

PRELIMINARY ROOF EVALUATION

Visual Roof Condition Survey:

The purpose of the Visual Roof Condition Survey of the existing roof systems is as follows:

- To determine the design and adequacy of existing roof construction.
- To determine the condition of the existing roof system.
- To observe the conditions of roof penetration flashing, including but not limited to roof drains, flashing, soil stack flashing, pipe penetration flashing, mechanical equipment curb flashing and heater flue flashing.
- To observe the perimeter conditions of the roofs; including but not limited to adjoining walls, base and step flashing, counter flashing, drip and rake edge flashing, gravel stop, gutters and rain water leaders.
- To observe to the extent possible, the condition and adequacy of roof substrates.
- To observe the drainage characteristics of the roof.
- To observe roof slopes with particular attention being given to the potential for ponding.
- To gather the data necessary to develop comprehensive roof repair and / or replacement plans and specifications.
- Remedial and long-term roof maintenance.
- To provide photographic documentation of typical roof conditions and problem areas.
- To provide detailed roof drawings indicating roof penetrations, roof flashing areas, where photographs were taken and problem areas in the existing roof system.

Written Report:

The findings of the Visual Roof Condition Survey are presented in a comprehensive written report.

Specific items reviewed in the report shall include, but will not be limited to the following:

1. Observations of all existing roof, perimeter, flashing, and substrate conditions noted.
2. Detailed discussion of the implications of all observations.
3. Presentation and discussion of alternatives available for roof repairs replacement and or modifications.
4. Budget estimates for the various repair and/or replacement options.
5. Photographs of existing roof conditions and problem areas.
6. The proposed design parameters of recommended roof repairs and / or replacements.
7. A prioritized roof repair and/or replacement schedule.