

## ROOF INSPECTION REPORT

*(Limited – Visual)*

**Inspection Date:** February 4, 2013  
**Project #:** 13053

**Inspection #:** V-01  
**Report Date:** 2/13/13  
**RMS Reference #:** n/a

**Company:** WILLAMETTE EDUCATION SERVICE DISTRICT  
2611 Pringle Road SE  
Salem, OR 97302

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**Inspected Facility:** YAMHILL-CARLTON SCHOOL DISTRICT  
**District Office**  
120 N Larch Place  
Yamhill, Oregon

**Present at Inspection:** Doug Coddington..... A-Tech/Northwest, Inc.  
David Anderson ..... A-Tech/Northwest, Inc.

### **PART I - DISCUSSION:**

#### **A. PURPOSE:**

1. The purpose of the inspection is to review the existing condition of the roof system, applicable warranties, etc. and develop recommendations and budgets for any necessary repairs and/or replacement.
  - a. The available history of the building was limited. The majority of this report is based on the visual inspection alone.
  - b. No destructive testing was conducted to determine roof construction data.

#### **B. GENERAL ROOF/BUILDING INFORMATION:**

##### 1. Shingle Roof:

###### a. Roof A:

- (1) Surface:..... Composition Shingle
- (2) Manufacturer:..... Unknown
- (3) Insulation:..... None
- (4) Deck:..... Plywood
- (5) Age: ..... 1988 (25 years)
- (6) Warranty: ..... None
- (7) Contractor: ..... Unknown
- (8) General Condition: ..... Fair

##### 2. Square Footage (*Approx.*)

- a. Shingle Roof Total:..... 3,528 sq. ft.  
Roof A:..... 3,528 sq. ft.

**C. INTERIOR LEAKAGE:**

1. No current interior leakage was reported.

**D. HVAC UNITS:**

1. There are no HVAC units mounted on the roof.

**E. GENERAL CONDITION SUMMARY/REVIEW:**

1. LIFE EXPECTANCY: *(Refer to attached as-built drawing for roof identification)*
  - a. Shingle Roof:
    - (1) Roof A: The roof is reported to be approximately twenty five years old (25 yrs) and has approximately two to four years (2-4 yrs) of its life expectancy remaining with maintenance.
2. ROOF DRAINS:
  - a. The shingle roof drains via gutters.
    - (1) The gutters appear to be in fair condition and working adequately.
3. PERIMETER METAL:
  - a. The perimeter metal is a drip edge metal system.
    - (1) The metal system at the perimeter appears to be in fair condition and working adequately.
4. GENERAL SUMMARY:
  - a. Roof A on this facility is considered to be manageable for a few more years; however, minor maintenance and cleaning is required.
  - b. Major work is recommended as follows:
    - (1) Roof A should be scheduled for replacement within the next two to four years (2-4 yrs).

**PART II - PROBLEMS/CONDITIONS NOTED w/Action Items:**

**A. SHINGLE ROOF SYSTEM:**

1. Roof A:
  - a. Fasteners are backing out at ridge cap. This is considered a potential future interior leakage problem.
    - (1) **ACTION:** Reattach fasteners. *(contractor item)*
  - b. Void in mastic at pipe penetration near ridge line at south section of the roof. This is considered a potential future interior leakage problem.
    - (1) **ACTION:** Seal pipe penetration. *(contractor item)*
  - c. Some moss growing at northeast section of the roof. This is considered a minor problem at this time.
    - (1) **ACTION:** Remove moss. *(in-house item)*

**B. SHEET METAL:**

1. No problems reported or noted during this inspection.

**C. HVAC:**

1. There is no HVAC equipment mounted on these roofs.

**D. GENERAL MAINTENANCE:**

1. Other than the items noted within this report, as action items and recommendations, Roof A on this facility is considered to be manageable for a few more years. No crisis is pending, but minor maintenance and cleaning is required to extend the life and performance of this roof.
2. As the roof ages, it will require periodic maintenance. With proper maintenance, there is a high probability that the Roof A can be cost-effectively and successfully managed for a few more years.

**PART III - RECOMMENDATIONS:**

**A. REPAIR & MAINTENANCE: (Roofing Contractor)**

1. Shingle Roof:
  - a. Reattach loose fasteners.
  - b. Seal pipe penetration.

**B. MAJOR MAINTENANCE:**

1. Schedule Roof A for replacement in 2015 to 2017.

**C. GENERAL MAINTENANCE: (In-house)**

1. Clean all debris from roof and gutters and inspect on a regular basis and keep clear.
  - a. Refer to action items within this report.
2. VISUAL INSPECTIONS:
  - a. In-house twice annually (*minimum*).
  - b. Independent professional inspection conducted a minimum of every other year.
    - (1) Next scheduled RMP inspection in 2015.

**PART IV - BUDGET ESTIMATE:**

**A. REPLACEMENT BUDGET (Refer to Part I-E-1 for Life Expectancy):**

1. Roof A:..... \$ 15,000.00 (*estimated*)

**B. REPAIR MAINTENANCE (2013):**

1. Contractor repairs: ..... \$ 350.00 (*estimated*)

**C. GENERAL MAINTENANCE:**

1. In house (*roof cleaning*):..... 8 hours (*annually*)



**Sec. 1.01 – View to northwest of south elevation at left and east elevation at right.**



**Sec. 1.02 – Roof A: View of typical fastener backing out at ridge cap at center section of the roof.**



**Sec. 1.03 – Roof A: View of void in mastic at pipe penetration near ridge line at south section of the roof.**



**Sec. 1.04 – Roof A: View to north of moss growing at northeast section of the roof.**