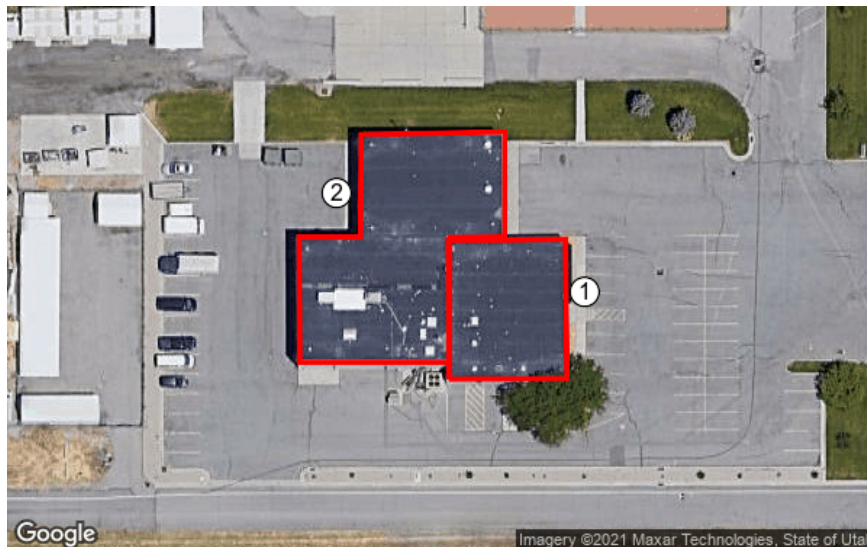


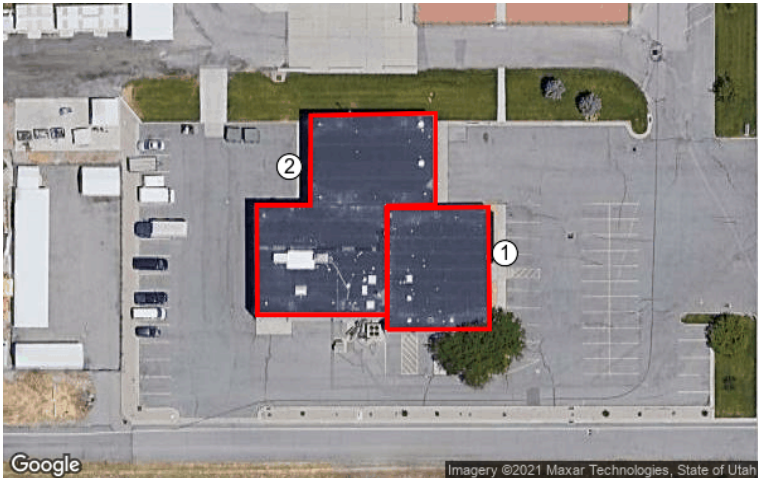
Management Report



Air National Guard
Bldg 112
765 n 2200 W, Salt Lake City, UT

Prepared For
Air National Guard

Site Overview



Total Sections: 2
Total Sq Ft: 13,020

Map	Name	Sq Ft	Est Install	Grade
1	Lower Roof	4,238		F
2	Upper Roof	8,782		F

Observations

Section: Lower Roof
Size: 4238
Overall Grade: F

Inspection Date: 08/25/2021
Inspector: Jonathon Rogers



View of Lower EPDM Roof

Deficiencies

Section: Lower Roof
Size: 4238
Overall Grade: F

Inspection Date: 08/25/2021
Inspector: Jonathon Rogers



General - Membrane Deterioration (Remedial)

Quantity: 1 LF

Deficiency:

Found many areas of deterioration in the membrane.

Corrective Action:

This roof is beyond its service life and needs to be replaced.



General - Punctures - Rips - Tears (Remedial)

Quantity: 1 EA

Deficiency:

Defect area found allowing water into the roofing system.

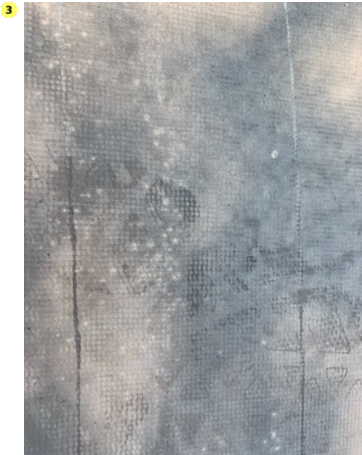
Corrective Action:

This roof is beyond its service life and needs to be replaced.

Deficiencies (continued)

Section: Lower Roof
Size: 4238
Overall Grade: F

Inspection Date: 08/25/2021
Inspector: Jonathon Rogers



General - Membrane Deterioration (Remedial)

Quantity: 1 EA

Deficiency:

Found area of deterioration in the membrane.

Corrective Action:

This roof is beyond its service life and needs to be replaced.



General - Membrane Deterioration (Remedial)

Quantity: 1 EA

Deficiency:

Found area of deteriorating T Patches

Corrective Action:

This roof is beyond its service life and needs to be replaced.

Deficiencies (continued)

Section: Lower Roof
Size: 4238
Overall Grade: F

Inspection Date: 08/25/2021
Inspector: Jonathon Rogers



General - Membrane Deterioration (Remedial)

Quantity: 1 LF

Deficiency:

Found many areas of deterioration in the membrane.

Corrective Action:

This roof is beyond its service life and needs to be replaced.



General - Membrane Deterioration (Remedial)

Quantity: 1 EA

Deficiency:

Found area of deterioration in the membrane.

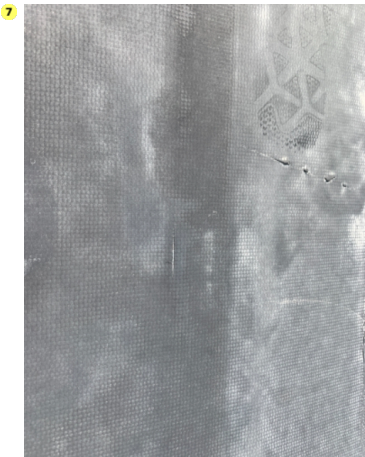
Corrective Action:

This roof is beyond its service life and needs to be replaced.

Deficiencies (continued)

Section: Lower Roof
Size: 4238
Overall Grade: F

Inspection Date: 08/25/2021
Inspector: Jonathon Rogers



General - Membrane Deterioration (Remedial)
Quantity: 1 EA
Deficiency:
Found area of deterioration in the membrane.
Corrective Action:
This roof is beyond its service life and needs to be replaced.

Summary

Section: Lower Roof
Size: 4238
Overall Grade: F

Inspection Date: 08/25/2021
Inspector: Jonathon Rogers

**Condition Summary**

Membrane: F
Flashings: F
Sheet Metal: F

Overall: F

Overall Grade

A = 10 Years or more of service life remaining
B = 8-10 Years of service life remaining
C = 5-7 Years of service life remaining
D = 2-4 Years of service life remaining
F = Less than 1 Year of service life remaining

Estimated Replacement: 2021

Recommendations

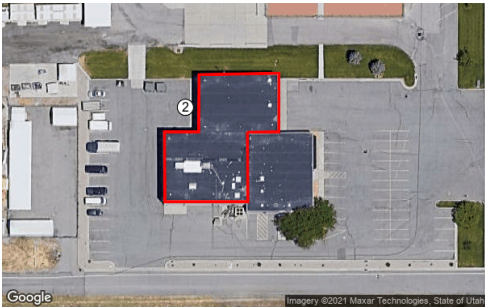
The roof has passed its service life and is beyond repair. Due to the age of this roof and UV rays from the sun, the protective layer of the roof has deteriorated leaving the bare membrane exposed and damaged. Unfortunately, due to the severity of the roof condition, the insulation is not salvageable and will require a full tear-off and re-roof to ensure no more water intrusion into the building.

The only acceptable repair would be to apply 2-3 layers of a rubberized coating in the field and on all wall and curb flashing. If a repair were to be performed, it strictly to maintain the roof through coming winter season.

Observations

Section: Upper Roof
Size: 8782
Overall Grade: F

Inspection Date: 08/25/2021
Inspector: Jonathon Rogers



View of north side of upper roof



View of south side of upper roof

Summary

Section: Upper Roof
Size: 8782
Overall Grade: F

Inspection Date: 08/25/2021
Inspector: Jonathon Rogers



Condition Summary

Membrane: F
 Flashings: F
 Sheet Metal: F

Overall: F

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Estimated Replacement: 2021

Recommendations

The roof has passed its service life and is beyond repair. Due to the age of this roof and UV rays from the sun, the protective layer of the roof has deteriorated leaving the bare membrane exposed and damaged. Unfortunately, due to the severity of the roof condition, the insulation is not salvageable and will require a full tear-off and re-roof to ensure no more water intrusion into the building.

If a price to re-roof is requested, please provide Air National Guard engineer specs.

The only acceptable repair would be to apply 2-3 layers of a rubberized coating in the field and on all wall and curb flashing. If a repair were to be performed, it strictly to maintain the roof through coming winter season.