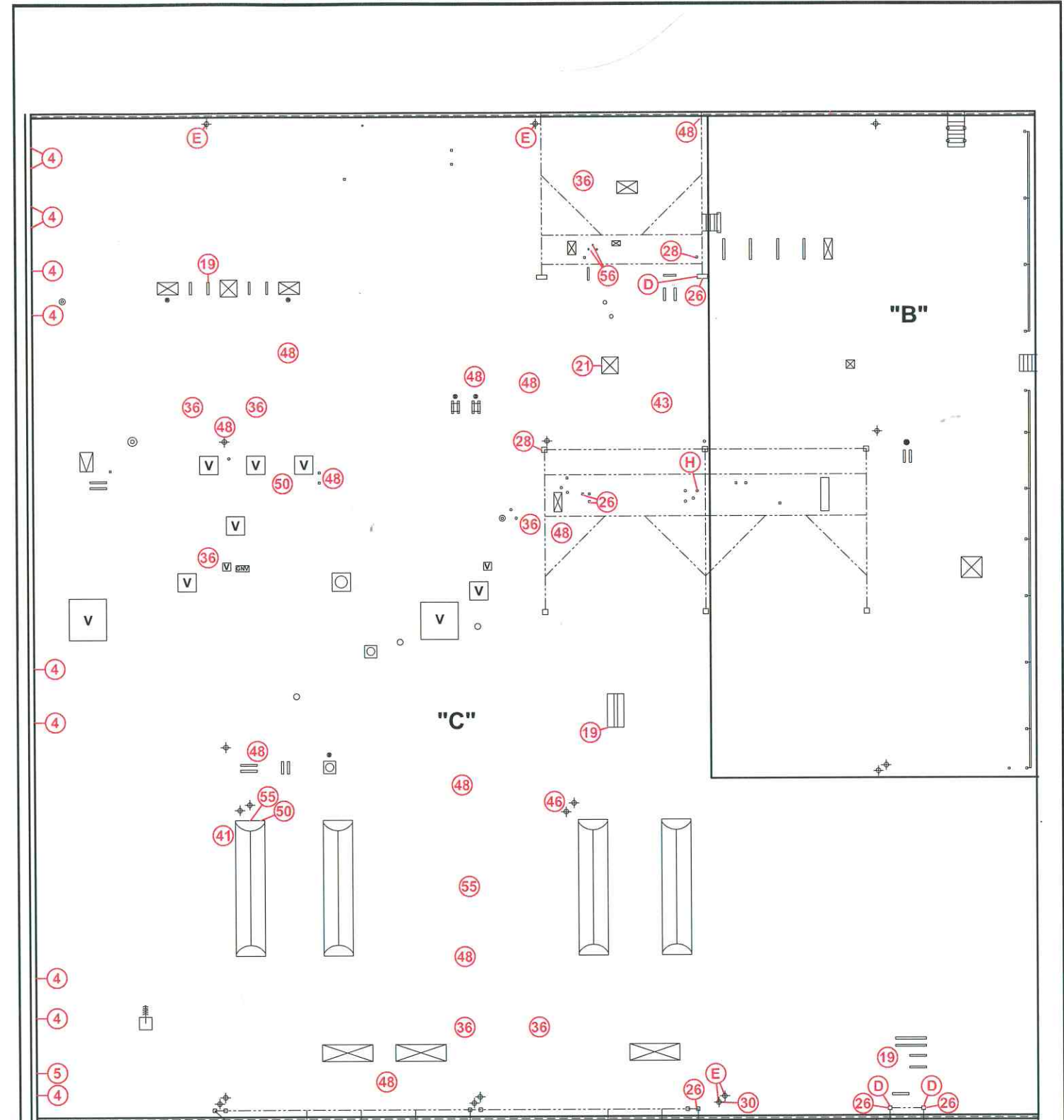


**OBVIOUS CONDITIONS**

4. There are 7 locations totaling approximately 31 LF where a termination bar is in need of resecurment at the top of the perimeter flashings.
5. There was 1 open lap noted along perimeter flashings in need of spot repair with a 5 course application of fabric and roof cement.
19. There were 3 openings noted on roof curbs that are in need of spot repair in 5 course fashion with fabric and roof cement.
21. There is approximately 6 LF of equipment curb flashings that are in need of reflashing with a new APP modified bitumen material. This material should be torch applied and the existing surface of the modified bitumen should be heated prior to this to bring the asphalt up over the coating for proper adhesion.
26. There are a total of 8 pitch pockets that are open and/or depleted. 7 of these are filled with pourable sealer and at the pourable sealer locations, it would be recommended that a new larger pitch pocket extending approximately 2" higher than the existing be installed and properly filled with new pourable sealer. The one pitch pocket with roof cement can be tamped and filled with roof cement so as to shed water.
28. There are 2 pitch pockets, totaling approximately 4 LF, where the flashings were found to be open and in need of restripping in 5 course fashion with fabric and roof cement.
- D. There are 2 pitch pockets that are currently not open but were sealed with caulk as opposed to pourable sealer. At these locations, it would be recommended that the 2 pitch pockets be fitted out with larger pitch pockets extending approximately 2" higher than the existing with at least 1" between the existing pitch pocket and the new pitch pocket around the perimeter and filled with pourable sealer.
36. There is approximately 1700 SF of ponded roof area throughout Roof Section C. This is due to insufficient crickets between drains and should be addressed during any future reroofing procedures.
- E. There are 3 drain sumps that are showing severe signs of deterioration and should be coated with a non-asbestos grade fibrated aluminum roof coating.
43. There is 1 large blister on this roof that should be cut, dried and reset and resurfaced with a torch applied APP modified bitumen material to a properly prepared surface.
48. The coating on the entire roof surface is showing signs of weathering and deterioration. It does not appear to be cost effective at this time to recoat the entire roof system unless monies cannot be appropriated within the next 2 – 3 years for reroofing.
50. There is approximately 2,296 SF of wet insulation noted throughout the roof system. At this time, as outlined above, it would be recommended that these areas be overlaid with a new APP modified bitumen material to a properly prepared surface until such time that reroofing can take place and the wet insulation be addressed at that point.
56. There are 3 openings on pipe or stack flashings in need of spot repair.
- H. There is 1 loose band noted on a pipe flashing that is in need of resecurment.

**ROOF MAINTENANCE SYSTEMS**



CLIENT:	TITLE:	DATE:	DRAWING #
ADDRESS:		DRAWING BY:	SCALE: