

Inspection Report



Facility: Tacoma Rhodes Broadway Building

Address: 950 Broadway,
Tacoma, WA 98402

Customer: Department of Enterprise Services

Address: PO Box 41475,
Olympia, WA 98504

Prepared By:

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Inspection Date: Tuesday, June 30, 2015



Inspection Report

Department of Enterprise Services, Tacoma, WA

Work Order #: 35207

Inspection Date: 6/30/2015

Roof Condition Summary

Building	Roof	SF	Roof System	Condition Rating
Imported Roofs	Roof A	19,531	Emulsion Maintenance Ply	Poor
Imported Roofs	Roof B	220	Bur/Capsheet	Poor
Imported Roofs	Roof C	318	Bur/Capsheet	Fair - Good
Imported Roofs	Roof D	56	Bur/Capsheet	Fair
Imported Roofs	Roof E	237	Bur/Capsheet	Poor

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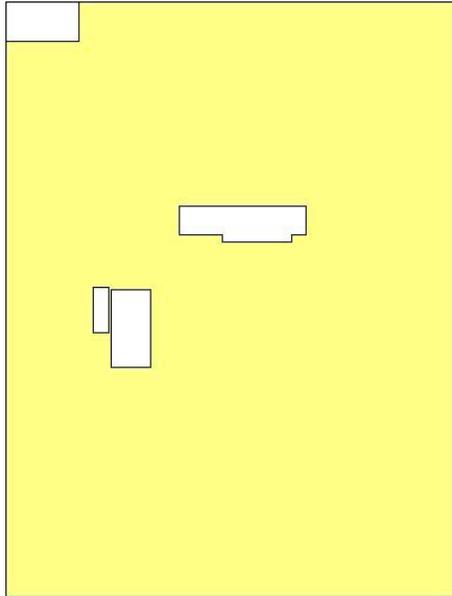
Department of Enterprise Services, Tacoma, WA

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Roof: Roof A

Building: Imported Roofs



Roof System: Emulsion Maintenance Ply
Install Date: - Unknown
Roof Deck:
Roof SF: 19,531
Elevation: 0.00000
Interior Sensitivity: 0 -
Warranty:

Condition Assessment: 25 - Poor

Roof is in poor condition and in need of immediate attention. Without the recommended repairs or replacement water damage is imminent



Condition: D-114 Drain- failed patch
Severity: 3 - Immediate Action
Qty: SF: 3 LF: 8 EA: 1

The patch has failed. A permanent repair is required as soon as possible.



Condition: F-100 Field Membrane- deteriorated
Severity: 3 - Immediate Action
Qty: SF: 3750 LF: 250 EA: 1

The roof membrane is deteriorated and should be replaced to avoid further degradation.

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Condition: F-110 Field Membrane- open lap

Severity: 3 - Immediate Action

Qty: SF: 150 LF: 302 EA: 1

An opening has formed at the edge of the felt that will allow water penetration.



Condition: P-104 Penetration- splits

Severity: 3 - Immediate Action

Qty: SF: 0 LF: 30 EA: 1

Splits in membrane flashing caused by deterioration or roof movement will allow water to penetrate.

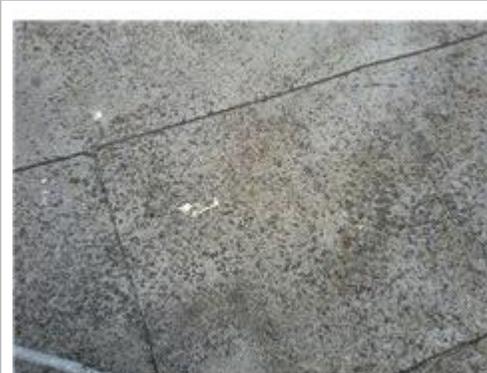


Condition: 004- Debris on roof

Severity: 2 - Secondary Repair

Qty: SF: 625 LF: 100 EA: 1

Debris were noted to be moderate at this time.



Condition: F-118 Field Membrane- loss of granules

Severity: 2 - Secondary Repair

Qty: SF: 1000 LF: 140 EA: 1

The mineral granules have come off the cap sheet, exposing the underlying felt, which will lead to premature deterioration.

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Condition: P-150 Penetration- improper detail

Severity: 2 - Secondary Repair

Qty: SF: 0 LF: 24 EA: 1

Flashing membrane doesn't go up the curb to the top and needs counter flashing to be added.



Condition: PP-152 Pitch Pan- Sealant failure

Severity: 2 - Secondary Repair

Qty: SF: 0 LF: 52 EA: 1

Sealant should be removed and replaced to prevent water entry. This is Typical of 26 locations.

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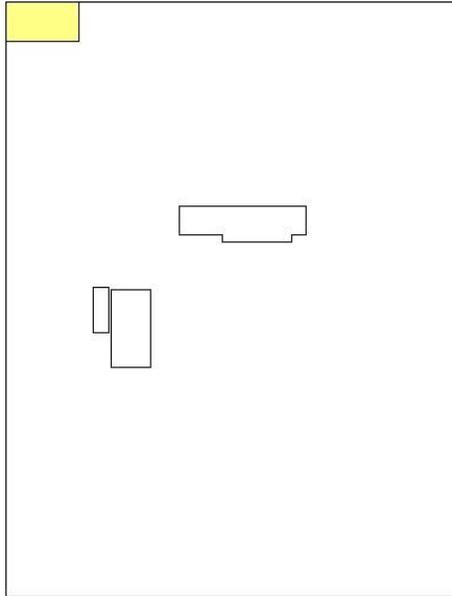
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Roof: Roof B

Building: Imported Roofs



Roof System: Bur/Capsheet
Install Date: - Unknown
Roof Deck:
Roof SF: 220
Elevation: 0.00000
Interior Sensitivity: 1 - Low
Warranty:

Condition Assessment: 25 - Poor

Roof is in poor condition and in need of immediate attention. Without the recommended repairs or replacement water damage is imminent



Condition: BF-100 Base Flashing- deteriorated
Severity: 3 - Immediate Action
Qty: SF: 1 LF: 4 EA: 1

The flashing membrane is worn/aged and should be replaced to avoid potential leaks.



Condition: F-100 Field Membrane- deteriorated
Severity: 3 - Immediate Action
Qty: SF: 1 LF: 4 EA: 1

The roof membrane is worn/aged and should be planned for replacement

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Condition: F-200 Field Membrane- blister

Severity: 2 - Secondary Repair

Qty: SF: 1 LF: 4 EA: 1

Blisters are caused by gases trapped between the roof system and have the potential of being ruptured with foot traffic.



Condition: MC-300 Metal Cap- loose/missing fasteners

Severity: 2 - Secondary Repair

Qty: SF: 1 LF: 4 EA: 1

Metal flashing has loose/missing fasteners. Install new fasteners as required to secure flashing.

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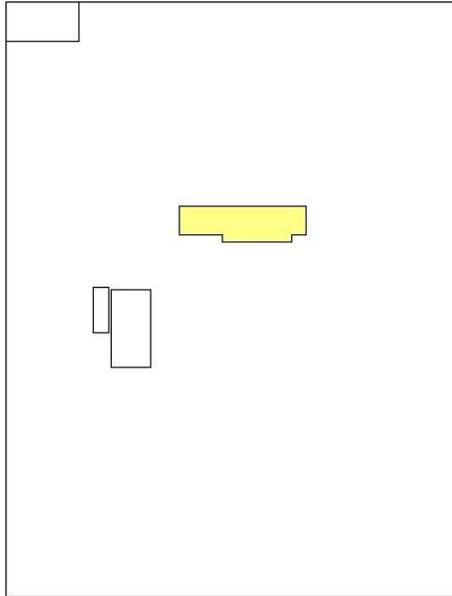
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4:00:00 PM

Roof: Roof C

Building: Imported Roofs



Roof System: Bur/Capsheet
Install Date: - Unknown
Roof Deck:
Roof SF: 318
Elevation: 0.00000
Interior Sensitivity: 1 - Low
Warranty:

Condition Assessment: 75 - Fair - Good

Roofs in fair to Good condition has only very minor problems that should be addressed when possible.



Condition: 004- Debris on roof
Severity: 2 - Secondary Repair
Qty: SF: 1 LF: 4 EA: 1

Two pieces of plywood have been left on roof and are deteriorating. Recommend removing the plywood to prevent premature aging of roofing system.



Condition: F-118 Field Membrane- loss of granules
Severity: 2 - Secondary Repair
Qty: SF: 1 LF: 4 EA: 1

The mineral granules have come off the cap sheet, exposing the underlying felt, which will lead to premature deterioration.

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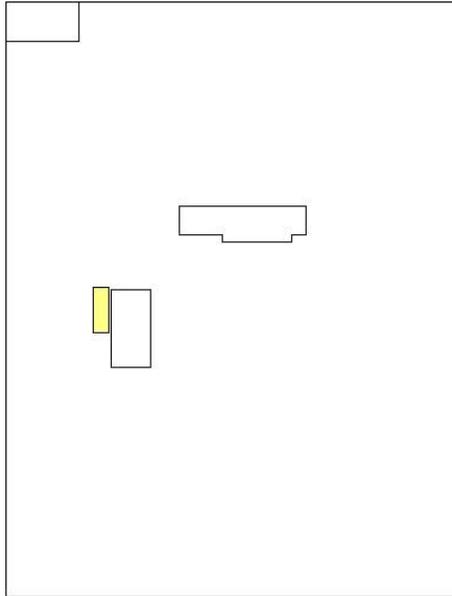
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Roof: Roof D

Building: Imported Roofs



Roof System: Bur/Capsheet
Install Date: - Unknown
Roof Deck:
Roof SF: 56
Elevation: 0
Interior Sensitivity: 1 - Low
Warranty:

Condition Assessment: 50 - Fair

Roofs in fair condition and has only minor problems that should be addressed when possible.



Condition: BF-114 Base Flashing- failed patch
Severity: 3 - Immediate Action
Qty: SF: 4 LF: 10 EA: 1

The current patch has failed. A permanent repair is required as soon as possible.



Condition: P-114 Penetration- failed patch
Severity: 3 - Immediate Action
Qty: SF: 3 LF: 7 EA: 1

The patch has failed. A permanent repair is required as soon as possible.

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Condition: F-118 Field Membrane- loss of granules

Severity: 2 - Secondary Repair

Qty: SF: 10 LF: 14 EA: 1

The mineral granules have come off the cap sheet, exposing the underlying felt, which will lead to premature deterioration.

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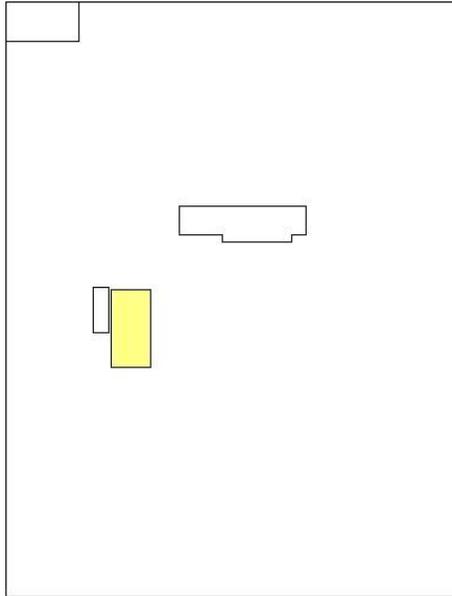
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Roof: Roof E

Building: Imported Roofs



Roof System: Bur/Capsheet
Install Date: - Unknown
Roof Deck:
Roof SF: 237
Elevation: 0
Interior Sensitivity: 1 - Low
Warranty:

Condition Assessment: 25 - Poor

Roof is in poor condition and in need of immediate attention. Without the recommended repairs or replacement water damage is imminent



Condition: F-100 Field Membrane- deteriorated
Severity: 3 - Immediate Action
Qty: SF: 248 LF: 67 EA: 1

The roof membrane is deteriorated and should be replaced to avoid further degradation.



Condition: MC-302 Metal Cap- corrosion
Severity: 1 - Monitor
Qty: SF: 0 LF: 42 EA: 1

Metal flashing has corroded which can eventually lead to failing sheet metal flashing.