NDS

Non Destructive Surveys

SAMPLE ROOF CONDITION SUMMARY FOR THE YEAR 2003

Building or section	Type of Roof	Date of Install	Roof Mfg.	General Condition	Drainage	Flashings	Leak History	Other Problems
Roof Sect. 1	APP Modified	2000	Garland	good	good	fair	Two leaks associated with HVAC unit housings. The problems have been corrected.	Many small punctures and abrasions in the membrane; appears to have been caused by roof top equipment changes. A few isolated loose flashing laps.
Roof Sect. 2	Ballasted insulation over BUR	1998	Owens & Corning	good	good	fair	None in the past year	Excessive amounts of moss growing in drain bowls-removed at time of inspection. Large, unused exhaust fan hood laying on roof. Surface of exp. jt. flashing cracking.
Roof Sect. 3	BUR-Tar & Gravel	1995	Tremco	fair	fair	fair	One leak over the cafeteria caused by a split in the membrane. Repaired in July of 1999.	Unused equipment housing laying on roof. Three areas of exposed membrane. A few small gas blisters. A few slightly open flashing laps. Material shrinkage in 10 pitch pans.
Roof Sect. 4	Ballasted EPDM	1992	Carlisle	fair	fair	fair	None in the past year	Severe bridging of two equipment base flashings. Numerous split metal edge joints. Two punctures in membrane-repaired at time of inspection.
Roof Sect. 5	BUR-Modified bitumen, fiberglass felt	1996	W.P. Hickman	good	excellent	good	None in the past year	Two open flashing laps - repaired at time of inspection.
Roof Sect. 6	BUR-Tar & Gravel	1986	Koppers	fair	good	fair	Leak over administrative office caused by split base flashings. Repair made in March of 2003	Surfacing of flashings is cracking and deteriorating. One large gas blister in the membrane.
Roof Sect. 7	BUR- Modified Asphalt & Gravel	1999	W.P. Hickman	good	excellent	good	None in the past year.	Sealant deterioration on corner laps of Hypalon base flashings.