

Tremco Roof Condition Assessment

North Rockland High School



Completed By:



June 27th, 2021

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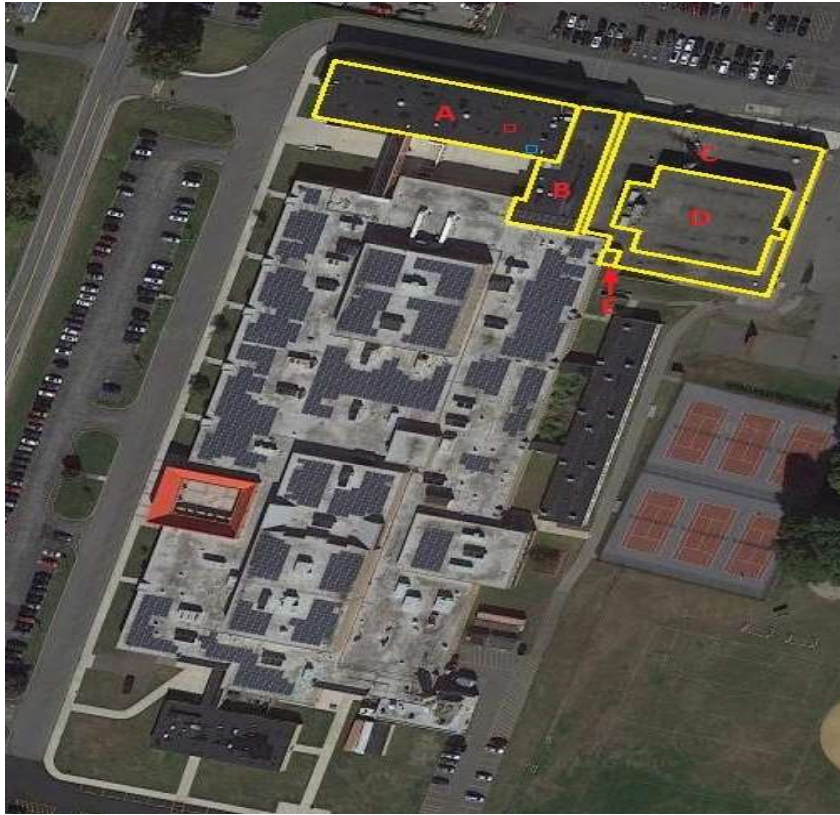
General Information

A visual and physical inspection was completed at 106 Hammond Rd., Thiells, NY 10984. The inspection of the roofing system took place on Wednesday, June 27th, 2021. The weather conditions during the roof inspection can be described as hot and sunny with clear skies. The purpose of the inspection was to evaluate the existing usable service life as well as any/all possible leaks. Based on findings an informed opinion is provided about the useful service life of the roofs, as well as recommendations on how to proceed and to determine if the roofs could potentially be a restoration candidate vs full replacement.

The general scope of the roof inspection involved the following:

1. Visual examination of all accessible exterior roof surfaces and flashing systems.
2. Visual examination of accessible interior ceiling locations, where possible.
3. Visual examination of existing masonry walls, particularly at/near roof lines.
4. Visual inspection of existing drains and penetration.
5. Core samples were taken to verify existing construction.
6. Photographic documentation of everything above.

Core Samples



Core Sample Layout 1:

- EPDM
- 3" Iso
- ½" coverboard
- Sloped Lightweight Concrete deck

Red = Core Sample 1

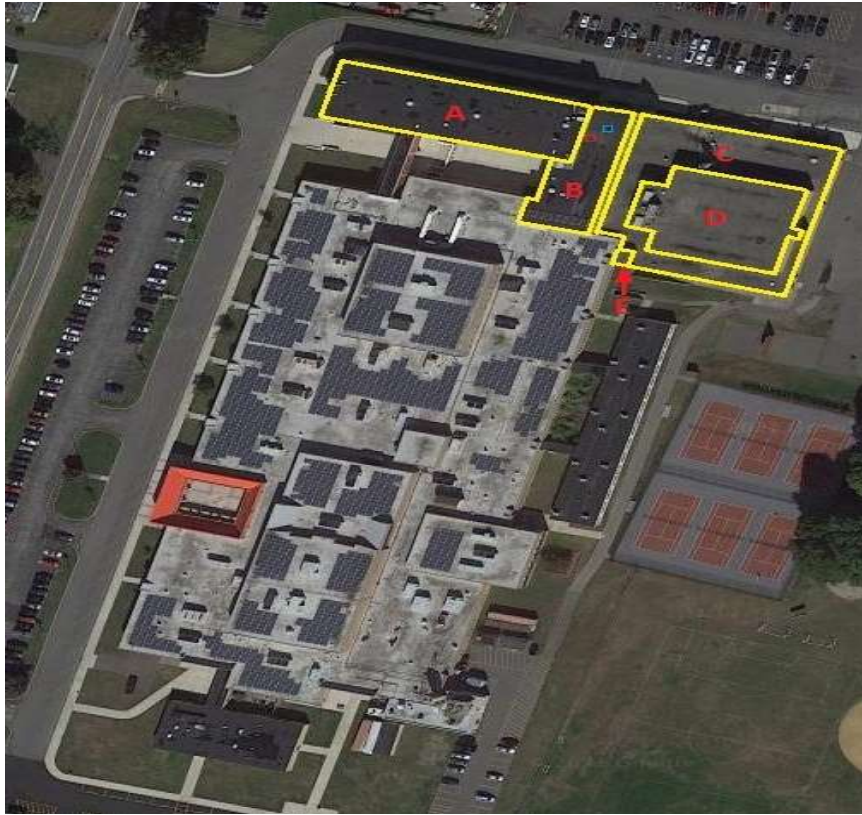
Blue = Core Sample 2

Core Sample Layout 2:

- EPDM
- 2 ½" Iso
- ½" coverboard
- Sloped Lightweight Concrete deck



Core Samples



Core Sample Layout 1:

- EPDM
- 2" Iso
- ½" coverboard
- Sloped Lightweight Concrete deck

Red = Core Sample 1

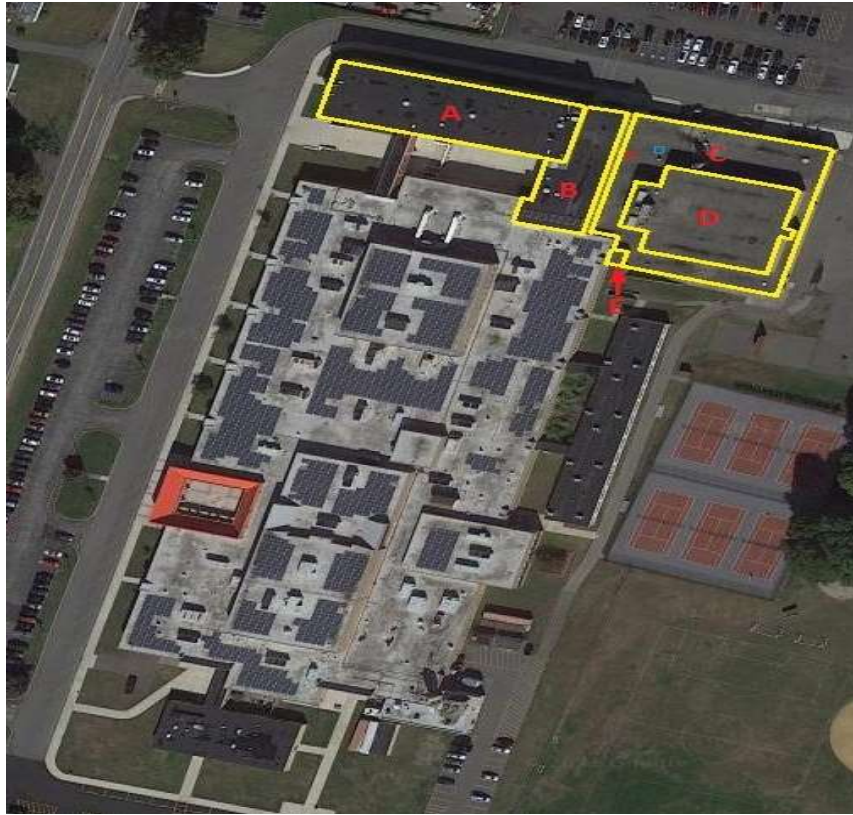
Blue = Core Sample 2

Core Sample Layout 2:

- EPDM
- 3" Iso
- ½" coverboard
- Sloped Lightweight Concrete deck



Core Samples



Core Sample Layout 1:

- Ballasted EPDM
- 3" Iso
- 1/2" coverboard
- Sloped Lightweight Concrete deck

Red = Core Sample 1

Blue = Core Sample 2

Core Sample Layout 2:

- Ballasted EPDM
- 3" Iso
- 1/2" coverboard
- Sloped Lightweight Concrete deck



Core Samples



Core Sample Layout 1:

- Ballasted EPDM
- 5" Iso
- ½" coverboard
- Sloped Lightweight Concrete deck

Red = Core Sample 1

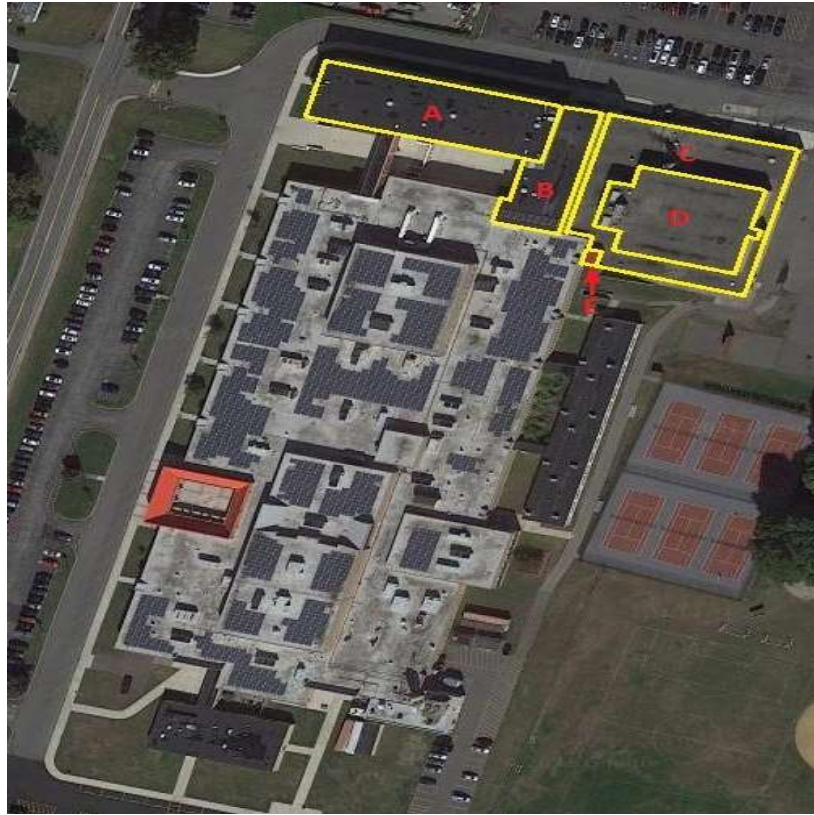
Blue = Core Sample 2

Core Sample Layout 2:

- Ballasted EPDM
- 3" Iso
- ½" coverboard
- Sloped Lightweight Concrete deck



Core Samples



Core Sample Layout 1:

- Ballasted EPDM
- 3" Iso
- ½" coverboard
- Sloped Lightweight Concrete deck

Red = Core Sample 1



Roof Inspection Summary

A visual roof inspection was completed at 106 Hammond Rd., Thiells, NY 10984. Nine core samples were taken during this inspection. The following conditions & defects were noted during the time of the inspection.

- Open seams.
- Open patches.
- Debris in drains.
- Damaged counter flashings.
- Debris on roofs.
- Aging membrane.
- Signs of degradation.
- Wet insulation.

Photographs



Roof overview.



Roof overview.



Roof overview.



Roof overview.



Roof overview.



Roof overview.

Photographs



Roof overview.



Roof overview.



Roof overview.



Roof overview.



Roof overview.



Roof overview.

Photographs



Open patch.



Open Seam.



Failing Seam.



Damaged counter flashing.



Debris.



Open patch.

Photographs



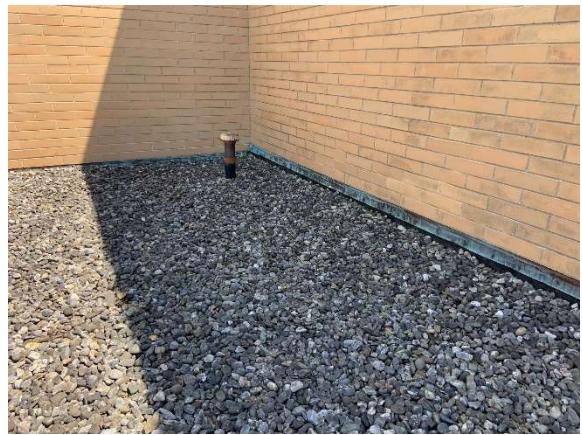
Debris.



Debris.



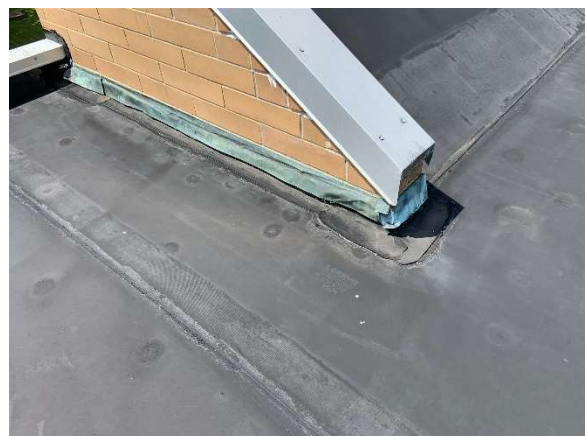
Open patches.



Damaged counter flashing.

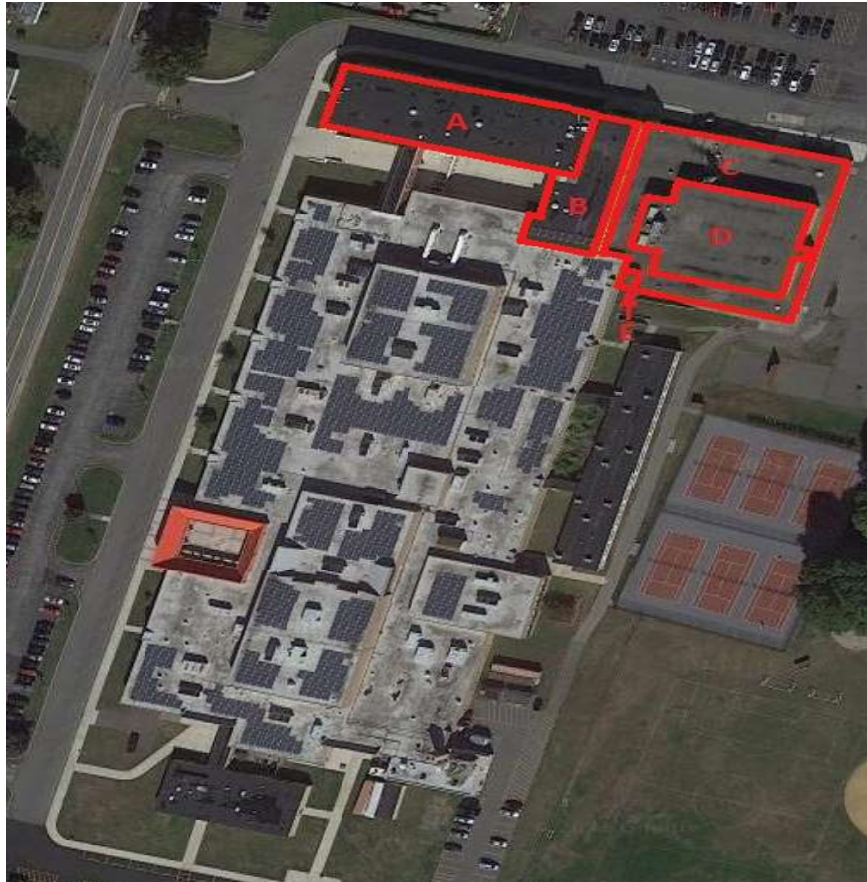


Debris.



Damaged counter flashing.

Building Overview



Overview Measurements

| | |
|--------------------------|------------------------------|
| Roof section A | 16,000 Ft ² |
| Roof section B | 8,000 Ft ² |
| Roof section C | 18,000 Ft ² |
| Roof section D | 13,500 Ft ² |
| Roof section E | 500 Ft ² |
| Total Square Feet | 56,000 Ft² |

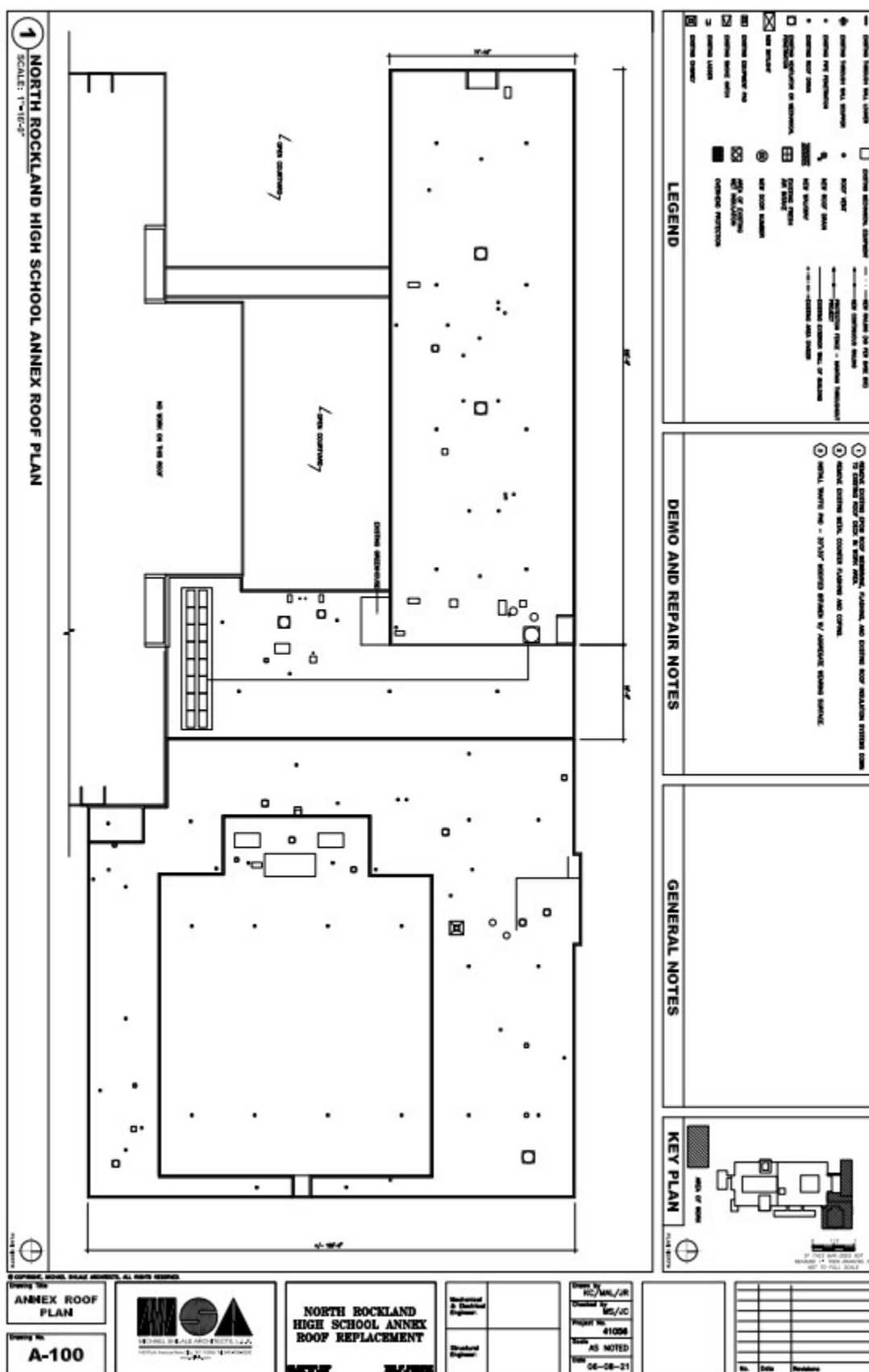
| | |
|-----------------|------------------------|
| Roof section 7 | 14,900 Ft ² |
| Roof section 8 | 1,400 Ft ² |
| Roof section 9 | 14,680 Ft ² |
| Roof section 10 | 2,780 Ft ² |
| Roof section 11 | 8,800 Ft ² |
| Roof section 12 | 2,750 Ft ² |

Total square feet 100,580 Ft²

Yellow = Potentially Restorable

Red= Replaceable

Complete Total Ft² = 56,000 Ft²



Recommendations

- It is recommended that all active leaks be repaired to provide a dry environment.
- Penetrations, base flashings, units, drain details etc. with failures should be cleaned, patched, and sealed with proper materials and methods.
- Cuts, tears, and pinholes should be sealed.
- All debris and vegetation should be cleared from the roof.
- All drains should be cleared of debris.
- Failing repairs recommend be ripped off and repaired.

Full Replacement Budgets

*Note these budgets do not include testing
or abatement for asbestos

Full Replacement Budgets

| Roof Section | Size (ft ²) | Built up Roof | |
|-----------------|-------------------------|---------------|-------------|
| | | \$ 31 | \$ 33 |
| A | 16,000 | \$496,000 | \$528,000 |
| B | 8,000 | \$248,000 | \$264,000 |
| C | 18,000 | \$558,000 | \$594,000 |
| D | 13,500 | \$418,500 | \$445,500 |
| E | 500 | \$15,500 | \$16,500 |
| Total | 56,000 | \$1,736,000 | \$1,848,000 |

