



# Q-Care Roof System Assessment

**Customer:** City of Bloomington Department of Public Works

**Jobsite:** John Waldron Arts Center (Bloomington)

**Inspection Number:** INS-88

## SERVICE ORDER INFORMATION

<b>Inspection Number:</b>	INS-88	<b>Jobsite Name:</b>	John Waldron Arts Center (Bloomington)
<b>Inspection Type:</b>	One-Time	<b>Address:</b>	122 S Walnut Ave
<b>Contact:</b>	JD Boruff	<b>Address:</b>	
<b>Customer Job Number:</b>		<b>City:</b>	Bloomington
<b>Customer PO:</b>	20-436	<b>State:</b>	IN
<b>Date Opened:</b>	07/14/2020	<b>Zip Code:</b>	47404
<b>Date Completed:</b>	07/16/2020		

## ROOF REPLACEMENT BUDGETS

Roof Area	Approx. Age	Budget Year for Replacement	Square Feet	Square Foot Cost	Replacement Cost
Section 1	Unknown	2032	5,134	\$6.50	\$33,371.00
Section 2	Unknown	2026	2,400	\$6.50	\$15,600.00

## SERVICE HISTORY

SO Number	Subject	Customer	Work Performed	Reported By	Completion Date	Total Price
M-35774	John Waldron Arts Center (Bloomington)	City of Bloomington Department of Public Works	completed 2020 roof inspection per agreement	JD Boruff		\$ 750.00

## ROOF AREAS

<b>Roof Area:</b>	<b>Section 1</b>
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### Roof Area Section 1 Overall Condition

The overall condition of the roof is good.

<b>Approximate Roof Area Size:</b>	5,134 Square Feet	<b>Deck Type:</b>	Wood
<b>Approximate Year Installed:</b>	Unknown	<b>Slope:</b>	Unknown
<b>Approximate Roof Height:</b>	40 Feet	<b>Membrane Type:</b>	TPO
<b>Drainage:</b>	Roof Drains	<b>Membrane Thickness:</b>	60 mil
<b>Number of Existing Roofs:</b>	Unknown	<b>Membrane Attachment:</b>	Fully Adhered

### Roof Area Section 1 Component Conditions

<b>Perimeter Edge/Gutter Flashing:</b>	N/A	<b>Parapet Wall Flashing:</b>	Good
<b>Wall Flashing:</b>	Good	<b>Control / Expansion Joints:</b>	N/A
<b>Penetration Flashing:</b>	Good	<b>Membrane Condition:</b>	Good
<b>Counterflashing:</b>	Good	<b>Debris:</b>	None
<b>Coping Joints:</b>	Good	<b>Ponding Water:</b>	None

<b>Roof Area:</b>	<b>Section 2</b>
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### Roof Area Section 2 Overall Condition

The overall condition of the roof is fair.

<b>Approximate Roof Area Size:</b>	2,400 Square Feet	<b>Deck Type:</b>	Wood
<b>Approximate Year Installed:</b>	Unknown	<b>Slope:</b>	Unknown
<b>Approximate Roof Height:</b>	15 Feet	<b>Membrane Type:</b>	EPDM
<b>Drainage:</b>	Scuppers & Downspouts	<b>Membrane Thickness:</b>	60 mil
<b>Number of Existing Roofs:</b>	Unknown	<b>Membrane Attachment:</b>	Fully Adhered

### Roof Area Section 2 Component Conditions


<b>Perimeter Edge/Gutter Flashing:</b>	N/A	<b>Parapet Wall Flashing:</b>	Fair
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<b>Wall Flashing:</b>	Fair	<b>Control / Expansion Joints:</b>	N/A
<b>Penetration Flashing:</b>	Fair	<b>Membrane Condition:</b>	Fair
<b>Counterflashing:</b>	Poor	<b>Debris:</b>	Minor
<b>Coping Joints:</b>	N/A	<b>Ponding Water:</b>	Minor

ROOF AREA - S

Photo	Description
	<p><b>Deficiency Number:</b> 17734</p> <p><b>Photo Type:</b> Problem</p> <p><b>Category:</b> Wall or Base Flashing</p> <p><b>Deficiency:</b> Loose Base Tie-in of Base Flashings</p> <p><b>Unit:</b> sf</p> <p><b>Quantity:</b> 15</p> <p><b>Inspected By:</b> Justus King</p> <p><b>Note:</b> Loose/unadhered wall flashing membrane identified. The wall flashings are installed to prevent moisture from damaging the wall substrate and to protect the roof system from water intrusion at the roof/wall transition. Cut open all affected areas of parapet wall. Readhere existing membrane to the substrate, making sure to properly repair any areas of base tie in that are affected. Repair cuts in parapet wall membrane per industry standards.</p> <p><b>Recommendation:</b> Repair</p>



**Deficiency Number:** 17735

**Photo Type:** Problem

**Category:** Holes

**Deficiency:** Holes or Punctures

**Unit:** ea

**Quantity:** 6

**Inspected By:** Justus King

**Note:** Puncture hole identified. Puncture holes in roof/flashing membranes allow for water intrusion into the roof system usually resulting in leak activity. Install a permanent repair patch to the deficiency using similar materials per industry standards.

**Recommendation:** Repair



**Deficiency Number:** 17736

**Photo Type:** Problem

**Category:** System

**Deficiency:** Fastener Loose/Missing

**Unit:** ea

**Quantity:** 1

**Inspected By:** Justus King

**Note:** Loose/backed out roof system fastener identified. Roof system fasteners hold the roof insulation and/or the roof membrane intact to the substrate. Fasteners can back out because of building movement or expansion/contraction of the roof system caused by hot/cold temperatures. They may also back out from improper installation practices. Open roof membrane in the affected areas. Reset existing/replace damaged fastener and repair membrane w/similar material per industry standards.

**Recommendation:** Repair



**Deficiency Number:** 17737

**Photo Type:** Problem

**Category:** Patching

**Deficiency:** Improper Patch

**Unit:** ea

**Quantity:** 1

**Inspected By:** Justus King

**Note:** Missing detail flashing identified. Detail flashings are responsible for keeping moisture from intruding into the roof system at all roof penetrations, perimeter wall transition intersections, etc. Remove all loose/failed flashing material and install new flashing using similar materials per industry standard.

**Recommendation:** Repair



**Deficiency Number:** 17738

**Photo Type:** Problem

**Category:** Patching

**Deficiency:** Hole/Opening in Patch

**Unit:** ea

**Quantity:** 2

**Inspected By:** Justus King

**Note:** Missing detail flashing identified. Detail flashings are responsible for keeping moisture from intruding into the roof system at all roof penetrations, perimeter wall transition intersections, etc. Remove all loose/failed flashing material and install new flashing using similar materials per industry standard.

**Recommendation:** Repair



**Deficiency Number:** 17740

**Photo Type:** Problem

**Category:** Drainage

**Deficiency:** Hole/Tear in Membrane at Drain or Scupper

**Unit:** ea


**Quantity:** 4

**Inspected By:** Justus King

**Note:** Failed scupper flashing identified. Through wall scupper drains are designed to allow water to run off of the roof surface. Their penetration point in a parapet wall must be properly flashed to prevent water intrusion at that parapet wall. Remove all loose/failed flashing material from affected area. Install new flashing pieces to affected area per industry standards.

**Recommendation:** Repair



	<b>Deficiency Number:</b> 17741
	<b>Photo Type:</b> Problem
	<b>Category:</b> Debris or Vegetation
	<b>Deficiency:</b> Heavy Debris
	<b>Unit:</b> Area
	<b>Quantity:</b> 1
	<b>Inspected By:</b> Justus King
<b>Note:</b> Collected debris identified on roof surface or in guttering. Loose debris can impede water run off in drainage sump areas and guttering. Additionally it can clog roof drain pipe, scupper and downspout outlet openings. Remove loose debris from roof surface and haul away.	
<b>Recommendation:</b> Repair	

## RECOMMENDED REPAIRS

Roof Area	Repair	Budgeted Cost
Section 2	Loose Base Tie-in of Base Flashings	\$1,125.00
Section 2	Holes or Punctures	\$180.00
Section 2	Fastener Loose/Missing	\$40.00
Section 2	Improper Patch	\$50.00
Section 2	Hole/Opening in Patch	\$100.00
Section 2	Hole/Tear in Membrane at Drain or Scupper	\$160.00
Section 2	Heavy Debris	\$30.00
<b>Total Budgeted Cost of Recommended Repairs</b>		<b>\$1,685.00</b>

## CONCLUSION



#### CONCLUSION

The John Waldron Arts Center, located at 122 S. Walnut St. Bloomington, consists of (2) roof sections based upon the architectural design of the facility and our inspection process. There is currently a fully adhered Carlisle TPO roof system installed on the main roof section and a fully adhered EPDM roof system installed on the other roof section of this facility.

As a result of our roof inspection, these roof systems will be given an overall condition RATING. This RATING is based on a few different attributes: approximate age of the current roof system, amount of identified deficiencies in that roof system and how adequately the current roof system is performing. This RATING is contingent upon completing any and all repairs to the identified deficiencies noted in this inspection and in keeping proper maintenance of the existing roof system. Along with this overall RATING, a LIFE EXPECTANCY is also given. The LIFE EXPECTANCY is associated with the RATING and gives an approximate number of serviceable years that the roof system has remaining before replacement is recommended. The RATING/LIFE EXPECTANCY scale is as follows:

EXCELLENT: 17-20+ years of serviceable life remaining

GOOD: 12-16 years of serviceable life remaining.

FAIR: 6-11 years of serviceable life remaining.

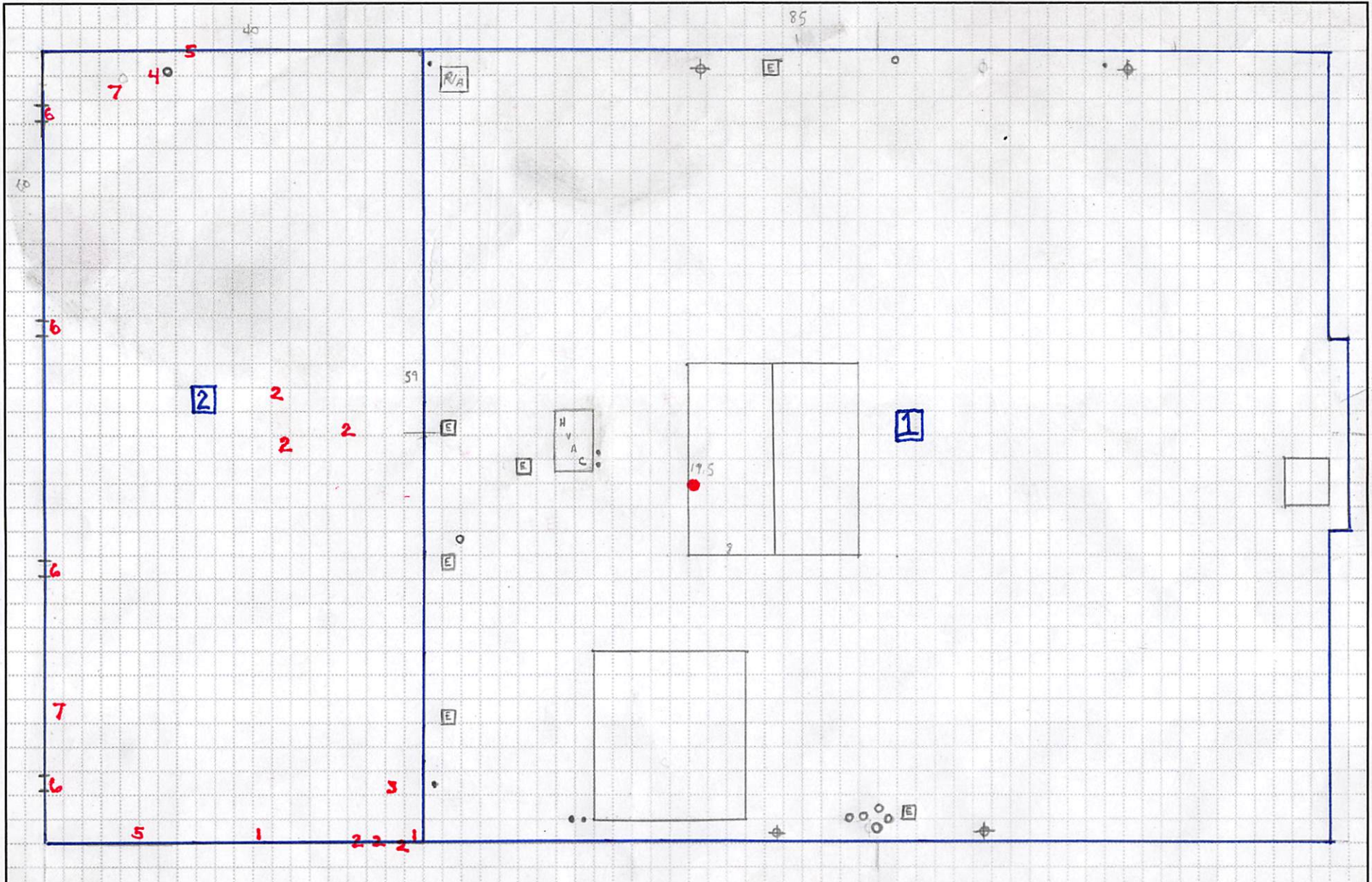
POOR: 1-5 years of serviceable life remaining.

FAILED: 0 years of serviceable life remaining. Roof replacement is recommended.

The installation date of the TPO and EPDM roof systems is currently unknown. We identified minor deficiencies on the EPDM roof section, while finding no deficiencies on the TPO roof section. Both roof systems are performing adequately at this time. The TPO roof section was given a GOOD RATING while the EPDM roof was given a FAIR RATING.

Building Name JOHN WALDRON ART CENTER (122 S. WALNUT ST. BLOOMINGTON)

17  
2  
34



SECTION: 1  
 AREA: 5,134(SF)  
 ROOF TYPE: CARLISLE TPO  
 CONDITION: EXCELLENT  
 DEFICIENCIES: NONE

SECTION: 2  
 AREA: 2,400(SF)  
 ROOF TYPE: EPDM (F/A)  
 CONDITION: FAIR  
 DEFICIENCIES: MINOR