



Roof Inspection Report



5793 Independence St.
Arvada, CO 80002

Summited To: Reilly Chunn

March 4, 2019

Inspector: Dan C.

Observations



North Elevation



East Elevation



South Elevation



West Elevation

Core Sample By Layer

Method Used: Non-Obstructive *Observation Only

Decking: Plywood

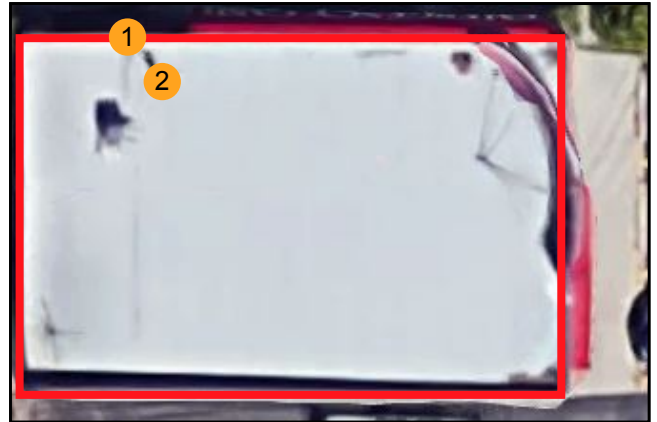
Layer 1: Modified Base Sheet

Layer 2: Modified Granulated Cap Sheet

Deficiencies

Heather Wilson, State Farm

Section: 1
Roof System: Modified GTA
Size: 1300 Sqft
Inspection Date: March 1, 2019



Deficiency #1 Remedial

Quantity: 1 EA

Missing Pitch Pocket.

Correction Method

Monitor or perform repairs to increase its longevity.

Install per manufacture specification once a new roof system is installed.



Deficiency #2 Remedial

Quantity: 1 EA

Displaced /Cracked Sealants

Correction Method

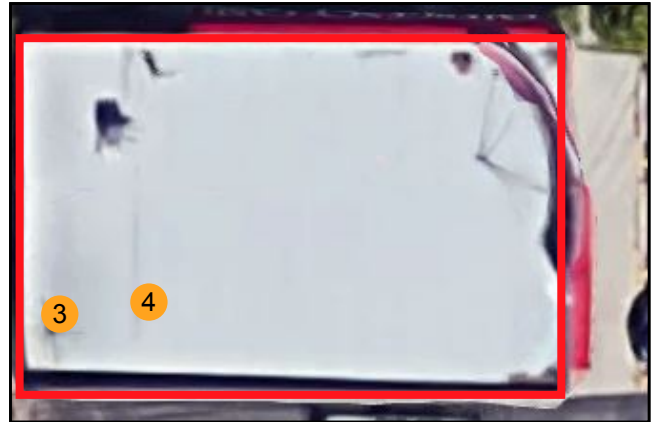
Monitor or perform repairs to increase its longevity.

Perform standard modified 3 coarse repairs.

Deficiencies

Heather Wilson, State Farm

Section: 1
Roof System: Modified GTA
Size: 1300 Sqft
Inspection Date: March 1, 2019



Deficiency #3 Emergency

Quantity: 1 EA

Displaced / Cracked Sealants

Correction Method

Perform a 3 coarse repair to mitigate any leaking into the underlying substrates.



Deficiency #4 Remedial

Quantity: 1 EA

Missing Pitch Pocket.

Correction Method

Monitor or perform repairs to increase its longevity.

Install per manufacture specification once a new roof system is installed.

Deficiencies

Heather Wilson, State Farm

Section: 1

Roof System: Modified GTA

Size: 1300 Sqft

Inspection Date: March 1, 2019



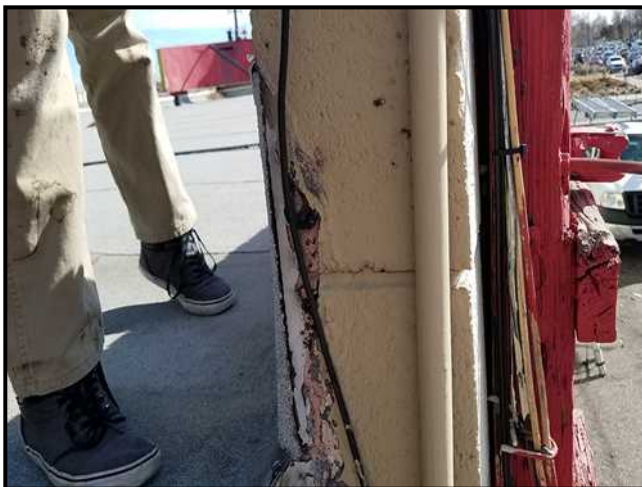
Deficiency #5 Emergency

Quantity: 2 LF

Missing Termination

Correction Method

Install termination bar and sealants per manufactures specifications.



Deficiency #6 Emergency

Quantity: 2

LF
Missing Termination

Correction Method

Install termination bar and sealants per manufactures specifications.

Deficiencies

Heather Wilson, State Farm

Section: 1
Roof System: Modified GTA
Size: 1300 Sqft
Inspection Date: March 1, 2019



Deficiency #7 Emergency

Quantity: LF

Displaced / Cracked Sealants

Correction Method

Perform a 3 coarse repair to mitigate any leaking into wall flashing and the underlying substrates.



Deficiency #8 Emergency

Quantity: LF

Displaced / Cracked Sealants

Correction Method

Perform a 3 coarse repair to mitigate any leaking into wall flashing and the underlying substrates.

Deficiencies

Heather Wilson, State Farm

Section: 1
Roof System: Modified GTA
Size: 1300 Sqft
Inspection Date: March 1, 2019



Deficiency #9 Emergency

Quantity: 5 LF

Missing Termination

Correction Method

Install termination bar and sealants per manufactures specifications.



Deficiency #10 Emergency

Quantity: 5 LF

Missing Termination

Correction Method

Install termination bar and sealants per manufactures specifications.

Deficiencies

Heather Wilson, State Farm

Section: 1

Roof System: Modified GTA

Size: 1300 Sqft

Inspection Date: March 1, 2019



Deficiency #11 Emergency

Quantity: LF

Displaced / Cracked Sealants

Correction Method

Perform a 3 coarse repair to mitigate any leaking into wall flashing and the underlying substrates.



Deficiency #12 Remedial

Quantity: 1

Roof Debris

Correction Method

Bag, clean area and dispose of offsite.

Deficiencies

Heather Wilson, State Farm

Section: 1

Roof System: Modified GTA

Size: 1300 Sqft

Inspection Date: March 1, 2019



Deficiency #13 Emergency

Quantity: LF

Displaced / Cracked Sealants

Correction Method

Perform a 3 coarse repair to mitigate any leaking into wall flashing and the underlying substrates.



Deficiency #14 Remedial

Quantity: 1

Roof Debris

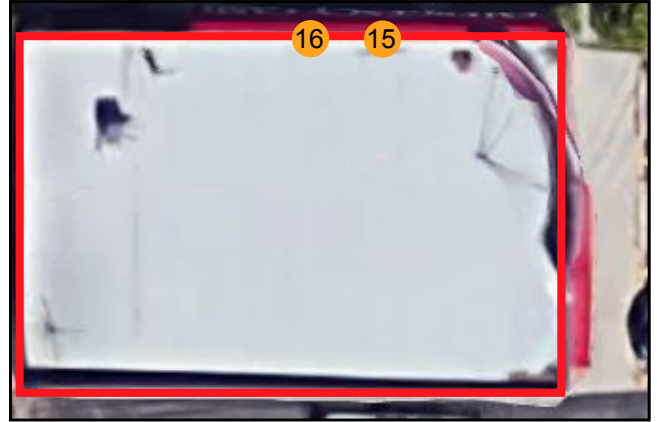
Correction Method

Bag, clean area and dispose of offsite.

Deficiencies

Heather Wilson, State Farm

Section: 1
Roof System: Modified GTA
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Inspection Date: March 1, 2019



Deficiency #15 Emergency

Quantity: 1 LF

Open Base Flashings

Correction Method

Perform a 3 coarse repair to mitigate any leaking into wall flashing and the underlying substrates.



Deficiency #16 Emergency

Quantity: 4 LF

Open Base Flashings

Correction Method

Perform a 3 coarse repair to mitigate any leaking into wall flashing and the underlying substrates.

Deficiencies

Heather Wilson, State Farm

Section: 1
Roof System: Modified GTA
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Deficiency #17 Emergency

Quantity: 4 LF

Open Base Flashings

Correction Method

Perform a 3 coarse repair to mitigate any leaking into wall flashing and the underlying substrates.



Deficiency #18 Emergency

Quantity: 5 LF

Missing Termination

Correction Method

Install termination bar and sealants per manufactures specifications.

Deficiencies

Heather Wilson, State Farm

Section: 1

Roof System: Modified GTA

Size: 1300 Sqft

Inspection Date: March 1, 2019



Deficiency #19 Emergency

Quantity: 30

LF
Debris In Drainage

Correction Method

Clean, bag and dispose off site

Conclusions

Heather Wilson, State Farm



Section: 1

Roof System: Modified GTA

Size: 1300 Sqft

Inspection Date: March 1, 2019

Condition Summary

Membrane: A

Flashings: D

Sheet Metals: N/A

Overall: C

Overall Grade

A = 10 Years or more of service life remaining

B = 8-10 Years of service life remaining

C = 5-7 Years of service life remaining

D = 2-4 Years of service life remaining

F = Less than 1 Year of service life remaining

Recommendations

Several deficiencies are affecting the Overall Grade of the current roof system.

The below repairs can boost the Overall Grade to (A) 10 Yrs. or more serviceable life remaining.

- (a) Approx. 20 LF of wall flashing were found loose and unsecured from the current termination bar in place allowing areas for the elements to gain entry under the roof system.
 - Install termination bar securing the membrane to the parapet wall.
- (b) The sealants across all 120LF of the current termination bar have deteriorated, cracked, or has begun to peel from the brick parapet walls and is susceptible to the elements.
 - Complete 3 coarse repairs to the entire 120 LF of wall termination.
- (c) Other base flashings were found loose and susceptible to the elements.
 - Complete 3 coarse repairs to prolong service life of the roof system.
- (d) Clogged Drainage. Drainage is an important and often over looked part of a roof system.
 - Remove debris from the roof top and from within gutter system.

Repair Pricing

Heather Wilson, State Farm



Section: 1

Roof System: Modified GTA

Size: 1300 Sqft

Inspection Date: March 1, 2019

Description

- (a) Install 20 LF of termination bar securing the membrane to the parapet wall.
- (b) Complete 3 coarse repairs to the entire 120 LF of wall termination bar.
- (c) Base Flashings, complete 3 coarse repairs. Approx. 12LF
- (d) Remove debris from the roof top and from within gutter system.

Payment Terms

AUTHORIZATION TO PROCEED

Signature: _____ Date: _____ Amount: \$ 1279.87

Printed Name: _____ PO: _____



March 4, 2019
Inspector: Dan C.