Visual Roof Condition Assessment Report
940 Main Street
Conyers, GA 30012

Prepared for:
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Capital Projects Manager, Dept. of Recreation & Maintenance
Rockdale County
P.O. Box 289
Conyers, GA 30012
July 23, 2019

Randall Ramos, RRO
July 23, 2019

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Subject: Visual Roof Condition Assessment
940 Main Street
Conyers, GA 30012
Project No. 1184.011

Dear Mr. Villano:

Thank you for your consideration in selecting Raymond Engineering-Georgia, Inc. to provide a Visual Roof Condition Assessment of 940 Main Street Conyers, GA 30012. The visual assessment was performed on Tuesday, July 23, 2019 by Mr. Randall Ramos. The assessment consisted of a visual observation of the accessible roofs and walls above the roof line. Observations were documented with representative photographs, which are included in this report. Additional photographs are on file, and available upon request.

We trust that this report will assist you and your staff in your evaluation of this property. If you should have any questions regarding our report or would like to discuss our findings in further detail, please do not hesitate to contact us directly.

Respectfully submitted,
RAYMOND ENGINEERING-GEORGIA, INC.

Randall Ramos, RRO
David Dipzinski, RRO
Quality Assurance Manager
## Roof Area Designations

<table>
<thead>
<tr>
<th>Area Designation</th>
<th>Building Type</th>
<th>Approximate Size</th>
<th>Roof Type</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Area A 1</td>
<td>Upper Main Roof (Rotunda)</td>
<td>1256 SF</td>
<td>Single Ply TPO; Unknown Insulation</td>
<td>Good</td>
</tr>
<tr>
<td>Roof Area A 2</td>
<td>Drive Thru</td>
<td>612 SF</td>
<td>Single Ply TPO; Unknown Insulation; Metal roof deck</td>
<td>Good</td>
</tr>
<tr>
<td>Roof Area A 3, A 4</td>
<td>Entrance Ways</td>
<td>200 SF</td>
<td>Single Ply TPO; Unknown Insulation</td>
<td>Good</td>
</tr>
<tr>
<td>Roof Area B 1, B 2</td>
<td>Offices, Vault</td>
<td>1,710 SF 245 SF</td>
<td>Modified Bitumen Roof Unknown Insulation;</td>
<td>Fair</td>
</tr>
</tbody>
</table>
Executive Summary

INTERIOR:

The building is currently unoccupied. There is evidence of leaks in the building, however it is not known if they are still active.

ROOF AREA A 1, A 2, A 3, A 4:

By Google imagery the roof systems appear to have been installed in 2002. Based our visual observations and the age of the roof system (17 year), the TPO roof system appears to be in good condition. Defects identified were concerning:

- Pitch Pan (Roof A 2). See Photograph(s) #1 and #2.
- Scupper collector box (Roof A 4). See Photograph #3.
- Support for air tube. See Photograph #4.
- Cuts in membrane at side laps (Rotunda Roof – A 1) Photograph #5.
- Cold welds (Rotunda Roof – A 1). See Photograph #6 and #7.
- Standing water (Roof A 3) See Photograph #8.
- Roof Drain (Roof A 3). See Photograph #8.
- Cover strip-in tape (Roof A 3). See Photograph #9.

ROOF AREA B 1:

By Google imagery and manufacturer’s markings on the membrane, the roof appears to have been installed in 2002. Based our visual observations and the age of the roof system (17 year), the modified bitumen roof system appears to be in fair condition. The base flashings and pitch pans appear to have been repaired. Defects identified were concerning:

- Granule loss and aging of the roof membrane. See Photograph #10.
- Ponding water at the scuppers (drainage of the roof). See Photograph(s) #11 and #12.
- Cracked/split sealant. See Photograph #13.

ROOF AREA B 2:

By Google imagery and manufacturer’s markings on the membrane, the roof appears to have been installed in 2002. Based our visual observations and the age of the roof system (17 year), the modified bitumen roof system appears to be in fair condition. The base flashings and pitch pans appear to have been repaired. Defects identified were concerning:

- Granule loss and aging of the roof membrane. See Photograph(s) #15 and #16.
CONCLUSIONS:

ROOF AREAS A 1, A 2, A 3, A 4: Based on the visual assessment, and the estimated age of the roofing (approximately 17 years) the roofing is performing adequately. The service life of a TPO roof system is typically 20 years.

ROOF AREAS B 1 and B 2: Based on the visual assessment and the estimated age of the roofing (approx. 17 years) the roofing system is performing adequately. The service life of a modified bitumen roof system is typically 15-20 years. The roof system is near the end of its useful life.

<table>
<thead>
<tr>
<th>Summary of Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Budget Year</strong></td>
</tr>
<tr>
<td>Unknown</td>
</tr>
<tr>
<td>Unknown</td>
</tr>
<tr>
<td>Unknown</td>
</tr>
</tbody>
</table>

RECOMMENDATIONS

Roof Area A1 (Repairs):
- Patch cuts in roof membrane (A 1).
- Repair cold welds (A 1).
- Fill pitch pans with sealer to provide positive slope (A 2).
- Apply air tube supports where missing (A 2).
- Lower roof drain (A 3).
- Ensure roof drain is not clogged (A 3).
- Apply sealant over cut ends of edge metal cover strip (A 3).
- Seal flanges and rivets at scupper collector box (A 4).

Roof Area A 2 (Repairs):
- Apply support blocking under transport tube.
- Apply pitch pan sealer to the top of the pan to create positive flow.

Roof Area A 3 (Repairs)
- Unblock drain.
- Lower drain to allow drainage of the roof.
- Apply sealant over cut ends of cover strips.

Roof Area B 5 (Repairs):
- Remove existing sealant and apply new sealant at surface mounted counter flashing.
## PHOTO LOG – Roof Area A 2, A 4

<table>
<thead>
<tr>
<th>#1:</th>
<th>Pitch pan is not filled with sealer to provide positive slope (A 2).</th>
</tr>
</thead>
<tbody>
<tr>
<td>#2:</td>
<td>Pitch pan is not filled with sealer to provide positive slope (A 2).</td>
</tr>
<tr>
<td>#3:</td>
<td>Pop rivets and outlet tube flange are not sealed (A 4).</td>
</tr>
<tr>
<td>#4:</td>
<td>Tube has only one support blocking applied (A 2).</td>
</tr>
</tbody>
</table>
### PHOTO LOG – Roof Area A 1 and A 3

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td># 5:</td>
<td>One of approximately 5 cuts in the roof membrane side laps (A 1).</td>
</tr>
<tr>
<td># 6:</td>
<td>Cold weld in lap (A 1).</td>
</tr>
<tr>
<td># 7:</td>
<td>Cold weld in patch (A 1).</td>
</tr>
<tr>
<td># 8:</td>
<td>Standing water on roof and drain is too high and does not allow roof to drain (A 3).</td>
</tr>
</tbody>
</table>
## PHOTO LOG – Roof Area A 3, B 1

<table>
<thead>
<tr>
<th># 9:</th>
<th>Sealant is not applied at the cut ends of the cover tape (A 3).</th>
<th># 10:</th>
<th>Slight granule loss on the membrane.</th>
</tr>
</thead>
<tbody>
<tr>
<td># 11:</td>
<td>Ponding water at a scupper.</td>
<td># 12:</td>
<td>Ponding water at a scupper.</td>
</tr>
</tbody>
</table>
## PHOTO LOG – Roof Area B 1 and B 2

<table>
<thead>
<tr>
<th>#</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong># 13:</strong></td>
<td>Cracked/split sealant above surface mounted counter flashing (B 1).</td>
</tr>
<tr>
<td><strong>#14:</strong></td>
<td>View of B 2.</td>
</tr>
<tr>
<td><strong># 15:</strong></td>
<td>Roof membrane is showing moderate granule loss.</td>
</tr>
<tr>
<td><strong># 16:</strong></td>
<td>Roof membrane is showing moderate granule loss.</td>
</tr>
</tbody>
</table>