

Roof Inspection Report

Prepared for:

Mr. Greg Boettger
Bellevue Schools
&
Mr. Ralph Gladbach
GP Architecture, LLC.

Prepared by:

Roofing Solutions, Inc.
6728 W. 153rd Street
Overland Park, KS 66223



Project Location

Lied Activity Center
2700 Arboretum Drive
Bellevue, NE 68005

Facility: Lied Activity Center
2700 Arboretum Drive
Bellevue
Nebraska
68005
U.S.A.



Contact Name: Ralph Gladbach

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Date of Last Inspection: Feb 28, 2017

Type of building: School

Type of Neighborhood: Residential

Roof Section List

Photo	Section / Name / Year Installed	Size / Height	Roof Type	Condition Index / *RCI / ASLR(Yrs)	Estimated Replacement Value
	Roof A A 2002	34,472 sq. ft. 40 ft.	Built-Up Asphalt Roofing	Poor 40 2(Yrs)	\$241,304.00
	Roof B B 2002	3,553 sq. ft. 40 ft.	Built-Up Asphalt Roofing	Poor 40 2(Yrs)	\$24,871.00
	Roof C C 2002	6,936 sq. ft. 28 ft.	Built-Up Asphalt Roofing	Poor 33 0(Yrs)	\$104,040.00
44,961					\$370,215.00
*RCI Rating 0 -100 where 100 is excellent					

Recommendation Summary

Section ID	Budget Year	Activity Type	Action Item ?	Allocation	Urgency	Budget Amount
Roof A	2017	Repair	Yes	Expense	High	\$2,000
Roof A	2019	Retrofit	Yes	Capital	Moderate	\$241,304
Roof A	2019	Infrared Scan	Yes	Expense	High	\$2,000
Roof B	2017	Repair	Yes	Expense	High	\$1,000
Roof B	2019	Retrofit	Yes	Capital	Moderate	\$24,871
Roof B	2019	Infrared Scan	Yes	Expense	High	\$500
Roof C	2017	Replacement	Yes	Capital	High	\$104,040
						\$375,715

Capital Budgets - 5 Years

Section ID	2017	2018	2019	2020	2021
Roof A	\$0	\$0	\$241,304	\$0	\$0
Roof B	\$0	\$0	\$24,871	\$0	\$0
Roof C	\$104,040	\$0	\$0	\$0	\$0
	\$104,040	\$0	\$266,175	\$0	\$0

Expense Budgets - 5 Years

Section ID	2017	2018	2019	2020	2021
Roof A	\$2,000	\$0	\$2,000	\$0	\$0
Roof B	\$1,000	\$0	\$500	\$0	\$0
	\$3,000	\$0	\$2,500	\$0	\$0

Total Budgets - 5 Years

Section ID	2017	2018	2019	2020	2021
Roof A	\$2,000	\$0	\$243,304	\$0	\$0
Roof B	\$1,000	\$0	\$25,371	\$0	\$0
Roof C	\$104,040	\$0	\$0	\$0	\$0
	\$107,040	\$0	\$268,675	\$0	\$0

Roof Name: A**Roof Size:** 34,472 sq. ft.**Est. replacement Cost:** \$ 241,304.00**Existing System Type:** Built-Up Asphalt Roofing**Year Installed:** 2002**Assessed Service Life Remaining (Years) :** 2**Height:** 40 Ft.**Slope:** 1/4" per ft.**Interior Sensitivity:** Normal**Drainage:** Adequate**Currently Leaking?** Unknown**History of Leaking?** Yes

Drainage and Leak Details: Roof Section A slopes from a central ridge line towards the north and south and drains to ten (10) primary roof drains, each of which are accompanied by an overflow drain adjacent.

Ryan, RSI's contact at the facility, reported past leaks at the north and south walls and was not sure if the leaks have been resolved.





Existing Roof System Construction

Layer Type	Description	Method Of Attachment
Deck	Metal	Spot Attached
Insulation	Polyisocyanurate	Mechanically Fastened
Cover board	Fiberboard - .5" (1/2")	Hot Asphalt
Membrane	BUR - Multiply	Hot Asphalt
Surfacing	Gravel	Hot Asphalt

Overall Core Condition

One (1) core cut was performed. The deck is a steel decking and has an intricate acoustical ceiling panel. There is one (1) layer of 3" polyisocyanurate insulation board with a 1/2" wood fiber cover board. The membrane is a multiply BUR with a gravel surface. There is also a layer of fiberglass, sound absorption material in the flutes of the metal decking.

Core Photos

Photos	Date	Description
	Feb 28, 2017	Deck Underside
	Feb 28, 2017	Roof System Core

Overall Roof Inspection Assessments

Date	Inspection Type	Inspecting Company	Inspector
Feb 28, 2017	Phase 1 Roof Inspection	Roofing Solutions, Inc.	Garry Hendrickson

Roof Section A refers to the low slope roof system over the gymnasium at the Lied Activity Center. The roof is a fifteen (15) year old BUR with a gravel surface. The perimeter sides of the roof area are a wall detail. The walls are flashed with a granular surfaced modified bitumen membrane flashing and the walls are topped with a prefinished metal coping cap.

Defects and conditions found during the inspection include the following:

- Random areas with surface loss of the gravel roof surfacing
- There are what appears to be hail hits to the western side of the shingle roof area
- There are repair attempts to the BUR system
- One (1) torn ridge cap on the shingle roof area
- Random areas with open BUR flashing laps
- Random areas with split BUR flashing corners
- Split pitch pocket filler
- The BUR flashings on the roof hatch are sealed onto the counter flashing

Overall, the roof system is in poor condition due to past leak issues and the above referenced defects. With the aforementioned defects addressed, in addition to routine maintenance and regular inspection, the roof system should remain effective for the duration of its assessed service life, approximately two (2) years. There was no warranty information available for this roof section at the time of inspection.

Recommendations Details

Budget Year	Activity Type	Action Item ?	Allocation	Urgency	Quotation \$
2017	Repair	Yes	Expense	High	\$2,000
RSI recommends repairs be completed in accordance with the attached deficiency list.					
2019	Infrared Scan	Yes	Expense	High	\$2,000
RSI recommends an infrared scan be performed to locate any wet insulation present in the current roof system.					
2019	Retrofit	Yes	Capital	Moderate	\$241,304
RSI recommends the installation of a new twenty (20) year design life retrofit roof system. We further recommend installation of new perimeter metal and projection details per the SMACNA Architectural Sheet Metal Manual.					
					\$245,304

Roof Name: B**Roof Size:** 3,553 sq. ft.**Est. replacement Cost:** \$ 24,871.00**Existing System Type:** Built-Up Asphalt Roofing**Year Installed:** 2002**Assessed Service Life Remaining (Years) :** 2**Height:** 40 Ft.**Slope:** 1/4" per ft.**Interior Sensitivity:** Normal**Drainage:** Adequate**Currently Leaking?** Unknown**History of Leaking?** Yes**Drainage and Leak Details:** Roof Section B slopes to the north and drains to a primary roof drain with an overflow drain adjacent.

Ryan, RSI's contact at the facility, reported past leaks at the north and south walls and was not sure if the leaks have been resolved.




Existing Roof System Construction

Layer Type	Description	Method Of Attachment
Deck	Metal	Spot Attached
Thermal barrier	5/8" Gypsum board	Laid - In -Place
Insulation	Polyisocyanurate	Mechanically Fastened
Cover board	Fiberboard - .5" (1/2")	Hot Asphalt
Membrane	BUR - Multiply	Hot Asphalt
Surfacing	Gravel	Hot Asphalt

Overall Core Condition

One (1) core cut was performed. The deck is a steel decking and there is one (1) layer of 5/8" gypsum. The insulation consists of one (1) layer of 3" polyisocyanurate insulation board and 1/2" wood fiber cover board. The membrane is a multiply BUR with a gravel surface.

Core Photos

Photos	Date	Description
	Feb 28, 2017	Roof System Core

Overall Roof Inspection Assessments

Date	Inspection Type	Inspecting Company	Inspector
Feb 28, 2017	Phase 1 Roof Inspection	Roofing Solutions, Inc.	Garry Hendrickson

Roof Section B refers to the low slope roof system over a 2nd floor, small room at the west end of the gymnasium at the Lied Activity Center. The roof is a fifteen (15) year old BUR with a gravel surface. The perimeter sides of the roof area are a wall detail. The walls are flashed with a granular surfaced modified bitumen membrane flashing and are topped with a prefinished metal coping cap.

Defects and conditions found during the inspection include the following:

- Previous repair attempts observed to the BUR system
- Minimal flashing height along the front wall
- Random areas with split BUR flashing corners
- Missing storm collars on pipe penetration flashings
- One (1) loose wall-mounted security camera stand

Overall, the roof system is in poor condition due to past leak issues and the above referenced defects. With the aforementioned defects addressed, in addition to routine maintenance and regular inspection, the roof system should remain effective for the duration of its assessed service life, approximately two (2) years. There was no warranty information available for this roof section at the time of inspection.

Recommendations Details

Budget Year	Activity Type	Action Item ?	Allocation	Urgency	Quotation \$
2017	Repair	Yes	Expense	High	\$1,000
RSI recommends repairs be completed in accordance with the attached deficiency list.					
2019	Infrared Scan	Yes	Expense	High	\$500
RSI recommends an infrared scan be performed to locate any wet insulation present in the current roof system.					
2019	Retrofit	Yes	Capital	Moderate	\$24,871
RSI recommends the installation of a new twenty (20) year design life retrofit roof system. We further recommend installation of new perimeter metal and projection details per the SMACNA Architectural Sheet Metal Manual.					
					\$26,371

Roof Name: C**Roof Size:** 6,936 sq. ft.**Est. replacement Cost:** \$ 104,040.00**Existing System Type:** Built-Up Asphalt Roofing**Year Installed:** 2002**Assessed Service Life Remaining (Years) :** 0**Height:** 28 Ft.**Slope:** 1/4" per ft.**Interior Sensitivity:** Normal**Drainage:** Adequate**Currently Leaking?** Yes**History of Leaking?** Yes

Drainage and Leak Details: Roof Section C slopes from a central ridge line towards the north and south and drains to three (3) primary roof drains, each of which are accompanied by an overflow drain adjacent.

Ryan, RSI's contact at the facility, reported leaks at the south wall, some of which may be condensation leaks. One (1) active roof leak was reported below the blocked drain area.



Existing Roof System Construction

Layer Type	Description	Method Of Attachment
Deck	Precast concrete	Spot Attached
Vapor retarder	2 ply hot	Hot Asphalt
Insulation	Polyisocyanurate	Hot Asphalt
Cover board	Fiberboard - .5" (1/2")	Hot Asphalt
Membrane	BUR - Multiply	Hot Asphalt
Surfacing	Gravel	Hot Asphalt

Overall Core Condition

Two (2) core samples were taken to verify the roofing layers in place. The deck is a precast concrete panel decking and there is a mopped vapor barrier. Core #1 revealed two (2) layers of polyisocyanurate insulation board which appear to be part of a tapered insulation system. Core #2 revealed a single layer of polyisocyanurate board. Both core samples have one (1) layer of 1/2" wood fiber cover board and a multiply BUR system with a gravel surface.

Core Photos

Photos	Date	Description
	Feb 28, 2017	Deck Underside
	Feb 28, 2017	Core cut #1
	Feb 28, 2017	Core cut #2

Overall Roof Inspection Assessments

Date	Inspection Type	Inspecting Company	Inspector
Feb 28, 2017	Phase 1 Roof Inspection	Roofing Solutions, Inc.	Garry Hendrickson

Roof Section C refers to the low slope roof system over the pool area at the Lied Activity Center. The roof is a fifteen (15) year old BUR with a gravel surface. The perimeter sides of the roof area are a wall detail. The exterior walls are flashed with a granular surfaced modified bitumen membrane flashing and the walls are topped with a prefinished metal coping cap. The interior walls are flashed with the same type of membrane flashing which extends under an EIFS wall covering.

Defects and conditions found during the inspection include the following:

- Surface loss of the gravel roof surfacing
- One (1) blocked drain line
- Previous repair attempts observed to the BUR system
- The EIFS wall covering is installed close to the roof elevation at numerous locations
- Random areas with open BUR flashings
- Areas with split BUR flashing corners

Overall, the roof system is in poor condition due to reported leak issues and the above referenced defects. Given the observed conditions, it is our opinion comprehensive repairs in an effort to extend the life of the system would be neither feasible nor cost effective. We recommend the roof be replaced. There was no warranty information available for this roof section at the time of inspection.

Recommendations Details

Budget Year	Activity Type	Action Item ?	Allocation	Urgency	Quotation \$
2017	Replacement	Yes	Capital	High	\$104,040

RSI recommends a complete tear-off of existing roof system and the installation of a new twenty (20) year design life roof system. We further recommend the replacement of all perimeter coping cap and projection details per SMACNA Architectural Sheet Metal Manual.

\$104,040

Photos and Deficiencies



Defect Code:	8	Quantity:	Random	Priority:	Monitor
Description: Surface erosion.					
Repair: Prepare membrane surface by thoroughly cleaning and priming. Apply new surfacing of like materials to eroded areas. On gravel surfaced systems apply gravel in hot asphalt or recommended cold adhesive. Apply granulated fiberglass cap sheet or modified bitumen membrane on like systems. Apply coating system on smooth asphalt surfaces. Transition surfacing to provide for a smooth and neat finished appearance to match the existing surfacing.					



Defect Code:	23	Quantity:	Random	Priority:	Monitor
Description: Physical damage to membrane including cuts, holes, tears, scrapes, scuffs, or abrasions.					
Repair: Apply repair membrane over damaged area, extending repair material a minimum 6" past damage.					



Defect Code:	24	Quantity:	Random	Priority:	Monitor
Description: Evidence of past problem and previous repair.					
Repair: Investigate for chronic leak problems and repair any areas that are suspect.					



Defect Code:	29	Quantity:	1	Priority:	Monitor
Description: Missing, loose, or broken shingles					
Repair: Remove all damaged shingles and replace all damaged and missing shingles with shingles of like kind and color.					

Photos and Deficiencies



Defect Code:	45	Quantity:	Under 10 LF	Priority:	First Year
Description: Open flashing lap					
Repair: Open loose lap area and clean thoroughly. Prime and reseam or reweld lap per the manufacturer's requirements. Strip-in defective lap with minimum 6" wide membrane on single ply systems or 6" wide fabric and mastic three-course application on asphalt systems. Regranulate or coat flashing repairs.					



Defect Code:	46	Quantity:	10 LF	Priority:	First Year
Description: Split in flashing					
Repair: Cut away loose flashing and clean and prime repair area. Apply strip in of like material centered over split extending a minimum of 4" in all directions past prepared area.					



Defect Code:	55	Quantity:	1	Priority:	First Year
Description: Deteriorated or shrunken pitch pan filler.					
Repair: Clean pocket and penetrations of all dirt, insulation, and other materials and debris. Install manufacturer's recommended sealant in prepared pitch pan.					



Defect Code:	58	Quantity:	20 LF	Priority:	Monitor
Description: Inadequate, incomplete, nonconforming membrane flashings or flashing details.					
Repair: Complete membrane flashing repairs in accordance with NRCA recommendations and good roofing practices. Follow manufacturer requirements on warranted systems.					

Photos and Deficiencies



Defect Code:	24	Quantity:	Random	Priority:	Monitor
Description: Evidence of past problem and previous repair.					
Repair: Investigate for chronic leak problems and repair any areas that are suspect.					



Defect Code:	40	Quantity:	35 LF	Priority:	Monitor
Description: Low flashing height.					
Repair: Raise flashing height to a minimum of 8" above finished roof surface. Provide appropriate termination of flashings with metal copings or counterflashings. Provide a compression bar termination of flashings to concrete or block surface if flashings cannot be maintained at 8" minimum height.					



Defect Code:	46	Quantity:	10 LF	Priority:	First Year
Description: Split in flashing					
Repair: Cut away loose flashing and clean and prime repair area. Apply strip in of like material centered over split extending a minimum of 4" in all directions past prepared area.					



Defect Code:	52	Quantity:	2	Priority:	First Year
Description: Missing rain cap, rain collar, or hood.					
Repair: Install rain cap, hood, or collar and secure and seal to pipe.					

Photos and Deficiencies



Defect Code:	81	Quantity:	1	Priority:	First Year
Description: Displaced antenna, sign, bracing, support, strap, etc.					
Repair: Reattach equipment and repair damages to membrane and flashings.					

Photos and Deficiencies



Defect Code:	8	Quantity:	Random	Priority:	Monitor
Description: Surface erosion.					
Repair: Prepare membrane surface by thoroughly cleaning and priming. Apply new surfacing of like materials to eroded areas. On gravel surfaced systems apply gravel in hot asphalt or recommended cold adhesive. Apply granulated fiberglass cap sheet or modified bitumen membrane on like systems. Apply coating system on smooth asphalt surfaces. Transition surfacing to provide for a smooth and neat finished appearance to match the existing surfacing.					



Defect Code:	16	Quantity:	1	Priority:	First Year
Description: Blocked drain, scupper, or downspout.					
Repair: Remove all debris from drainage system and ensure drain or scupper is free flowing without restrictions at strainer or piping.					



Defect Code:	24	Quantity:	Random	Priority:	Monitor
Description: Evidence of past problem and previous repair.					
Repair: Investigate for chronic leak problems and repair any areas that are suspect.					



Defect Code:	40	Quantity:	Random	Priority:	Monitor
Description: Low flashing height.					
Repair: Raise flashing height to a minimum of 8" above finished roof surface. Provide appropriate termination of flashings with metal copings or counterflashings. Provide a compression bar termination of flashings to concrete or block surface if flashings cannot be maintained at 8" minimum height.					

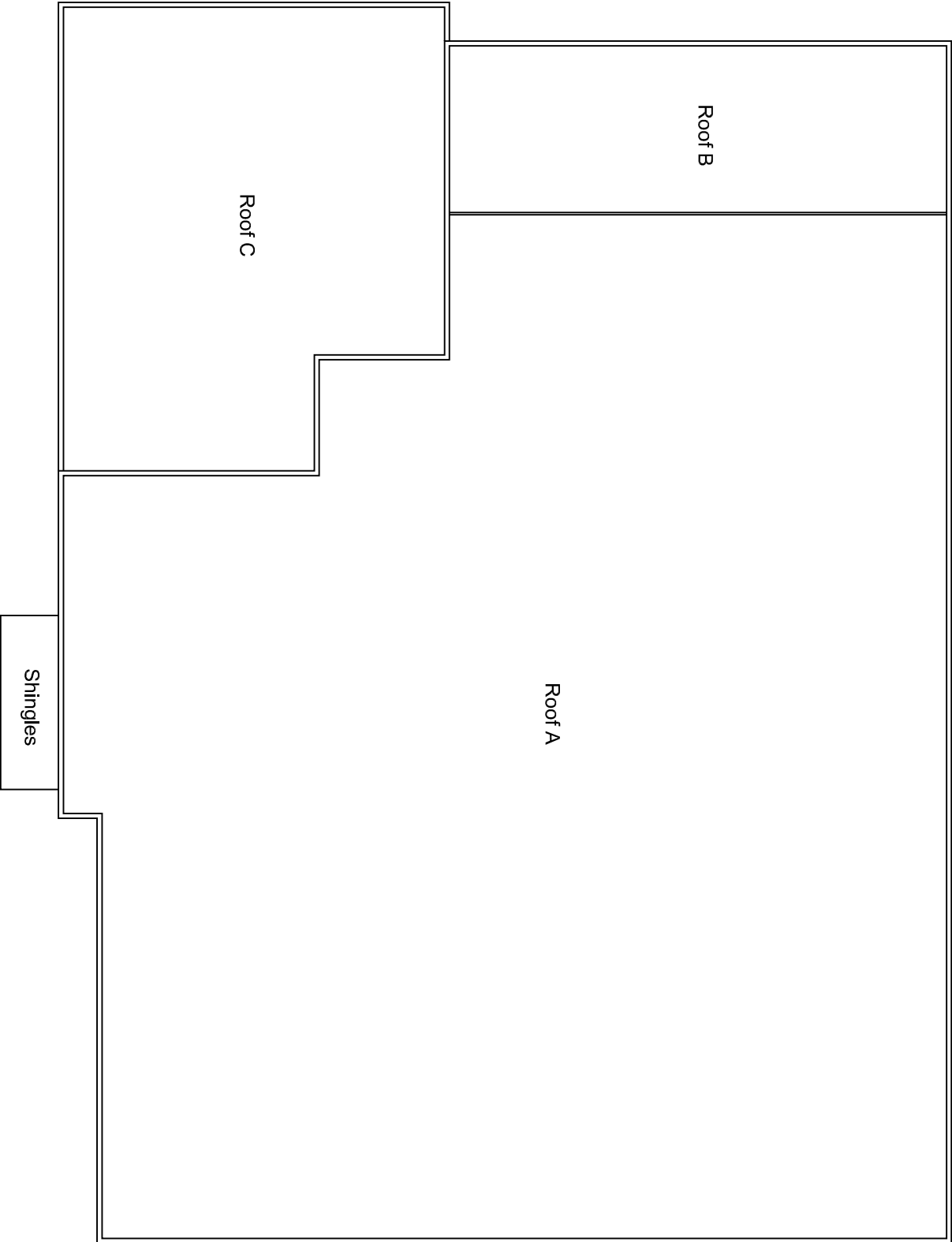
Photos and Deficiencies



Defect Code:	45	Quantity:	Under 10 LF	Priority:	First Year
Description: Open flashing lap					
Repair: Open loose lap area and clean thoroughly. Prime and reseal or reweld lap per the manufacturer's requirements. Strip-in defective lap with mimum 6" wide membrane on single ply systems or 6" wide fabric and mastic three-course application on asphalt systems. Regranulate or coat flashing repairs.					



Defect Code:	46	Quantity:	10 LF	Priority:	First Year
Description: Split in flashing					
Repair: Cut away loose flashing and clean and prime repair area. Apply strip in of like material centered over split extending a minimum of 4" in all directions past prepared area.					



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Project Name:

Lied Activity Center

Project Address:

**2700 Arboretum Drive
 Bellevue, NE 68005**

Sheet Number:
01 of 01

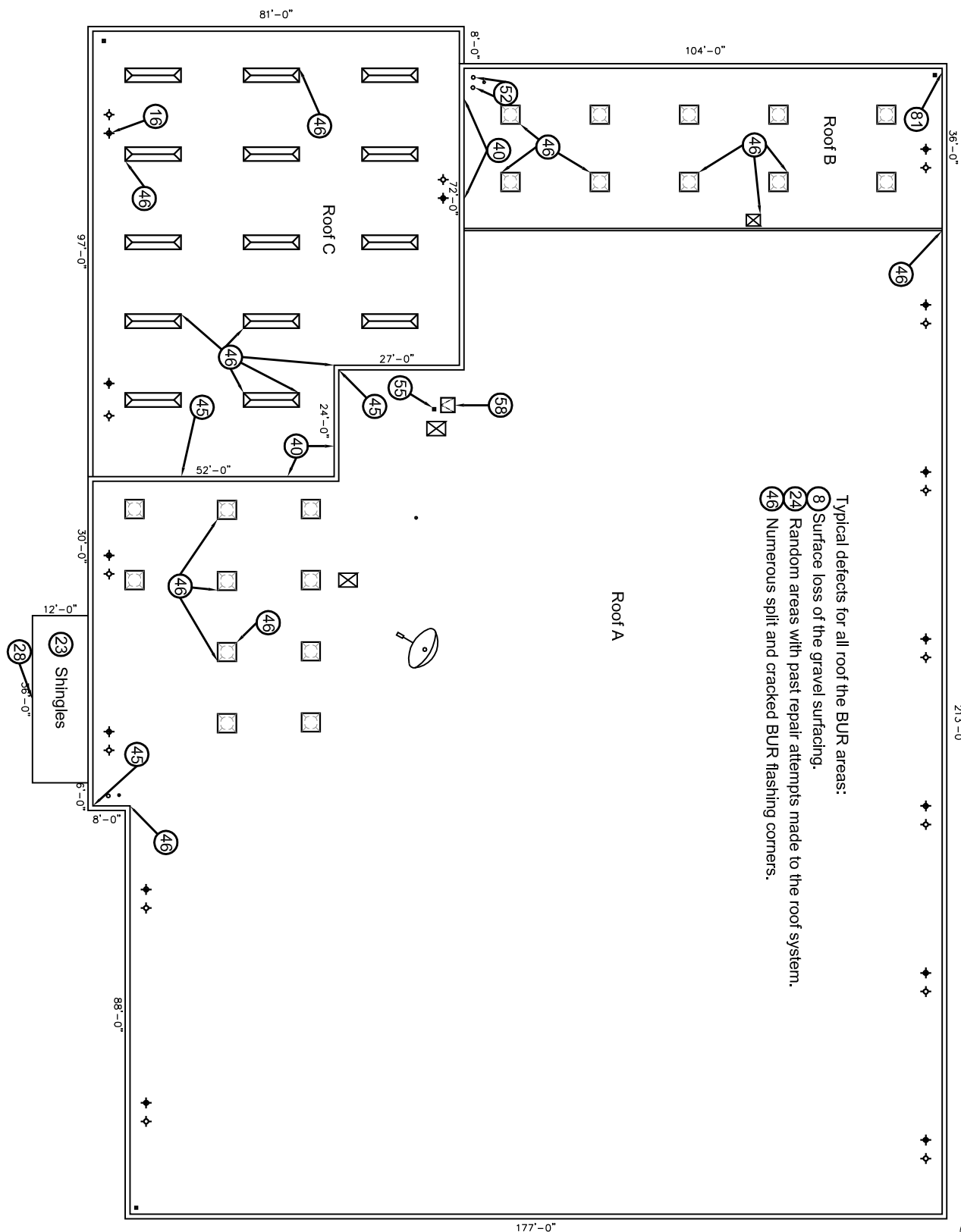
Date:
02/28/2017

Drawn By:
 GH

Project Number:
00-000000

Sheet Title:
Site Plan

- DRAWING LEGEND**
- ⊕ DRAIN
 - ⊖ OVERFLOW
 - ⊗ SCUPPER
 - ⊞ HVAC UNIT
 - ⊠ CURB
 - ⊡ SATELLITE
 - ⊞ PITCH PAN
 - PIPE
 - SLEEPER
 - SKYLIGHT
 - ⊞ EXHAUST FAN
 - ⊞ CONDENSER ON SLEEPERS
 - ⊞ DEFECT NOTE
 - ⊞ CONSTRUCTION NOTE
- N.L.C. NOT IN CONTRACT
 UNLESS NOTED OTHERWISE



Typical defects for all roof the BUR areas:
 8 Surface loss of the gravel surfacing.
 24 Random areas with past repair attempts made to the roof system.
 46 Numerous split and cracked BUR flashing corners.



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Project Number: 00-000000 **Sheet Title:** A,B&C-Roof Plan

Sheet Number: 01 of 01 **Date:** 02/28/2017 **Drawn By:** GH

DRAWING LEGEND

	DRAIN
	OVERFLOW
	SCUPPER
	HVAC UNIT
	CURB
	SATELLITE
	PITCH PAN
	FLUE
	PIPE
	SLEEPER
	SKYLIGHT
	EXHAUST FAN
	CONDENSER ON SLEEPERS
	DEFECT NOTE
	CONSTRUCTION NOTE

N.L.C. NOT IN CONTRACT
 UNL. UNLESS NOTED OTHERWISE

 Deficiency Legend

Defect #	FIELD MEMBRANE AND ROOF SURFACE
1	Description: Deteriorated or missing sealant at counterflashing, termination bar, sealant lip, metal flashing, expansion joint, etc.
2	Description: Fishmouth in field or flashing seam.
3	Description: Open lap in field membrane.
4	Description: Dry lap edge.
5	Description: Buckling or ridging of membrane.
6	Description: Split in membrane.
7	Description: Wrinkle in membrane.
8	Description: Surface erosion.
9	Description: Membrane deterioration.
10	Description: Tented membrane at fastener.
11	Description: Blister in field membrane or flashing.
12	Description: Alligatoring of asphalt surfacing.
13	Description: Tar boils/blueberries.
14	Description: Displaced ballast.
15	Description: Ponding of water.
16	Description: Blocked drain, scupper, or downspout.
17	Description: Missing or damaged drain/scupper strainer
18	Description: Unadhered membrane or inadequate membrane attachment.
19	Description: Unadhered insulation or inadequate insulation attachment.
20	Description: Displaced insulation
21	Description: Loose walkway pad or deteriorated paver.
22	Description: Debris, trash, construction materials, HVAC equipment, filters, motors, etc. on roof surface.
23	Description: Physical damage to membrane including cuts, holes, tears, scrapes, scuffs, or abrasions.
24	Description: Evidence of past problem and previous repair.
25	Description: Membrane slippage
26	Description: Membrane shrinkage
27	Description: Missing or damaged membrane protection layer at sleeper, antenna, satellite sled, blocking, pipe stand, paver, etc.
28	Description: Reported leak location
29	Description: Missing, loose, or broken shingles
30	Description: Open or missing tile eave stop.
31	Description: Missing or open mortar joints at the ridge or hip.
32	Description: Broken or missing tile.
33	Description: Loose, displace, or unsecured tiles.

Deficiency Legend

Defect #	FLASHINGS AND PENETRATIONS
40	Description: Low flashing height.
41	Description: Missing or inadequate flashing attachment.
42	Description: Loose or unadhered flashings.
43	Description: Weathered and deteriorated flashing
44	Description: Bridged flashing
45	Description: Open flashing lap
46	Description: Split in flashing
47	Description: Racked flashings
48	Description: Missing termination
49	Description: Missing counterflashing
50	Description: Missing pipe flashing.
51	Description: Leaking or damaged gutters/downspouts.
52	Description: Missing rain cap, rain collar, or hood.
53	Description: Open lead flashing.
54	Description: Fallen or loose backer rod.
55	Description: Deteriorated or shrunken pitch pan filler.
56	Description: Abandoned and obsolete equipment.
57	Description: Expansion joint deficiencies.
58	Description: Inadequate or nonconforming membrane flashing detail.
	METALWORK AND MISCELLANEOUS
70	Description: Open joint in metal flashing.
71	Description: Open or missing joint cover.
72	Description: Signage penetration not sealed properly.
73	Description: Improper sheet metal detail.
74	Description: Inadequate coverage of metal flange.
75	Description: Inadequate attachment of metal flashings.
76	Description: Inadequate transition flashings.
77	Description: Grease or other contaminants exhausted or vented onto roof surface.
78	Description: Leaking or damaged gutters/downspouts.
79	Description: Cracks in walls.
80	Description: Broken, plugged, or disconnected condensate line.
81	Description: Displaced antenna, sign, bracing, support, strap, etc.
82	Description: Open or deteriorated wall joint.
83	Description: Efflorescence.
84	Description: Deck deflection
85	Description: Vegetation growth.
86	Description: Corrosion or rust
87	Description: Mechanical defect
88	Description: Skylight defect/cracked/deteriorated
89	Description: Missing wall covering or cladding materials.

Lied Activity Center_Bellevue, NE
Ph 1 Roof Inspection_Roof A_2017-02-28



Lied Activity Center_Bellevue, NE
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Lied Activity Center_Bellevue, NE
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