



**TREMCO INCORPORATED
WEATHERPROOFING TECHNOLOGIES, INC.
ROOF ANALYSIS REPORT**

DATE: September 9, 2019

OWNER: San Diego ISD
609 Labbe
San Diego, TX 78384

BUILDING: Old Library
609 Labbe,
San Diego, TX 78384

BUILDING: Old Library

Approximate Metal roof Area: 9,648 sq. ft

Existing Metal Roof:

(Area A)

- Metal Panel
- Z Purlin
- Pre-Engineered Building

Existing Metal Roof Conditions:

- Open penetrations on walls
- Various previous repair attempts
- Bent / over torqued screws
- Missing down spouts
- Loose downspouts
- Exposed structural metal
- Rust accumulation on structural metal
- Improper eave flashings
- Soffit flashings incomplete

Metal Roof Recommendations:

- General maintenance and repairs recommended.

Additional notes:



1. **Regular scheduled maintenance should be considered even at the most minimal terms to help maintain conditions.**

These observations are intended to provide a representation of conditions on the roof at the time of this inspection and shall not be construed as a warranty or other judgment as to the suitability of the roof to perform its intended function.

TREMCARE: Long-term Service and Maintenance

To properly maintain and insure long-term serviceability of the new roof system a long-term service and maintenance program should be established. The long-term maintenance and service agreement available through Tremco, would include the following:

- Toll-free leak dispatch service;
- Quarterly reporting of leak responses completed during the preceding calendar quarter;
- Annual roof inspection visits;
- Preventive maintenance provided during the annual inspection visits;
- Housekeeping provided during the annual inspection visits;
- Recommendations for service-work needed that is beyond the scope of the service agreement;
- Documentation of annual inspection visits with photographs and tracking of work performed and of work yet to be performed;
- Delivery of this information through an On-Line Information program;
- Renewable with proper up-grades as required.

BUDGETS:

Repairs and General Maintenance for Roof (A):

The cost to fix deficiencies would be approximately \$ 1.35 to \$ 1.87 per square foot, requiring a needed budget of approximately **\$13,000.00 to \$ 18,000.00.**

These observations are intended to provide a representation of conditions on the roof at the time of this inspection and shall not be construed as a warranty or other judgment as to the suitability of the roof to perform its intended function.

Prepared by: Richard L Garcia; Field Representative / Tremco Incorporated / Weatherproofing Technologies, Inc.

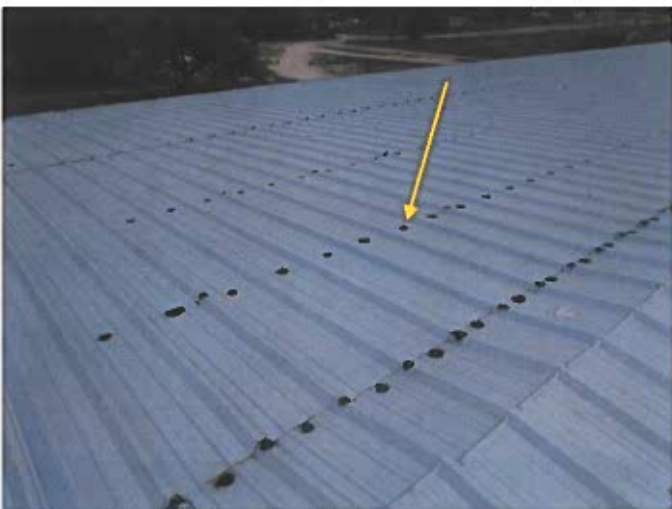
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Soffit trim installed without trim closure.



Incomplete and missing downspouts.



Previous repair attempts at fasteners.

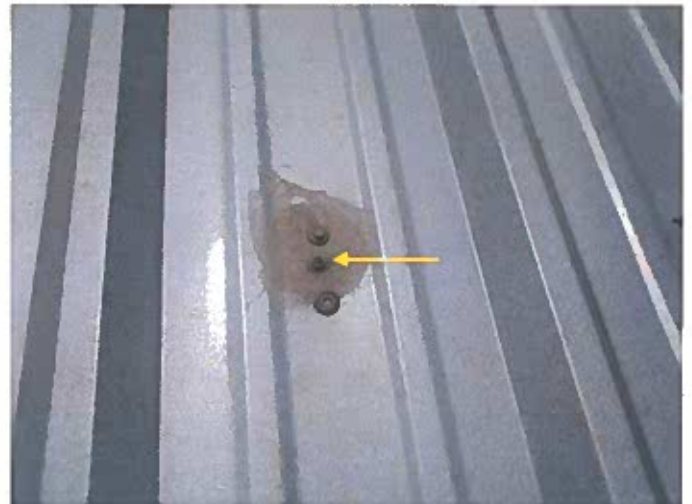


Loose downspout not in drain location.

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Rust accumulation on structural metal. Trim should be installed over angled protrusions.



Fastener missing gasket. Multiple screws in proximity indicate missed anchor point to purlin.

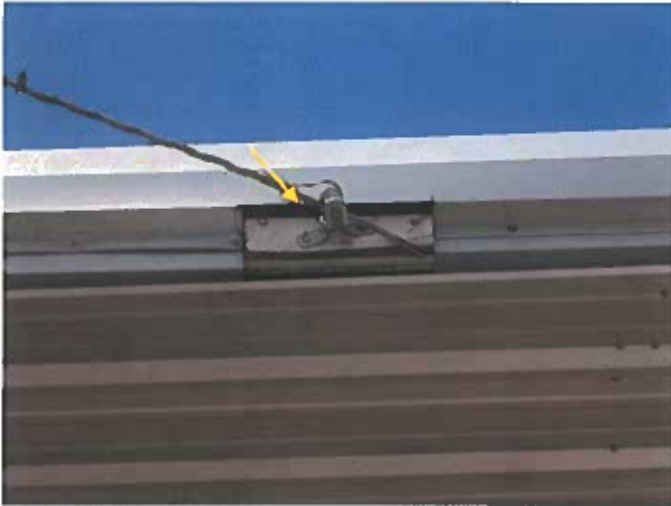


Screw off center.



Exposed structural metal.

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Incorrect eave flashing.



Open wall penetration.



Over torqued screw.

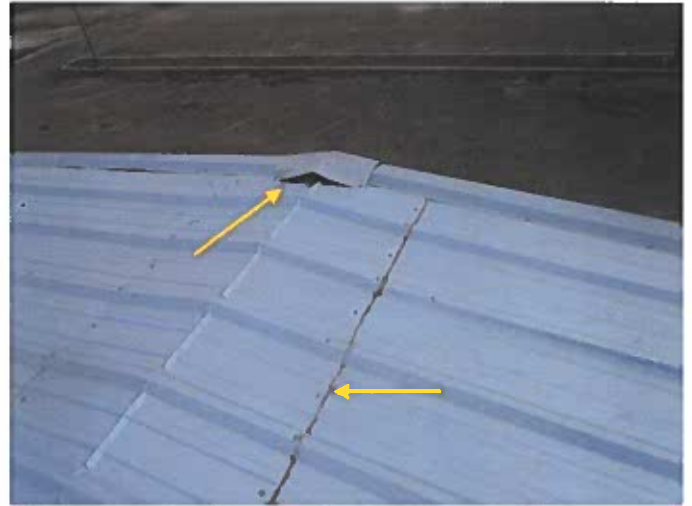


Not a lifetime fastener. Fasteners used of a lower quality than recommended.

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Gutter pulling away from perimeter edge.



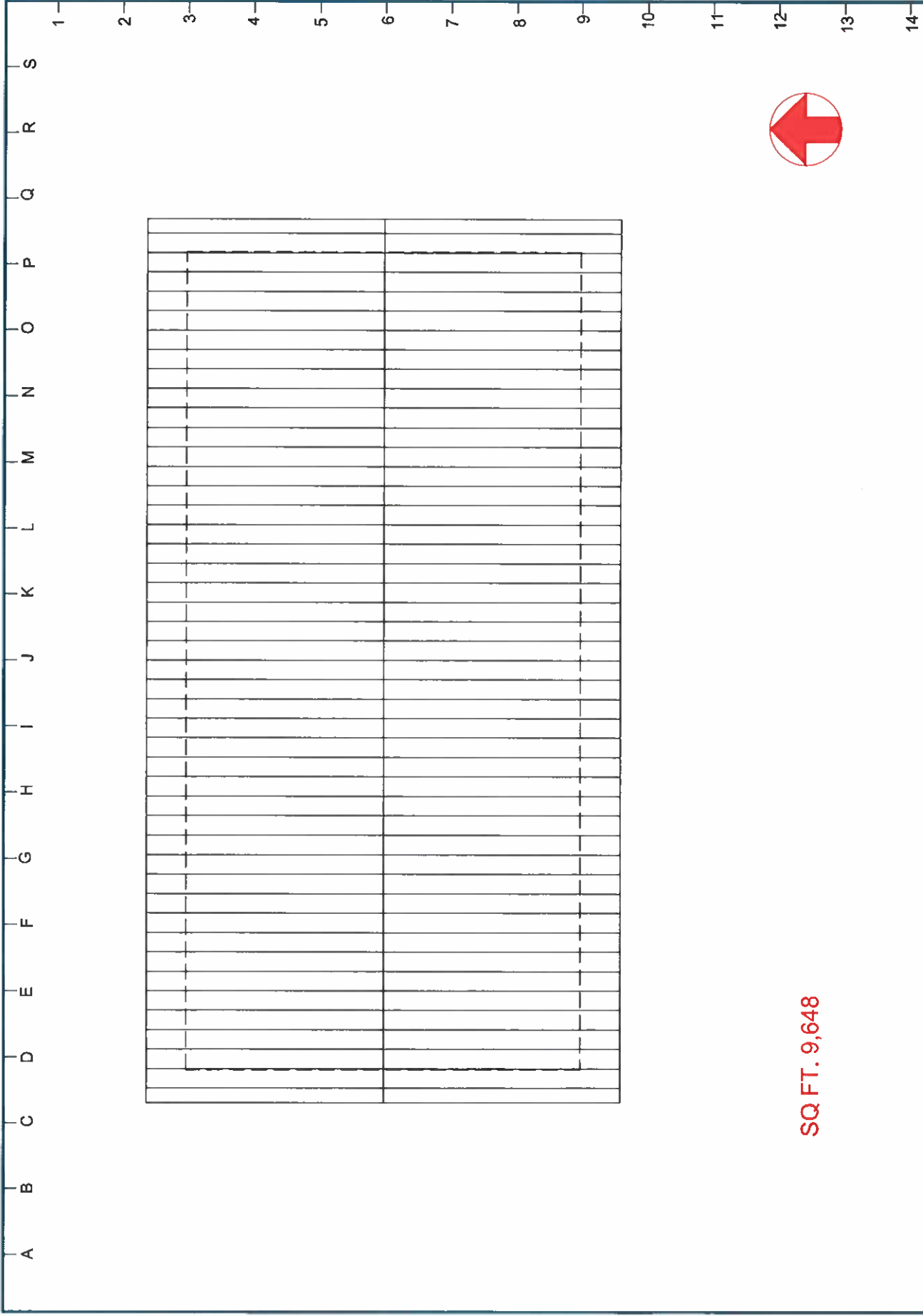
Previous repair attempts. Open gable end ridge cap.



Previous repair attempts.



Improper flashing.



DATE: SEPTEMBER 16, 2019
SCALE 1" = 20'

DRAWN BY: JLC

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