
Ann J. Kellogg School

Battle Creek Public Schools	Asset Value	Sq. Ft.
<i>Ann J. Kellogg School</i>		
Roof 01		1,710
Roof 02		4,028
Roof 02A		144
Roof 03		738
Roof 04		825
Roof 05		731
Roof 06		4,289
Roof 07		1,536
Roof 08		3,414
Roof 09		4,756
Roof 10		1,160
Roof 11		399
Roof 12		7,214
Roof 13		6,624
Roof 14		599
Roof 15		783
Roof 16		375
Roof 17		559
Roof 18		7,419
Roof 19		144
Roof 20		288
Roof 21		292
<i>Building Total:</i>	<i>22 roof area(s)</i>	<i>\$0.00 48,027</i>

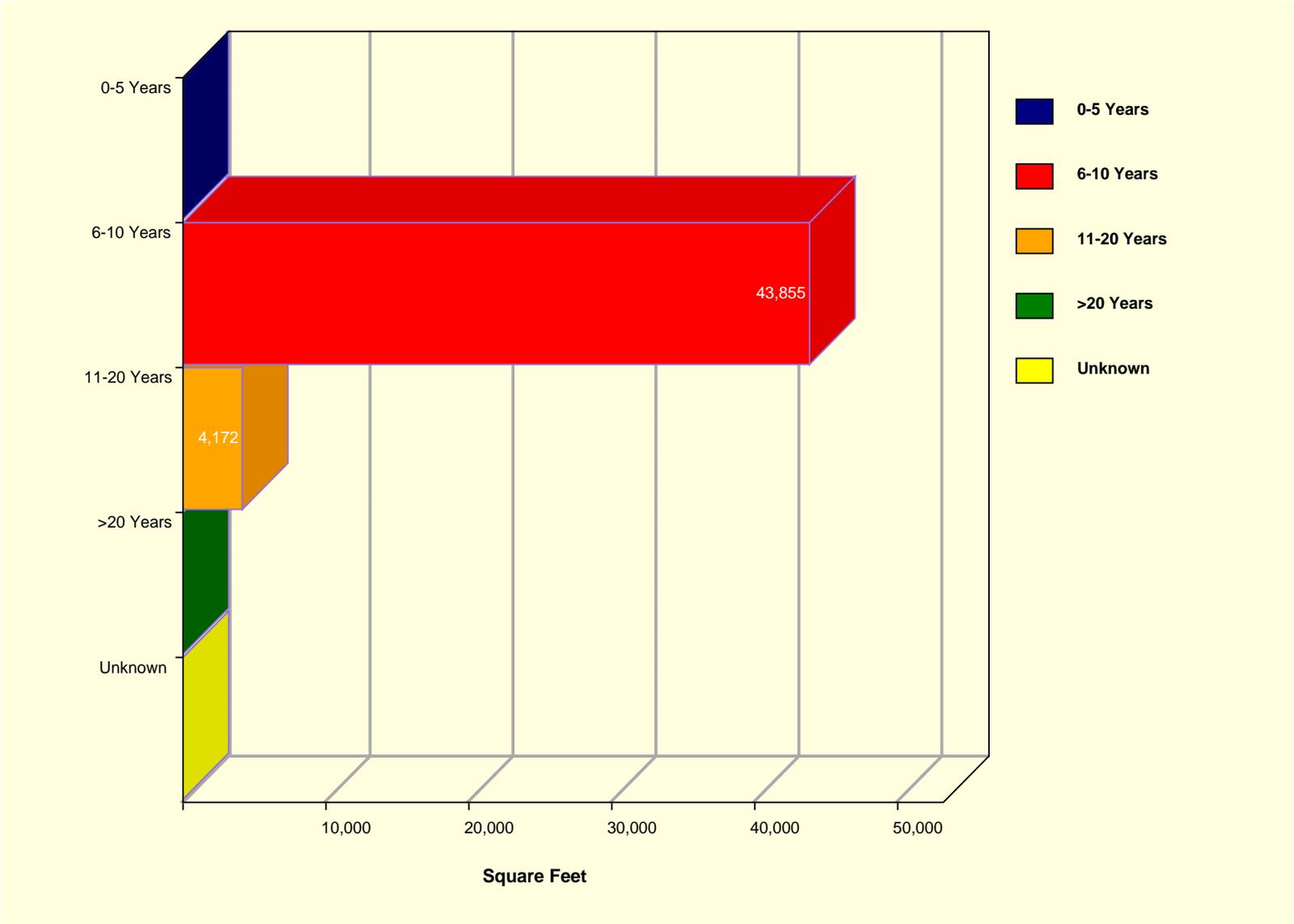
2.3 Roof Inventory Distribution



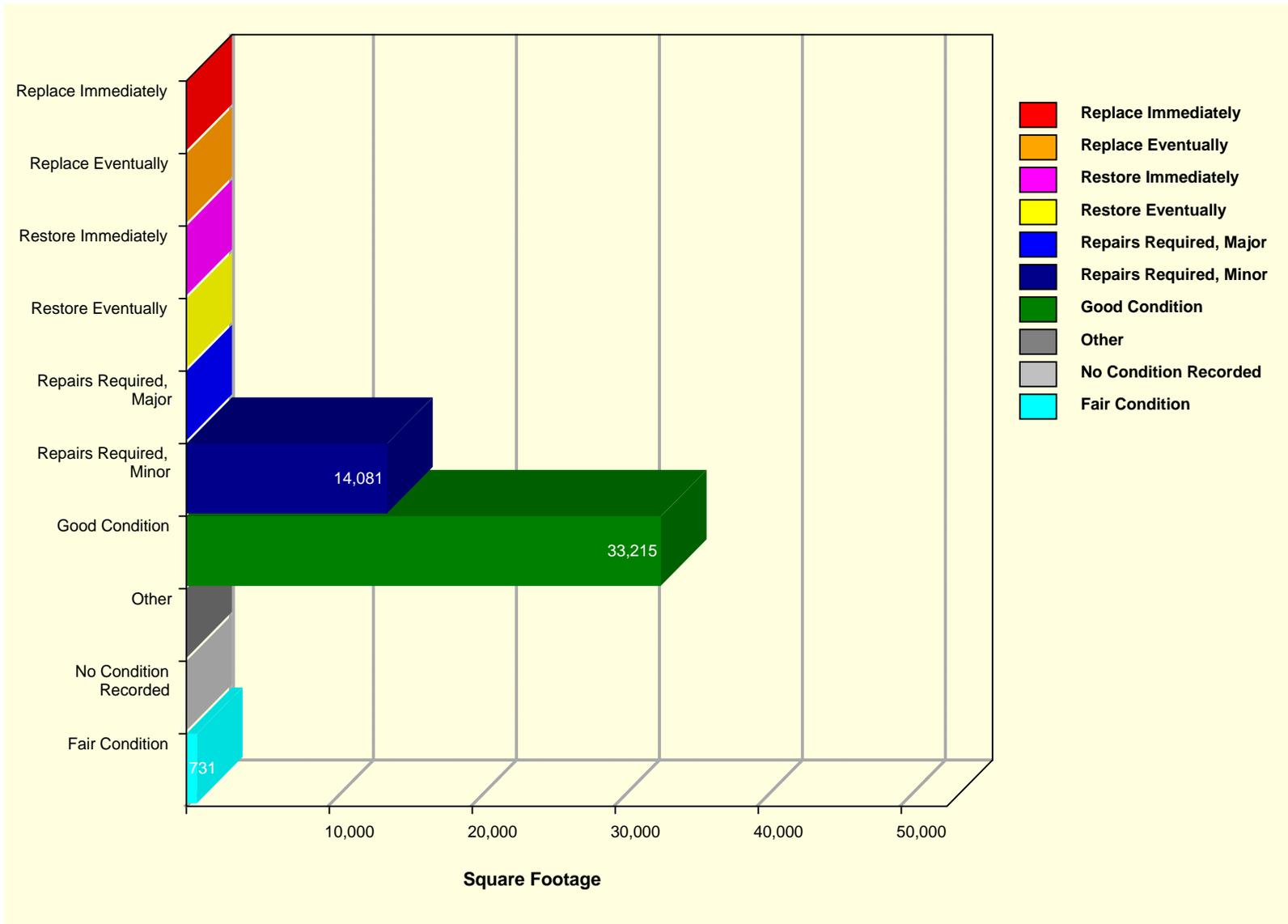
2.4 Square Footage Distribution



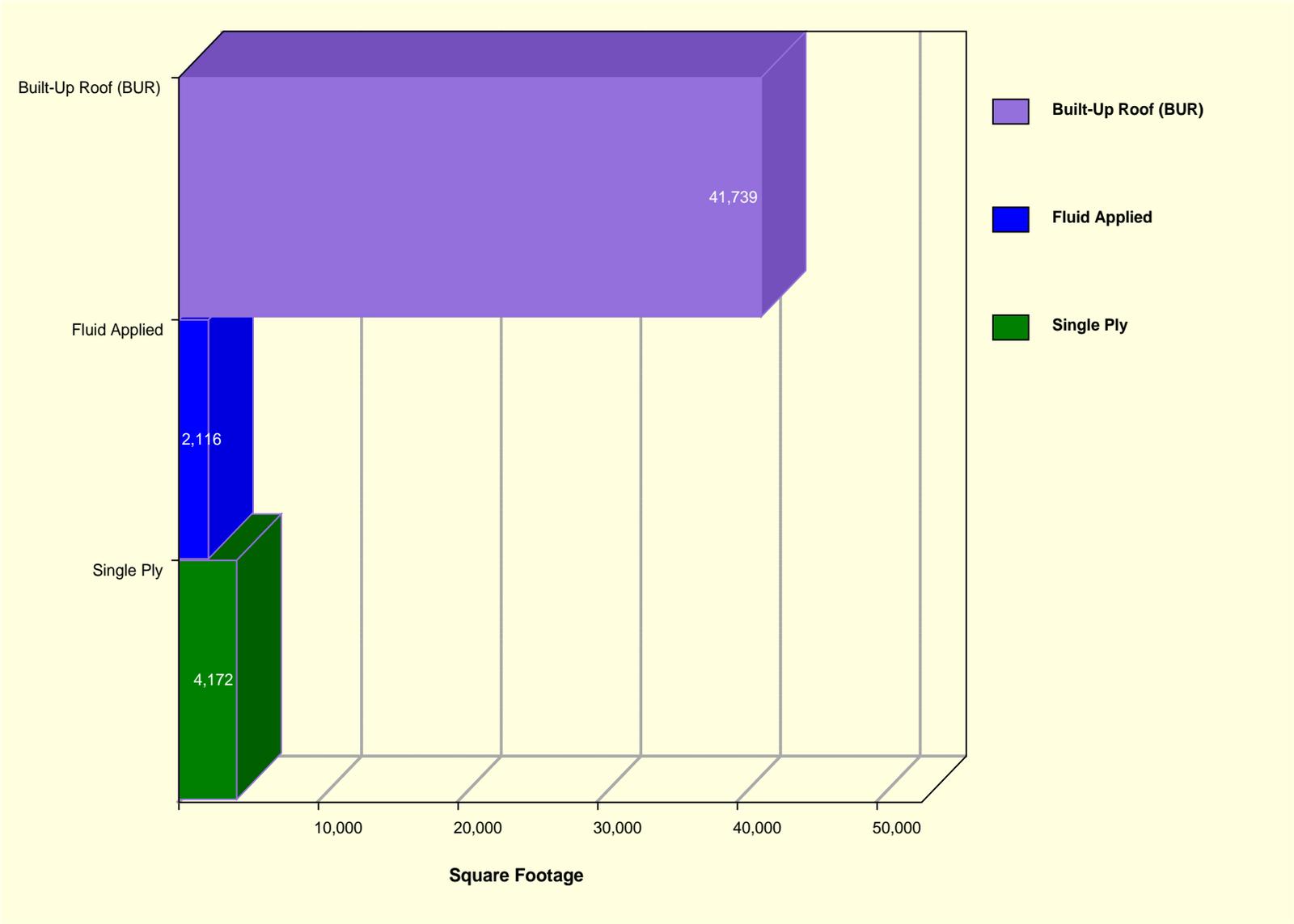
2.5 Age Analysis by Square Feet



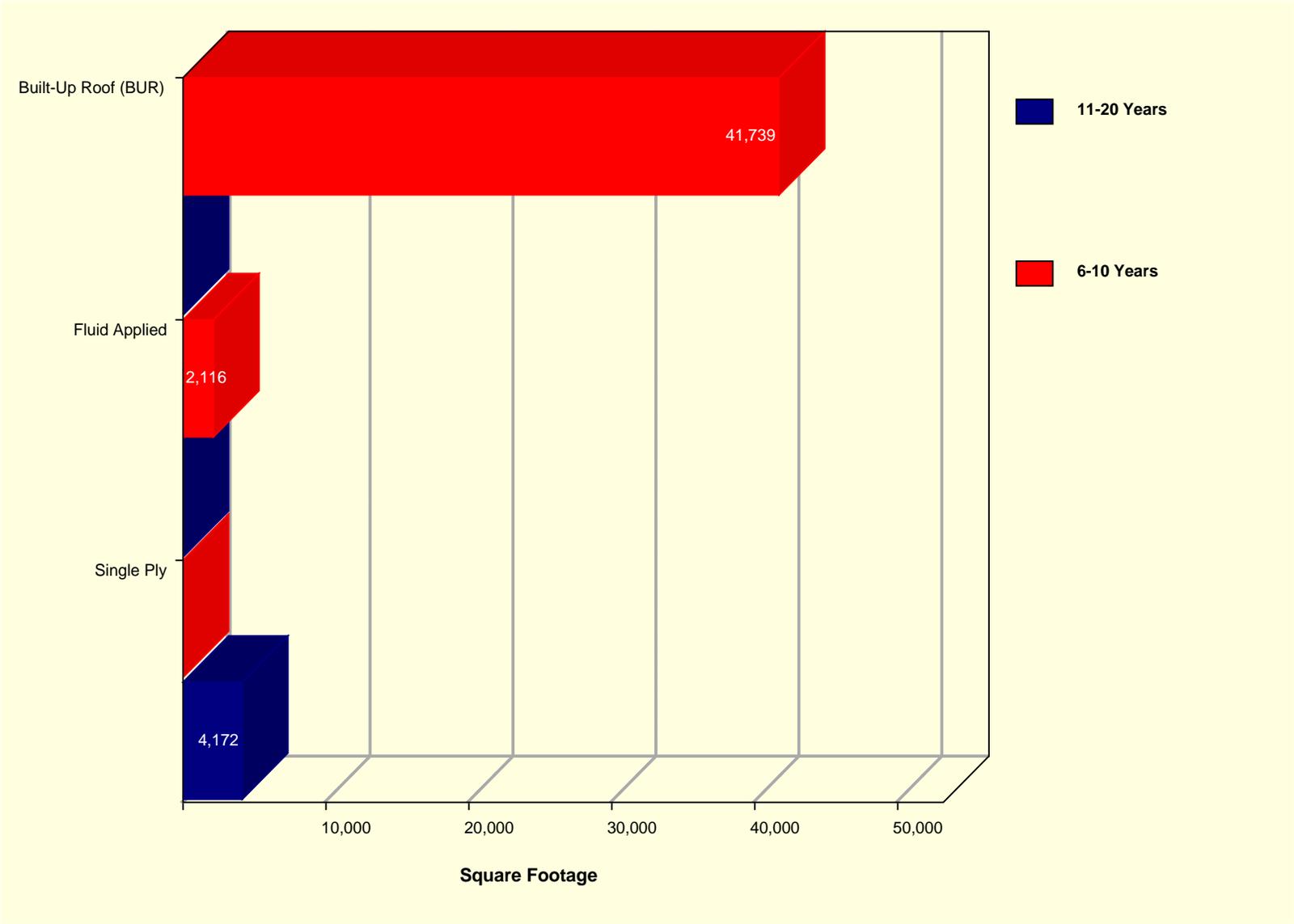
2.6 Condition Category by Square Feet



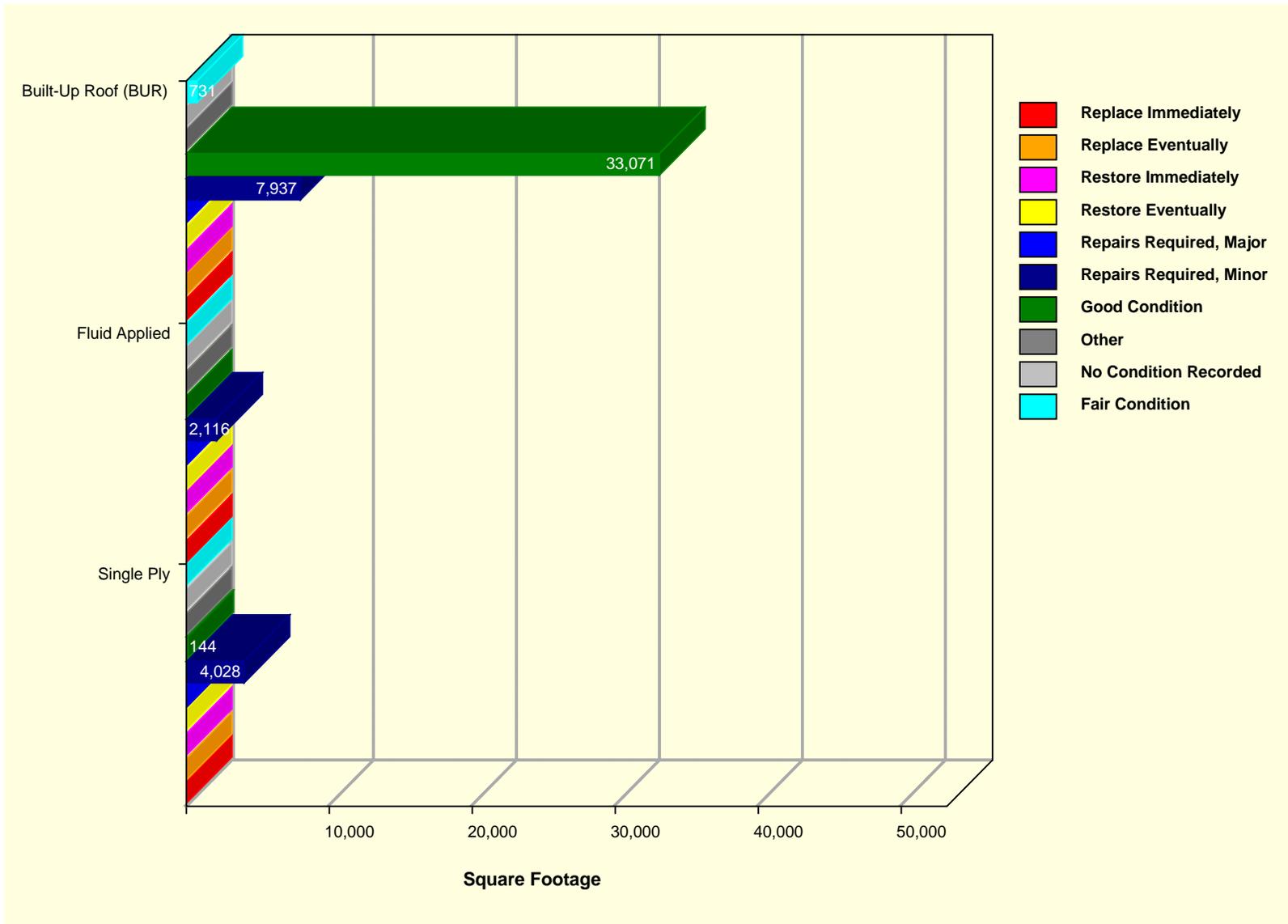
2.7 Roof Membrane Type by Square Feet



2.8 Age Analysis by Membrane Type



2.9 Condition by Membrane Type



3.1 Recommended Budget Summary by Roof

Battle Creek Public Schools

Ann J. Kellogg School

Building name	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
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Subtotal

Annual Total

3.2 Recommended Budget Summary by Task

Battle Creek Public Schools

Ann J. Kellogg School

Building name	Task	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
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Subtotal

Annual Total

Maintenance Summary - Work Performed

Battle Creek Public Schools

Battle Creek Public Schools	Type	Description	Completed
<i>Ann J. Kellogg School</i>			
Roof 01	TremCare	Removed debris from the roof and drains.	August 13, 2020
Roof 02	Preventive Maintenance	Completed inspection checking roof surface, flashings, details and drainage.	August 03, 2023
Roof 02A	Preventive Maintenance	Completed inspection checking roof surface, flashings, details and drainage. Removed debris from the roof and drains.	August 03, 2023
Roof 03	TremCare	Removed debris from the roof and drains.	August 13, 2020
Roof 04	TremCare	Removed debris from the roof and drains.	August 13, 2020
Roof 05	TremCare	Removed debris from the roof.	August 13, 2020
Roof 06	TremCare	Removed debris from the roof and drains.	August 13, 2020
Roof 07	Visual Inspection	Visual inspection only. Cannot safely access roof.	July 25, 2022
Roof 08	Preventive Maintenance	Removed debris from the roof. Completed inspection checking roof surface, flashings, details and drainage.	July 05, 2023
Roof 09	Preventive Maintenance	Completed inspection checking roof surface, flashings, details and drainage.	July 05, 2023
Roof 10	Preventive Maintenance	Completed inspection checking roof surface, flashings, details and drainage.	July 05, 2023
Roof 11	Preventive Maintenance	Completed inspection checking roof surface, flashings, details and drainage.	July 05, 2023
Roof 12	Preventive Maintenance	Removed debris from the roof. Removed debris from the drains. Completed inspection checking roof surface, flashings, details and drainage.	July 05, 2023
Roof 13	Preventive Maintenance	Removed debris from the roof. Removed debris from the drains. Completed inspection checking roof surface, flashings, details and drainage.	July 05, 2023
Roof 14	Preventive Maintenance	Removed debris from the roof. Completed inspection checking roof surface, flashings, details and drainage.	July 05, 2023
Roof 15	Preventive Maintenance	Removed debris from the roof. Completed inspection checking roof surface, flashings, details and drainage.	July 05, 2023
Roof 16	Preventive Maintenance	Completed inspection checking roof surface, flashings, details and drainage.	July 05, 2023
Roof 17	Preventive Maintenance	Completed inspection checking roof surface, flashings, details and drainage.	July 05, 2023

Battle Creek Public Schools	Type	Description	Completed
<i>Ann J. Kellogg School</i>			
Roof 18	Preventive Maintenance	Removed debris from the roof. Completed inspection checking roof surface, flashings, details and drainage.	July 05, 2023
Roof 19	Preventive Maintenance	Removed debris from the roof. Removed debris from the drains. Completed inspection checking roof surface, flashings, details and drainage.	July 05, 2023
Roof 20	Visual Inspection	Visual inspection only. Cannot safely access roof.	July 25, 2022
Roof 21	Visual Inspection	Visual inspection only. Cannot safely access roof.	July 25, 2022

Maintenance Summary - Customer's Responsibility

Battle Creek Public Schools

Battle Creek Public Schools	Type	Description	Recommended
<i>Ann J. Kellogg School</i>			
Roof 01	Repairs Required, Minor	Recommend applying aluminum coating to perimeter membrane flashings.	2020
	Repairs Required, Minor	Replace damaged perimeter metal.	2020
	Tree Work	Recommend trimming back the tree limbs that overhang the roof surface.	2020
Roof 02	Repairs Required, Minor	Recommend reattaching missing counterflashing.	2023
Roof 02A	Perimeter Fall Protection	Recommend rooftop safety assessment.	2023
Roof 03	Repairs Required, Minor	Recommend applying aluminum coating to base flashing membrane.	2020
Roof 04	Repairs Required, Minor	Recommend repairing damaged screen at louver.	2020
Roof 06	Repairs Required, Minor	Recommend applying aluminum coating to areas of weathered flashing.	2020
	Repairs Required, Minor	Recommend installing Kynar coated steel coping over deteriorating concrete.	2020
	Repairs Required, Minor	Recommend installing metal coping over deteriorated coping.	2020
Roof 07	Housekeeping Only	Recommend removing debris from roof and drains.	2022
	Perimeter Fall Protection	Recommend installing a permanent perimeter fall protection solution.	2022
	Perimeter Fall Protection	Recommend installing permanent ladder to safely access roof.	2022
	Repairs Required, Minor	Recommend recoating approximately one square (1 square) of flashing due to coating problems on eastern side of the roof.	2022
Roof 10	Perimeter Fall Protection	Recommend installing a permanent fall protection solution.	2023
Roof 12	Perimeter Fall Protection	Recommend installing a permanent fall protection solution.	2023
Roof 16	Perimeter Fall Protection	Recommend installing a permanent fall protection solution.	2023
	Repairs Required, Minor	Recommend replacing missing drain strainer.	2023
Roof 18	Perimeter Fall Protection	Recommend installing a permanent fall protection solution.	2023
Roof 19	Perimeter Fall Protection	Recommend installing a permanent fall protection solution.	2023
Roof 20	Housekeeping Only	Recommend removing debris from roof and drains.	2022
	Perimeter Fall Protection	Recommend installing a permanent perimeter fall protection solution.	2022

Battle Creek Public Schools	Type	Description	Recommended
<i>Ann J. Kellogg School</i>			
	Safety Equipment	Recommend installing permanent ladders to safely access roof.	2022
Roof 20	Tree Work	Recommend trimming back tree branches from roof.	2022
Roof 21	Housekeeping Only	Recommend removing debris from roof and drains.	2022
	Perimeter Fall Protection	Recommend installing a permanent perimeter fall protection solution.	2022
	Safety Equipment	Recommend installing ladders to safely access roof.	2022

Overall Roof Condition

Number of Buildings	1
Number of Individual Roof Areas	22
Total Square Footage	48,027

Battle Creek Public Schools

Ann J. Kellogg School

◆ Repairs Required, Minor

Region/Facility	Building	Roof	Sq. Ft.	Inspection Comments
Battle Creek Public Schools	<i>Ann J. Kellogg School</i>	Roof 01	1,710	The roof appears to be in fair condition at this time.
		Roof 02	4,028	
		Roof 03	738	The roof appears to be in fair condition at this time.
		Roof 04	825	The roof appears to be in fair condition at this time.
		Roof 06	4,289	The roof appears to be in fair condition at this time.
		Roof 07	1,536	
		Roof 16	375	The roof appears to be in good condition at this time.
		Roof 20	288	
		Roof 21	292	

◆ Subtotal **9 Roof(s)** **14,081 Sq. Ft.**

◆ Good Condition

Region/Facility	Building	Roof	Sq. Ft.	Inspection Comments
Battle Creek Public Schools	<i>Ann J. Kellogg School</i>	Roof 02A	144	
		Roof 08	3,414	The roof appears to be in good condition at this time.
		Roof 09	4,756	The roof appears to be in good condition at this time.
		Roof 10	1,160	The roof appears to be in good condition at this time.
		Roof 11	399	The roof appears to be in good condition at this time.
		Roof 12	7,214	The roof appears to be in good condition at this time.
		Roof 13	6,624	The roof appears to be in good condition at this time.
		Roof 14	599	The roof appears to be in good condition at this time.
		Roof 15	783	The roof appears to be in good condition at this time.
		Roof 17	559	The roof appears to be in good condition at this time.
		Roof 18	7,419	The roof appears to be in good condition at this time.

 **Good Condition**

Region/Facility	Building	Roof	Sq. Ft.	Inspection Comments
		Roof 19	144	The roof appears to be in the Amber category at this time.
	 Subtotal	12 Roof(s)	33,215 Sq. Ft.	

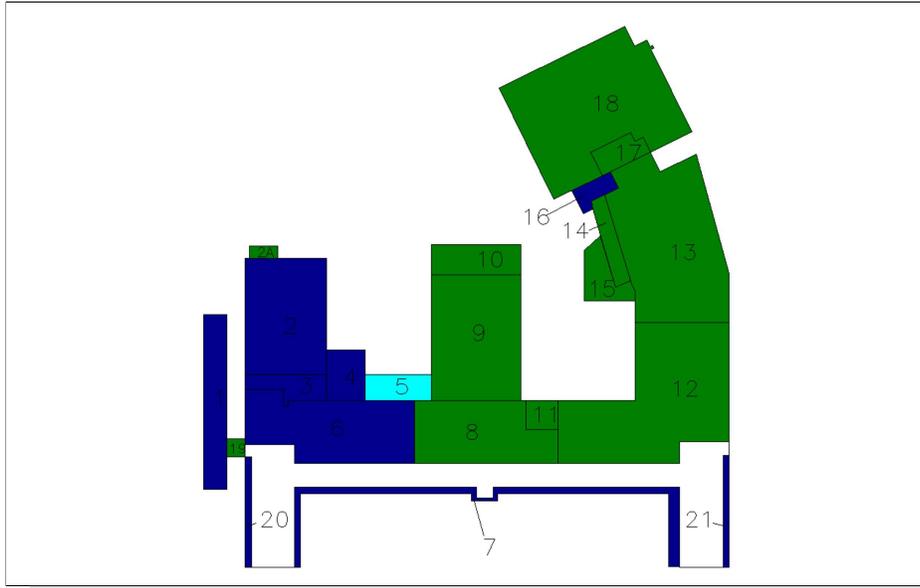
 **Fair Condition**

Region/Facility	Building	Roof	Sq. Ft.	Inspection Comments
		Roof 05	731	
	 Subtotal	1 Roof(s)	731 Sq. Ft.	
	Grand Total	22 Roof(s)	48,027 Sq. Ft.	

Battle Creek Public Schools

Ann J. Kellogg School

306 Champion
Battle Creek, MI 49037
22 roof(s) - 48,027 sq. ft.

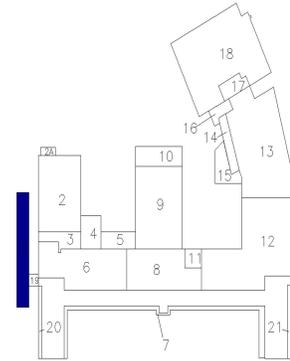


Red	Replace Immediately
Orange	Replace Eventually
Pink	Restore Immediately
Yellow	Restore Eventually
Blue	Repairs Required, Major
Dark Blue	Repairs Required, Minor
Green	Good Condition
Cyan	Fair Condition
Grey	Other
Light Grey	No Condition Recorded

Tremco CPG

GENERAL INFORMATION

Roof Name Roof 01
 Service Activity Type QA Inspection
 Service Activity Date Aug 13 2020
 Job Number 163498
 Information Source Visual inspection only
 Year of Installation 2015
 Warranty Issued By: Tremco
 Expiration Date: Oct 29, 2025
 Type: 10 Year QA Plus
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 1,710 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2015
 Overall Roof Condition Repairs Required, Minor
 Inspection Comments The roof appears to be in fair condition at this time.
 Technician Gary Burnett



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration
 Deck Type Concrete

DRAINAGE AND SLOPE

Drainage Internal Drains

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Manufactured Fascia	Damaged	Less than ¼ of roof
	Raised Edge	Coating Problems	More than ¾ of roof
Perimeter Wall and Flashing Type	Metal	Fair Condition	
	Single Ply	Coating Problems	More than ¾ of roof

ROOF CONDITIONS

Defect(s)	Magnitude
Vegetation	Less than ¼ of roof

MAINTENANCE SUMMARY

Work Performed	
TremCare	Removed debris from the roof and drains.

OUTSTANDING BUDGET

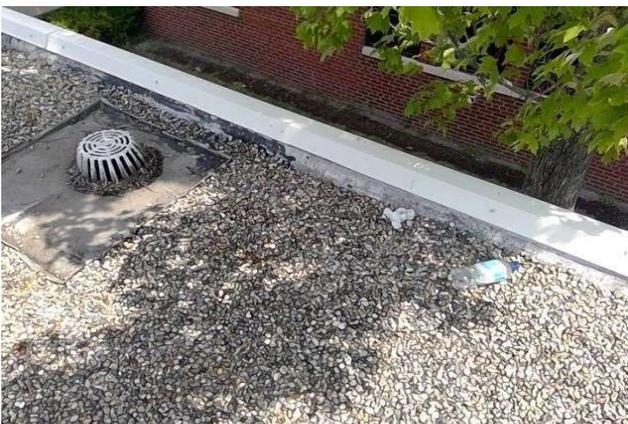
Work Beyond Scope of Maintenance Agreement (Customer Responsibility)			
Task	Year	Project \$	Task Description
Repairs Required, Minor	2020		Replace damaged perimeter metal.
Repairs Required, Minor	2020		Recommend applying aluminum coating to perimeter membrane flashings.
Tree Work	2020		Recommend trimming back the tree limbs that overhang the roof surface.



Overview.



Overview.



Debris on roof and around drains.



Removed debris



Weathered coating.



Weathered coating.



Weathered coating.



Weathered coating.



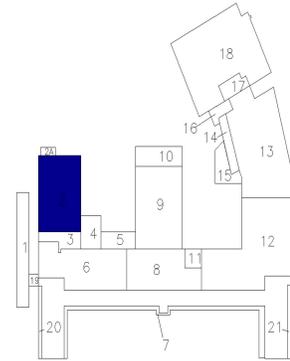
Damaged coping metal.



Overgrown tree limbs.

GENERAL INFORMATION

Roof Name Roof 02
 Service Activity Type QA + Inspection
 Service Activity Date Aug 3 2023
 Job Number 150071
 Information Source Specification
 Year of Installation 2012
 Warranty Issued By: Tremco
 Expiration Date: Oct 22, 2027
 Type: 15 Year QA Plus
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Leak Sensitivity Medium
 Roof Size 4,028 sq. ft.
 Is Ladder Required? No
 Overall Roof Condition Repairs Required, Minor
 Technician Steve Delaney



ROOF CONSTRUCTION

Surfacing Smooth White
 Roof Type/System Single Ply, TPA Fleece Back
 Ply Info 1 ply TPA, Hot Adhered
 Base Sheet 2 plys Fiberglass, Hot Adhered
 Insulation 1/2" Fiberboard, Hot Adhered
 3-1/2" Polyisocyanurate, Hot Adhered
 Deck Type Concrete

DRAINAGE AND SLOPE

Drainage Internal Drains, Scuppers
 Slope 1/8 inch(es) per foot, Saddles/Crickets

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Parapet Wall	Good Condition	
Coping Type	Precast/Stone	Good Condition	
Perimeter Wall and Flashing Type	Single Ply	Good Condition	
Counterflashing Type	Face Mount	Good Condition	
Counterflashing Material Type	Galvanized	Good Condition	
Projection Flashings Type	TPA Single Ply	Good Condition	

MAINTENANCE SUMMARY

Work Performed	
Preventive Maintenance	Completed inspection checking roof surface, flashings, details and drainage.

OUTSTANDING BUDGET

Work Beyond Scope of Maintenance Agreement (Customer Responsibility)			
Task	Year	Project \$	Task Description
Repairs Required, Minor	2023		Recommend reattaching missing counterflashing.



Overview.



Overview.



Debris.



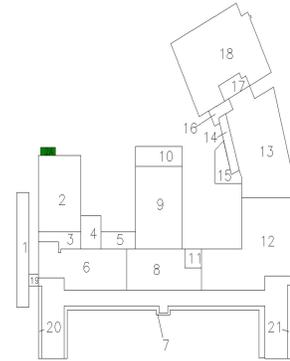
Removed debris.



Missing counterflashing.

GENERAL INFORMATION

Roof Name Roof 02A
 Service Activity Type QA + Inspection
 Service Activity Date Aug 3 2023
 Job Number 150071
 Information Source Specification
 Year of Installation 2012
 Warranty Issued By: Tremco
 Expiration Date: Oct 22, 2027
 Type: 15 Year QA Plus
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Leak Sensitivity Low
 Roof Size 144 sq. ft.
 Is Ladder Required? No
 Overall Roof Condition Good Condition
 Technician Steve Delaney



ROOF CONSTRUCTION

Surfacing Smooth White
 Roof Type/System Single Ply, TPA Fleece Back
 Ply Info 1 ply TPA, Fully Adhered
 Base Sheet 2 plys Fiberglass, Hot Adhered
 Insulation 1/2" Fiberboard, Hot Adhered
 3-1/2" Polyisocyanurate, Hot Adhered
 Deck Type Concrete

DRAINAGE AND SLOPE

Drainage Internal Drains
 Slope 1/8 inch(es) per foot

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Non-Parapet Wall	Good Condition	
	Parapet Wall	Good Condition	
Wall Type	Brick Wall	Good Condition	
Coping Type	Precast/Stone	Weathered	Minor
Perimeter Wall and Flashing Type	Single Ply	Good Condition	
Counterflashing Type	Face Mount	Good Condition	
Counterflashing Material Type	Aluminum	Good Condition	

MAINTENANCE SUMMARY

Work Performed	
Preventive Maintenance	Completed inspection checking roof surface, flashings, details and drainage. Removed debris from the roof and drains.

OUTSTANDING BUDGET

Work Beyond Scope of Maintenance Agreement (Customer Responsibility)			
Task	Year	Project \$	Task Description
Perimeter Fall Protection	2023		Recommend rooftop safety assessment.



Overview.



Overview.



Debris.



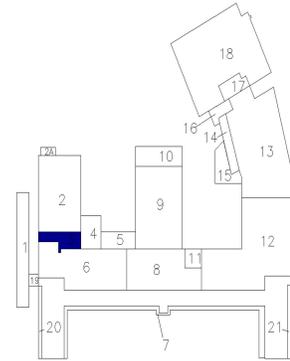
Removed debris.



Unprotected edge.

GENERAL INFORMATION

Roof Name Roof 03
 Service Activity Type QA Inspection
 Service Activity Date Aug 13 2020
 Job Number 163498
 Information Source Visual inspection only
 Year of Installation 2015
 Warranty Issued By: Tremco
 Expiration Date: Oct 29, 2025
 Type: 10 Year QA Plus
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Size 738 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2015
 Overall Roof Condition Repairs Required, Minor
 Inspection Comments The roof appears to be in fair condition at this time.
 Technician Gary Burnett



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration
 Deck Type Concrete

DRAINAGE AND SLOPE

Drainage Internal Drains

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Non-Parapet Wall	Weathered	Less than ¼ of roof
	Parapet Wall	Fair Condition	
Perimeter Wall and Flashing Type	Single Ply	Fair Condition	

ROOF CONDITIONS

	Defect(s)	Magnitude
	Construction Debris	Less than ½ of roof
	Vegetation	Less than ½ of roof

MAINTENANCE SUMMARY

Work Performed	
TremCare	Removed debris from the roof and drains.

OUTSTANDING BUDGET

Work Beyond Scope of Maintenance Agreement (Customer Responsibility)			
Task	Year	Project \$	Task Description
Repairs Required, Minor	2020		Recommend applying aluminum coating to base flashing membrane.



Overview.



Overview.



Overview.



Overview.



Overview.



Overview/Moss growth.



Debris.



Removed debris from roof drain.



Debris.



Debris.



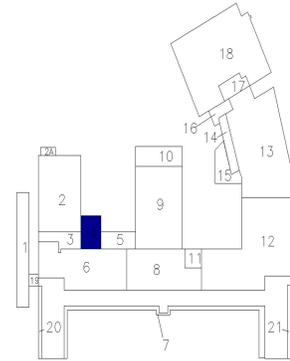
Removed debris from roof and drain.



Weathered flashing membrane.

GENERAL INFORMATION

Roof Name Roof 04
 Service Activity Type QA Inspection
 Service Activity Date Aug 13 2020
 Job Number 163498
 Information Source Visual inspection only
 Year of Installation 2016 (Estimate)
 Warranty Issued By: Tremco
 Expiration Date: Oct 29, 2025
 Type: 10 Year QA Plus
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Size 825 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2015
 Overall Roof Condition Repairs Required, Minor
 Inspection Comments The roof appears to be in fair condition at this time.
 Technician Gary Burnett



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration
 Deck Type Concrete

DRAINAGE AND SLOPE

Drainage Internal Drains

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Non-Parapet Wall	Fair Condition	More than ¾ of roof
	Parapet Wall	Good Condition	
Perimeter Wall and Flashing Type	Single Ply	Good Condition	

ROOF CONDITIONS

Defect(s)	Magnitude
Construction Debris	Less than ¼ of roof

MAINTENANCE SUMMARY

Work Performed	
TremCare	Removed debris from the roof and drains.

OUTSTANDING BUDGET

Work Beyond Scope of Maintenance Agreement (Customer Responsibility)			
Task	Year	Project \$	Task Description
Repairs Required, Minor	2020		Recommend repairing damaged screen at louver.



Overview.



Overview.



Overview.



Overview.



Overview.



Debris accumulation around roof drain.



Debris accumulation on roof area.



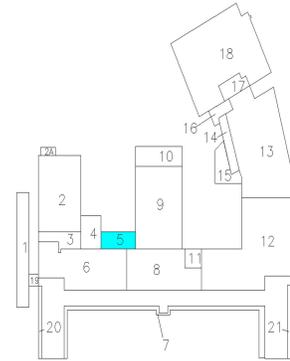
Removed debris from roof and drain.



Damaged screen at louver.

GENERAL INFORMATION

Roof Name Roof 05
 Service Activity Type QA Inspection
 Service Activity Date Aug 13 2020
 Job Number 163498
 Information Source Visual inspection only
 Year of Installation 2016
 Warranty Issued By: Tremco
 Expiration Date: Oct 29, 2025
 Type: 10 Year QA Plus
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 731 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2015
 Overall Roof Condition Fair Condition
 Technician Gary Burnett



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration
 Deck Type Metal

DRAINAGE AND SLOPE

Drainage Internal Drains

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Manufactured Fascia	Fair Condition	
	Non-Parapet Wall	Weathered	Less than ¼ of roof
	Raised Edge	Fair Condition	
Perimeter Wall and Flashing Type	Metal	Fair Condition	
	Single Ply	Good Condition	

ROOF CONDITIONS

	Defect(s)	Magnitude
	Moss	Less than ¾ of roof
	Vegetation	Less than ¼ of roof

MAINTENANCE SUMMARY

Work Performed	
TremCare	Removed debris from the roof.



Overview.



Overview.



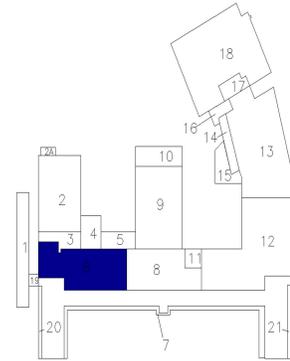
Moss growth.



Moss growth.

GENERAL INFORMATION

Roof Name Roof 06
 Service Activity Type QA Inspection
 Service Activity Date Aug 13 2020
 Job Number 163498
 Information Source Visual inspection only
 Year of Installation 2016 (Estimate)
 Warranty Issued By: Tremco
 Expiration Date: Oct 29, 2025
 Type: 10 Year QA Plus
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 4,289 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2015
 Overall Roof Condition Repairs Required, Minor
 Inspection Comments The roof appears to be in fair condition at this time.
 Technician Gary Burnett



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration
 Deck Type Concrete

DRAINAGE AND SLOPE

Drainage Internal Drains

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Parapet Wall	Open Joints Spalling	Less than ¾ of roof Less than ¾ of roof
Perimeter Wall and Flashing Type	Single Ply	Coating Problems	Less than ¼ of roof

MAINTENANCE SUMMARY

Work Performed	
TremCare	Removed debris from the roof and drains.

OUTSTANDING BUDGET

Work Beyond Scope of Maintenance Agreement (Customer Responsibility)			
Task	Year	Project \$	Task Description
Repairs Required, Minor	2020		Recommend installing metal coping over deteriorated coping.
Repairs Required, Minor	2020		Recommend applying aluminum coating to areas of weathered flashing.
Repairs Required, Minor	2020		Recommend installing Kynar coated steel coping over deteriorating concrete.



Overview.



Overview.



Overview.



Overview.



Overview.



Overview.



Overview.



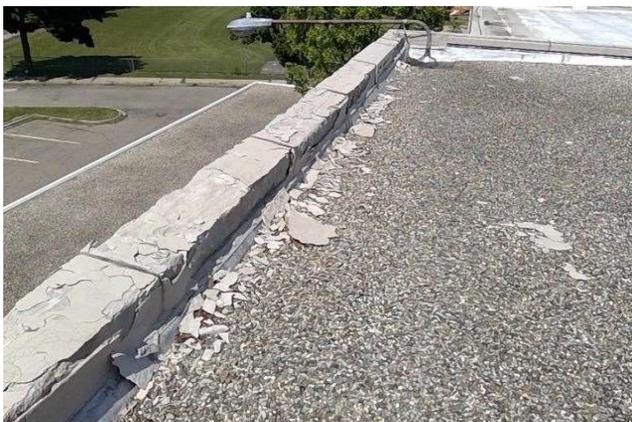
Debris around roof drain.



Debris accumulation on roof area.



Removed debris from roof and drains.



Spalling concrete coping.



Spalling concrete coping and deteriorated sealant at joint.



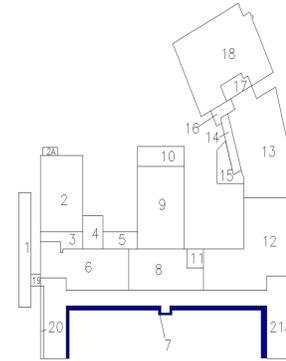
Spalling concrete coping and deteriorated sealant at joint.



Weathered flashing membrane.

GENERAL INFORMATION

Roof Name Roof 07
 Service Activity Type QA Inspection
 Service Activity Date Jul 25 2022
 Job Number 163497
 Information Source Specification
 Year of Installation 2015
 Warranty Issued By: Tremco
 Expiration Date: Oct 29, 2035
 Type: 20 Year QA
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 1,536 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2015
 Overall Roof Condition Repairs Required, Minor
 Technician Steve Delaney



ROOF CONSTRUCTION

Surfacing Smooth
 Roof Type/System Fluid Applied, AlphaGuard MT Restoration
 Ply Info 1 ply Polyester, Cold Adhered
 1 ply EPDM, Fully Adhered
 Deck Type Wood

DRAINAGE AND SLOPE

Drainage Internal Drains

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Adjacent Roof	Missing Shingle(s)	Less than ¼ of roof
	Non-Parapet Wall	Weathered	Less than ¼ of roof
	Raised Edge	Stained	More than ¾ of roof
Perimeter Wall and Flashing Type	AlphaGuard	Stained	More than ¾ of roof

ROOF CONDITIONS

Defect(s)	Magnitude
Coating Problems	More than ¾ of roof

MAINTENANCE SUMMARY

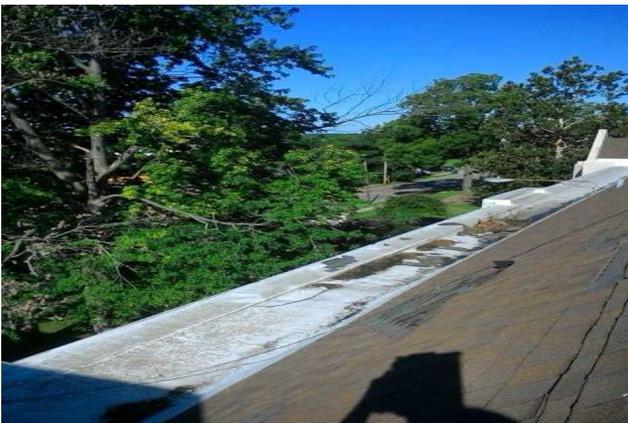
Work Performed	
Visual Inspection	Visual inspection only. Cannot safely access roof.

OUTSTANDING BUDGET

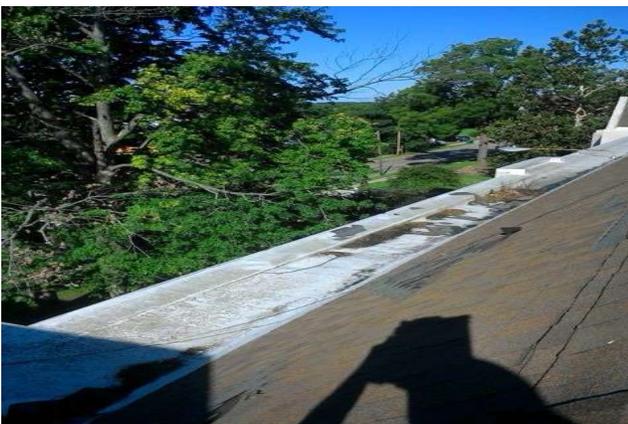
Work Beyond Scope of Maintenance Agreement (Customer Responsibility)			
Task	Year	Project \$	Task Description
Housekeeping Only	2022		Recommend removing debris from roof and drains.
Perimeter Fall Protection	2022		Recommend installing permanent ladder to safely access roof.
Perimeter Fall Protection	2022		Recommend installing a permanent perimeter fall protection solution.
Repairs Required, Minor	2022		Recommend recoating approximately one square (1 square) of flashing due to coating problems on eastern side of the roof.



Overview.



Overview.



Debris.



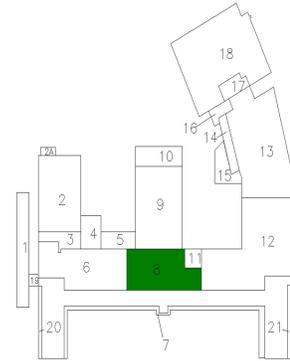
No fall protection.



No fall protection.

GENERAL INFORMATION

Roof Name Roof 08
 Service Activity Type QA Inspection
 Service Activity Date Jul 5 2023
 Job Number 173258
 Information Source Specification
 Year of Installation 2017
 Warranty Issued By: Tremco
 Expiration Date: Nov 20, 2027
 Type: 10 Year QA
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 3,414 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2017
 Overall Roof Condition Good Condition
 Inspection Comments The roof appears to be in good condition at this time.
 Technician Jason Richardson Jr.



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration

DRAINAGE AND SLOPE

Drainage Internal Drains
 Slope 1/4" inch(es) per foot

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Expansion Joint	Good Condition	
	Non-Parapet Wall	Good Condition	
	Parapet Wall	Good Condition	
Perimeter Wall and Flashing Type	Fluid Applied	Good Condition	

MAINTENANCE SUMMARY

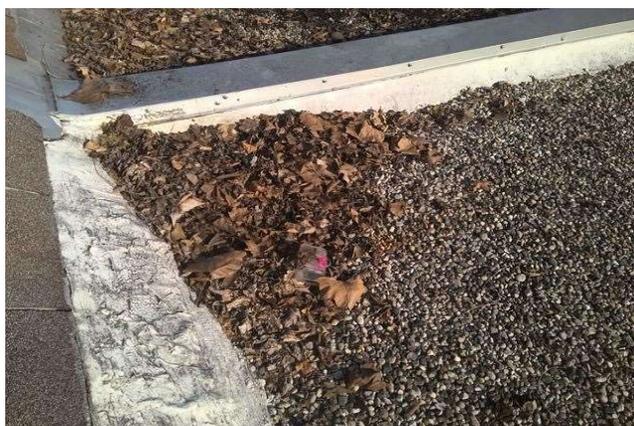
Work Performed	
Preventive Maintenance	Removed debris from the roof. Completed inspection checking roof surface, flashings, details and drainage.



Overview.



Overview.



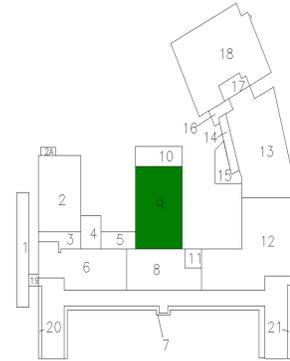
Debris on roof.



Removed debris.

GENERAL INFORMATION

Roof Name Roof 09
 Service Activity Type QA Inspection
 Service Activity Date Jul 5 2023
 Job Number 173258
 Information Source Specification
 Year of Installation 2017
 Warranty Issued By: Tremco
 Expiration Date: Nov 20, 2027
 Type: 10 Year QA
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 4,756 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2017
 Overall Roof Condition Good Condition
 Inspection Comments The roof appears to be in good condition at this time.
 Technician Jason Richardson Jr.



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration

DRAINAGE AND SLOPE

Drainage Internal Drains
 Slope 1/4" inch(es) per foot

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Parapet Wall	Good Condition	
Perimeter Wall and Flashing Type	Fluid Applied	Good Condition	

MAINTENANCE SUMMARY

Work Performed	
Preventive Maintenance	Completed inspection checking roof surface, flashings, details and drainage.



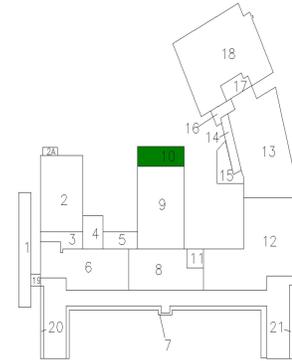
Overview.



Overview.

GENERAL INFORMATION

Roof Name Roof 10
 Service Activity Type QA Inspection
 Service Activity Date Jul 5 2023
 Job Number 173258
 Information Source Specification
 Year of Installation 2017
 Warranty Issued By: Tremco
 Expiration Date: Nov 20, 2027
 Type: 10 Year QA
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 1,160 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2017
 Overall Roof Condition Good Condition
 Inspection Comments The roof appears to be in good condition at this time.
 Technician Jason Richardson Jr.



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration
 Deck Type Concrete

DRAINAGE AND SLOPE

Drainage Onto Adjacent Roof
 Slope 1/4" inch(es) per foot

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Parapet Wall	Good Condition	
Perimeter Wall and Flashing Type	Fluid Applied	Good Condition	

MAINTENANCE SUMMARY

Work Performed	
Preventive Maintenance	Completed inspection checking roof surface, flashings, details and drainage.

OUTSTANDING BUDGET

Work Beyond Scope of Maintenance Agreement (Customer Responsibility)			
Task	Year	Project \$	Task Description
Perimeter Fall Protection	2023		Recommend installing a permanent fall protection solution.



Overview.



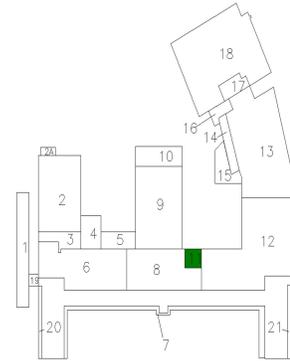
Overview.



Unprotected edge.

GENERAL INFORMATION

Roof Name Roof 11
 Service Activity Type QA Inspection
 Service Activity Date Jul 5 2023
 Job Number 173258
 Information Source Specification
 Year of Installation 2017
 Warranty Issued By: Tremco
 Expiration Date: Nov 20, 2027
 Type: 10 Year QA
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 399 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2017
 Overall Roof Condition Good Condition
 Inspection Comments The roof appears to be in good condition at this time.
 Technician Jason Richardson Jr.



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration

DRAINAGE AND SLOPE

Drainage Internal Drains
 Slope 1/4" inch(es) per foot

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Non-Parapet Wall	Good Condition	
	Parapet Wall	Good Condition	
Perimeter Wall and Flashing Type	Fluid Applied	Good Condition	

MAINTENANCE SUMMARY

Work Performed	
Preventive Maintenance	Completed inspection checking roof surface, flashings, details and drainage.



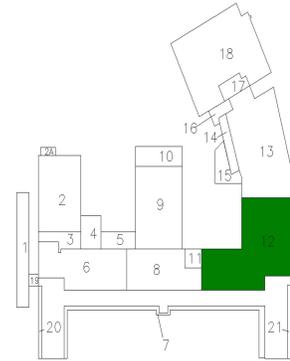
Overview.



Overview.

GENERAL INFORMATION

Roof Name Roof 12
 Service Activity Type QA Inspection
 Service Activity Date Jul 5 2023
 Job Number 173258
 Information Source Specification
 Year of Installation 2017
 Warranty Issued By: Tremco
 Expiration Date: Nov 20, 2027
 Type: 10 Year QA
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 7,214 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2017
 Overall Roof Condition Good Condition
 Inspection Comments The roof appears to be in good condition at this time.
 Technician Jason Richardson Jr.



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration

DRAINAGE AND SLOPE

Drainage Internal Drains
 Slope 1/4" inch(es) per foot

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Adjacent Roof	Good Condition	
	Expansion Joint	Good Condition	
	Parapet Wall	Good Condition	
Perimeter Wall and Flashing Type	Fluid Applied	Good Condition	

MAINTENANCE SUMMARY

Work Performed	
Preventive Maintenance	Removed debris from the roof. Removed debris from the drains. Completed inspection checking roof surface, flashings, details and drainage.

OUTSTANDING BUDGET

Work Beyond Scope of Maintenance Agreement (Customer Responsibility)			
Task	Year	Project \$	Task Description
Perimeter Fall Protection	2023		Recommend installing a permanent fall protection solution.



Overview.



Overview.



Debris on roof.



Removed debris.



Debris in drain.



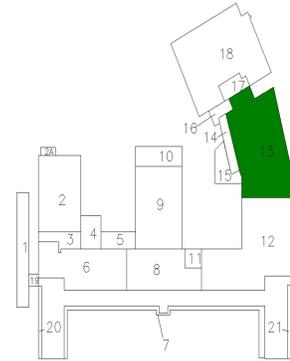
Removed debris.



Unprotected edge.

GENERAL INFORMATION

Roof Name Roof 13
 Service Activity Type QA Inspection
 Service Activity Date Jul 5 2023
 Job Number 173258
 Information Source Specification
 Year of Installation 2017
 Warranty Issued By: Tremco
 Expiration Date: Nov 20, 2027
 Type: 10 Year QA
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 6,624 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2017
 Overall Roof Condition Good Condition
 Inspection Comments The roof appears to be in good condition at this time.
 Technician Jason Richardson Jr.



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration

DRAINAGE AND SLOPE

Drainage Internal Drains
 Slope 1/4" inch(es) per foot

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Non-Parapet Wall	Good Condition	
	Parapet Wall	Good Condition	
Perimeter Wall and Flashing Type	Fluid Applied	Good Condition	
	Single Ply	Good Condition	

MAINTENANCE SUMMARY

Work Performed	
Preventive Maintenance	Removed debris from the roof. Removed debris from the drains. Completed inspection checking roof surface, flashings, details and drainage.



Overview.



Overview.



Debris on roof.



Removed debris.



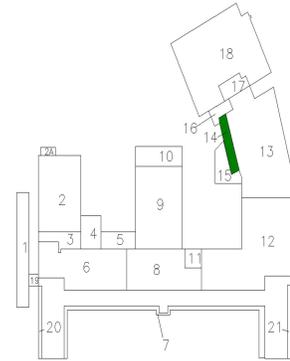
Debris in drain.



Removed debris.

GENERAL INFORMATION

Roof Name Roof 14
 Service Activity Type QA Inspection
 Service Activity Date Jul 5 2023
 Job Number 173258
 Information Source Specification
 Year of Installation 2017
 Warranty Issued By: Tremco
 Expiration Date: Nov 20, 2027
 Type: 10 Year QA
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 599 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2017
 Overall Roof Condition Good Condition
 Inspection Comments The roof appears to be in good condition at this time.
 Technician Jason Richardson Jr.



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration

DRAINAGE AND SLOPE

Drainage Internal Drains
 Slope 1/4" inch(es) per foot

PERIMETER, WALL AND COPING

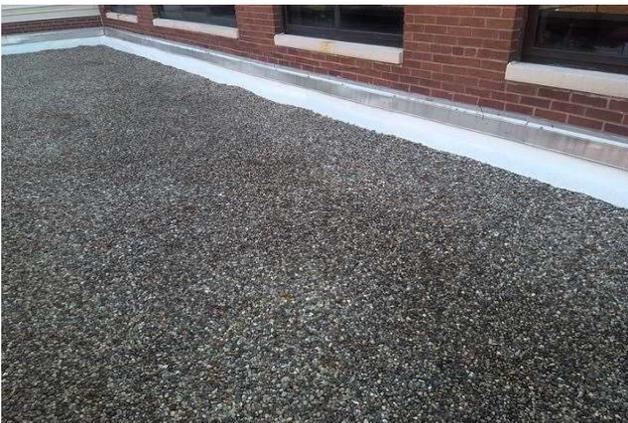
	Type	Condition(s)	Magnitude
Perimeter Type	Non-Parapet Wall	Good Condition	
	Parapet Wall	Good Condition	
Perimeter Wall and Flashing Type	Fluid Applied	Good Condition	

MAINTENANCE SUMMARY

Work Performed	
Preventive Maintenance	Removed debris from the roof. Completed inspection checking roof surface, flashings, details and drainage.



Overview.



Overview.



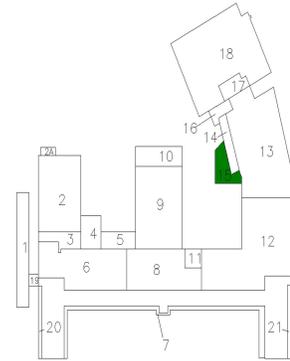
Debris in drain.



Removed debris.

GENERAL INFORMATION

Roof Name Roof 15
 Service Activity Type QA Inspection
 Service Activity Date Jul 5 2023
 Job Number 173258
 Information Source Specification
 Year of Installation 2017
 Warranty Issued By: Tremco
 Expiration Date: Nov 20, 2027
 Type: 10 Year QA
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 783 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2017
 Overall Roof Condition Good Condition
 Inspection Comments The roof appears to be in good condition at this time.
 Technician Jason Richardson Jr.



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration

DRAINAGE AND SLOPE

Drainage Internal Drains
 Slope 1/4" inch(es) per foot

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Non-Parapet Wall	Good Condition	
	Parapet Wall	Good Condition	
Perimeter Wall and Flashing Type	Fluid Applied	Good Condition	

MAINTENANCE SUMMARY

Work Performed	
Preventive Maintenance	Removed debris from the roof. Completed inspection checking roof surface, flashings, details and drainage.



Overview.



Overview.



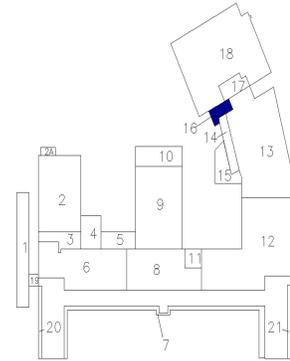
Debris on roof.



Removed debris.

GENERAL INFORMATION

Roof Name Roof 16
 Service Activity Type QA Inspection
 Service Activity Date Jul 5 2023
 Job Number 173258
 Information Source Specification
 Year of Installation 2017
 Warranty Issued By: Tremco
 Expiration Date: Nov 20, 2027
 Type: 10 Year QA
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 375 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2017
 Overall Roof Condition Repairs Required, Minor
 Inspection Comments The roof appears to be in good condition at this time.
 Technician Jason Richardson Jr.



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration

DRAINAGE AND SLOPE

Drainage Internal Drains
 Slope 1/4" inch(es) per foot

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Non-Parapet Wall	Good Condition	
	Parapet Wall	Good Condition	
	Raised Edge	Good Condition	
Perimeter Wall and Flashing Type	Fluid Applied	Good Condition	

MAINTENANCE SUMMARY

Work Performed	
Preventive Maintenance	Completed inspection checking roof surface, flashings, details and drainage.

OUTSTANDING BUDGET

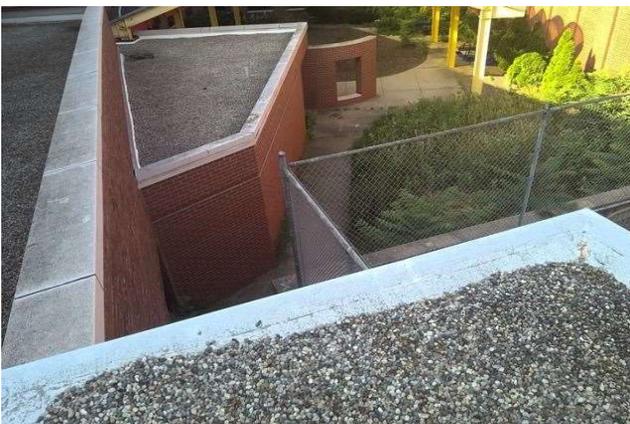
Work Beyond Scope of Maintenance Agreement (Customer Responsibility)			
Task	Year	Project \$	Task Description
Perimeter Fall Protection	2023		Recommend installing a permanent fall protection solution.
Repairs Required, Minor	2023		Recommend replacing missing drain strainer.



Overview.



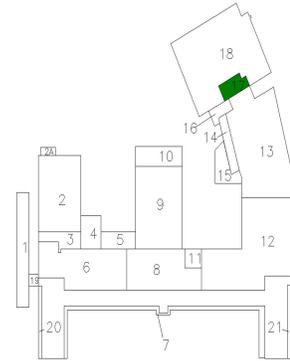
Overview.



Unprotected edge.

GENERAL INFORMATION

Roof Name Roof 17
 Service Activity Type QA Inspection
 Service Activity Date Jul 5 2023
 Job Number 173258
 Information Source Specification
 Year of Installation 2017
 Warranty Issued By: Tremco
 Expiration Date: Nov 21, 2027
 Type: 10 Year QA
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 559 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2017
 Overall Roof Condition Good Condition
 Inspection Comments The roof appears to be in good condition at this time.
 Technician Jason Richardson Jr.



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration

DRAINAGE AND SLOPE

Drainage Internal Drains
 Slope 1/4" inch(es) per foot

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Non-Parapet Wall	Good Condition	
	Parapet Wall	Good Condition	
Perimeter Wall and Flashing Type	Fluid Applied	Good Condition	

MAINTENANCE SUMMARY

Work Performed	
Preventive Maintenance	Completed inspection checking roof surface, flashings, details and drainage.



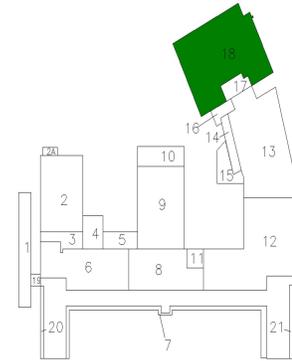
Overview.



Overview.

GENERAL INFORMATION

Roof Name Roof 18
 Service Activity Type QA Inspection
 Service Activity Date Jul 5 2023
 Job Number 173258
 Information Source Specification
 Year of Installation 2017
 Warranty Issued By: Tremco
 Expiration Date: Nov 20, 2027
 Type: 10 Year QA
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 7,419 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2017
 Overall Roof Condition Good Condition
 Inspection Comments The roof appears to be in good condition at this time.
 Technician Jason Richardson Jr.



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration

DRAINAGE AND SLOPE

Drainage Internal Drains
 Slope 1/4" inch(es) per foot

PERIMETER, WALL AND COPING

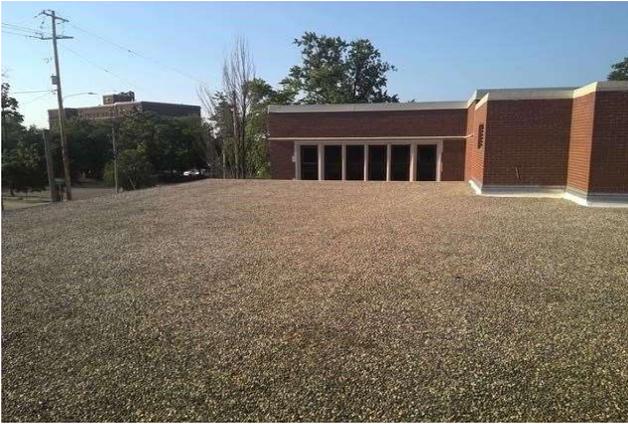
	Type	Condition(s)	Magnitude
Perimeter Type	Non-Parapet Wall	Good Condition	
	Parapet Wall	Good Condition	
Perimeter Wall and Flashing Type	Fluid Applied	Good Condition	

MAINTENANCE SUMMARY

Work Performed	
Preventive Maintenance	Removed debris from the roof. Completed inspection checking roof surface, flashings, details and drainage.

OUTSTANDING BUDGET

Work Beyond Scope of Maintenance Agreement (Customer Responsibility)			
Task	Year	Project \$	Task Description
Perimeter Fall Protection	2023		Recommend installing a permanent fall protection solution.



Overview.



Overview.



Debris on roof.



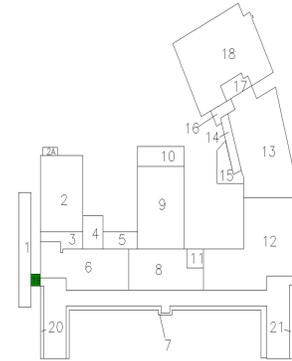
Removed debris.



Unprotected edge.

GENERAL INFORMATION

Roof Name Roof 19
 Service Activity Type QA Inspection
 Service Activity Date Jul 5 2023
 Job Number 173258
 Information Source Specification
 Year of Installation 2017
 Warranty Issued By: Tremco
 Expiration Date: Nov 20, 2027
 Type: 10 Year QA
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Size 144 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2017
 Overall Roof Condition Good Condition
 Inspection Comments The roof appears to be in the Amber category at this time.
 Technician Jason Richardson Jr.



ROOF CONSTRUCTION

Surfacing Aggregate
 Roof Type/System Built-Up Roof (BUR), ECOlastic Restoration

DRAINAGE AND SLOPE

Drainage Internal Gutters
 Slope 1/4" inch(es) per foot

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Non-Parapet Wall	Major Defects	Less than ¼ of roof
	Parapet Wall	Minor Defects	More than ¼ of roof
Perimeter Wall and Flashing Type	Modified Bitumen	Coating Problems	More than ¾ of roof

ROOF CONDITIONS

Defect(s)	Magnitude
Coating Problems	More than ¾ of roof

MAINTENANCE SUMMARY

Work Performed	
Preventive Maintenance	Removed debris from the roof. Removed debris from the drains. Completed inspection checking roof surface, flashings, details and drainage.

OUTSTANDING BUDGET

Work Beyond Scope of Maintenance Agreement (Customer Responsibility)			
Task	Year	Project \$	Task Description
Perimeter Fall Protection	2023		Recommend installing a permanent fall protection solution.



Overview.



Overview.



Debris on roof.



Removed debris.



Debris in drain.



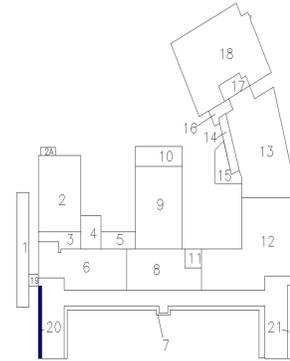
Removed debris.



Unprotected edge.

GENERAL INFORMATION

Roof Name Roof 20
 Service Activity Type QA Inspection
 Service Activity Date Jul 25 2022
 Job Number 163497
 Information Source Specification
 Year of Installation 2015
 Warranty Issued By: Tremco
 Expiration Date: Oct 29, 2035
 Type: 20 Year QA
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 288 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2015
 Overall Roof Condition Repairs Required, Minor
 Technician Steve Delaney



ROOF CONSTRUCTION

Surfacing Smooth
 Roof Type/System Fluid Applied, AlphaGuard MT Restoration
 Ply Info 1 ply Polyester, Cold Adhered
 1 ply EPDM, Fully Adhered
 Deck Type Wood

DRAINAGE AND SLOPE

Drainage Internal Drains

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Adjacent Roof	Fair Condition	
	Non-Parapet Wall	Weathered	Less than ¼ of roof
	Raised Edge	Stained	More than ¾ of roof
Perimeter Wall and Flashing Type	AlphaGuard	Stained	More than ¾ of roof

ROOF CONDITIONS

	Defect(s)	Magnitude
	Stained	More than ¾ of roof

MAINTENANCE SUMMARY

Work Performed	
Visual Inspection	Visual inspection only. Cannot safely access roof.

OUTSTANDING BUDGET

Work Beyond Scope of Maintenance Agreement (Customer Responsibility)			
Task	Year	Project \$	Task Description
Housekeeping Only	2022		Recommend removing debris from roof and drains.
Perimeter Fall Protection	2022		Recommend installing a permanent perimeter fall protection solution.
Safety Equipment	2022		Recommend installing permanent ladders to safely access roof.
Tree Work	2022		Recommend trimming back tree branches from roof.



Overview.



No fall protection.



No fall protection.



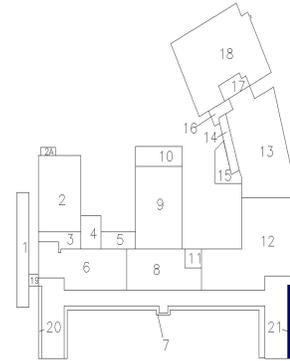
Debris.



Overhanging trees.

GENERAL INFORMATION

Roof Name Roof 21
 Service Activity Type QA Inspection
 Service Activity Date Jul 25 2022
 Job Number 163497
 Information Source Specification
 Year of Installation 2015
 Warranty Issued By: Tremco
 Expiration Date: Oct 29, 2035
 Type: 20 Year QA
 Installing Contractor HOEKSTRA ROOFING CO. *
 Roof Leaks No
 Roof Size 292 sq. ft.
 Is Ladder Required? No
 Past Work Restoration, 2015
 Overall Roof Condition Repairs Required, Minor
 Technician Steve Delaney



ROOF CONSTRUCTION

Surfacing Smooth
 Roof Type/System Fluid Applied, AlphaGuard MT Restoration
 Ply Info 1 ply Polyester, Cold Adhered
 1 ply EPDM, Fully Adhered
 Deck Type Wood

DRAINAGE AND SLOPE

Drainage Internal Drains

PERIMETER, WALL AND COPING

	Type	Condition(s)	Magnitude
Perimeter Type	Adjacent Roof	Fair Condition	
	Non-Parapet Wall	Weathered	Less than ¼ of roof
	Raised Edge	Stained	More than ¾ of roof
Perimeter Wall and Flashing Type	AlphaGuard	Stained	More than ¾ of roof

ROOF CONDITIONS

Defect(s)	Magnitude
Stained	More than ¾ of roof

MAINTENANCE SUMMARY

Work Performed	
Visual Inspection	Visual inspection only. Cannot safely access roof.

OUTSTANDING BUDGET

Work Beyond Scope of Maintenance Agreement (Customer Responsibility)			
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Overview.



No fall protection.



No fall protection.



Debris.