



Condition Assessment Report



CTF - Bldg A
3500 Pennsy Drive
Hyattsville, MD 20785

Inspection Date: Thursday, June 12, 2014

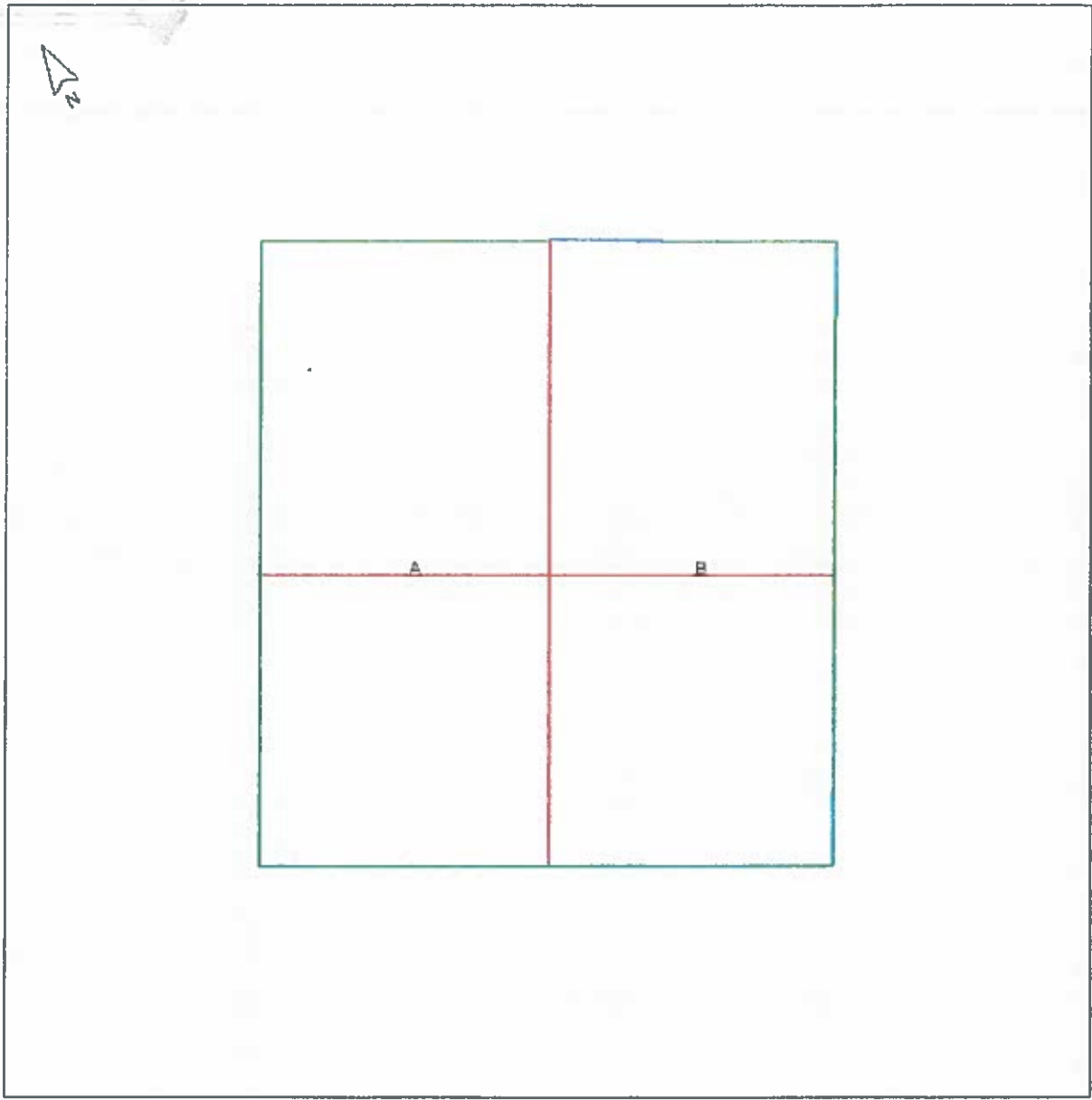
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Building & Job Summary

Building Name	CTF - Bldg A
Building Address	3500 Pennsy Drive Hyattsville, MD 20785
Year Built	Unknown
Roof Area (total)	142,143 SF
Building Description	Building Type: Institutional/Government Building Zone: Institutional Roof Access: Hatch Floors: Multi
Inspection Date	Thursday, June 12, 2014
Inspector	Steve Milhollin Kahleb Carradine

Section Key Plan



Total Area: 142,143 SF

Section Information

Section ID: A

Area: 71,321 SF

Roof Type: Thermoset (Single ply - rubber)

Layers:

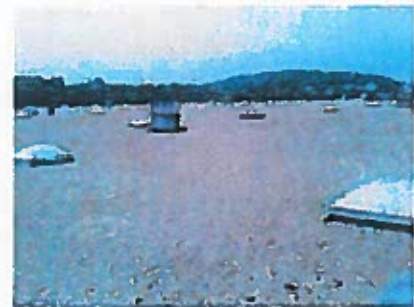
- Surface:
 - Surface: Aggregate
- Membrane:
 - Type: EPDM
 - Attachment: Ballasted
 - Thickness: .060
- Insulation:
 - Type: Expanded polystyrene foam
 - Thickness: 2.50"
 - # of layers: 2
 - Attachment: Loose laid
- Deck:
 - Type: Metal deck



Roof Condition Score: 53 (Unsatisfactory)

(Photo #2)

1



Section ID: B

Area: 70,822 SF

Roof Type: Thermoset (Single ply - rubber)

Layers:

- Surface:
 - Surface: Aggregate
 - Color: Tan
- Membrane:
 - Type: EPDM
 - Attachment: Ballasted
 - Thickness: .045
 - Reinforced: Yes
 - Fire rated: Yes
 - Color: Black
- Insulation:
 - Type: Expanded polystyrene foam
 - Thickness: 2.50"
 - # of layers: 1
 - Tapered: Yes
 - Slope: 1/4
 - Attachment: Mechanical
- Deck:
 - Type: Metal deck



Roof Condition Score: 42 (Unsatisfactory)





(Photo #2)



Roof Condition Scores

Section	Score
A (Area = 71,321 SF)	53 - Unsatisfactory
B (Area = 70,822 SF)	42 - Unsatisfactory

Legend

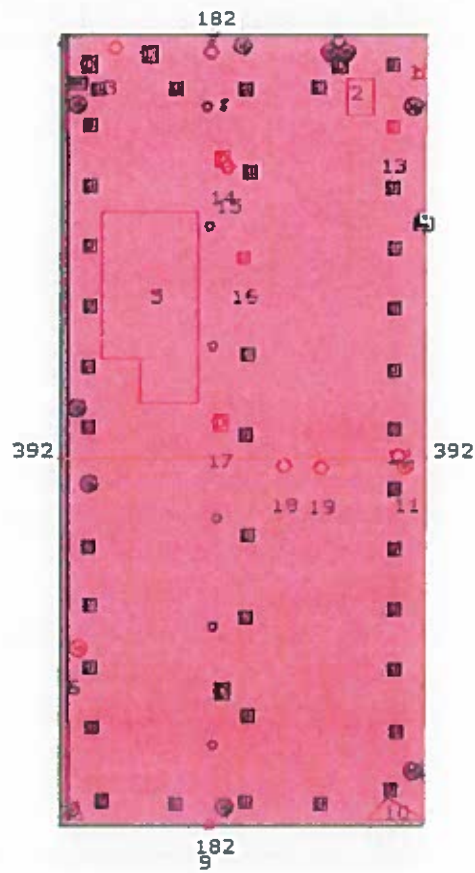
-  Adequate (0%)
-  Degraded (0%)
-  Unsatisfactory (100%)
-  Unspecified (0%)

Section A

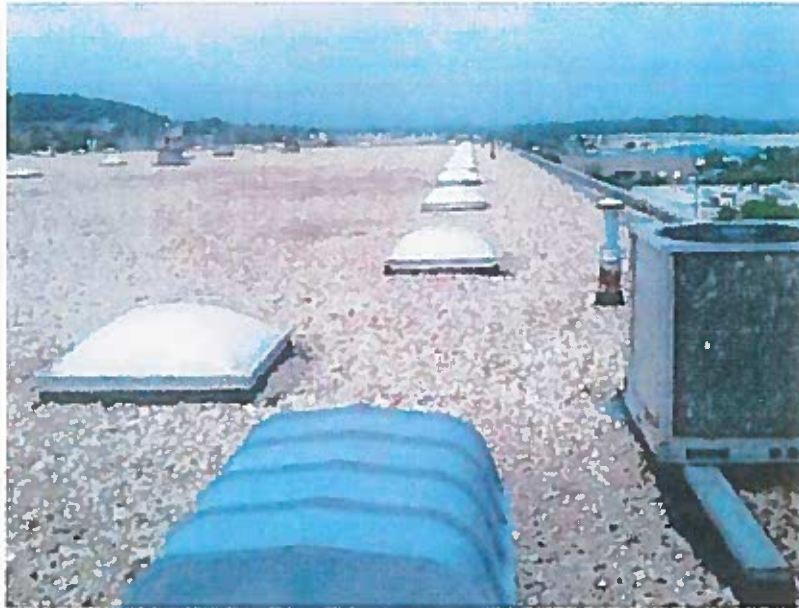


Legend

- RCS - Unsatisfactory
- Plumbing vent
- Skylight (select size)
- HS Hot stack
- HVAC unit
- E Exhaust fan/Extractor vent
- O Field drain
- Ø Overflow scupper
- F Core test
- Electrical conduit
- Pairspet
- Joint
- Fitch pan
- Segment (interior)
- Ballast defects
- Patched or repaired areas
- Ponding
- Surface defects, holes or cuts (EA)



Section Summary – A



Section ID: A
Area: 71,321 SF
Year Installed: 1993 (approximate)
Height: 70 FT
Floors: 5
Criticality Index: 0
Warranty Expiration: n/a
Warranty Type: n/a
Roof Condition Score: 53 (Unsatisfactory)

Roof Type: Thermoset (Single ply - rubber)

Layers:

- **Surface:**
 - Surface: Aggregate
- **Membrane:**
 - Type: EPDM
 - Attachment: Ballasted
 - Thickness: .060
- **Insulation:**
 - Type: Expanded polystyrene foam
 - Thickness: 2.50"
 - # of layers: 2
 - Attachment: Loose laid
- **Deck:**
 - Type: Metal deck

Section Tests

Photo

Core test
45 mil EPDM, 2.5" EPS, metal deck.



Inventory Detail – Section A

Coping cap

- Material: Aluminum
- Width: 4"
- Height: 4"
- Interior face: 4"
- Exterior face: 4"



Expansion joint

- Orientation: Roof to roof
- Profile: Low
- Type: Billow
- Width: 10"
- Material: Aluminum



Segment

- Type: Parapet



Segment

- Type: Joint



Segment

- Type: Parapet



Skylight (select size)

- Base height: 6"
- Length: 5'
- Width: 5'
- Type: Acrylic dome
- Frame: Aluminum
- Finish: Prefinished



Typical of 36.

Hot stack

- Diameter: 6"
- Flashing: Membrane



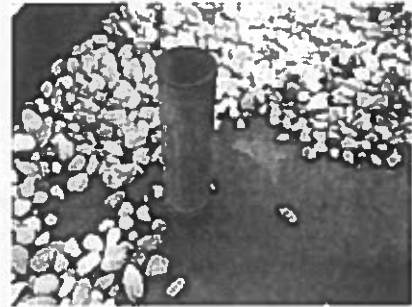
Hot stack

- Diameter: 6"
- Flashing: Membrane



Plumbing vent

- Size: 3"
- Flashing: Membrane
- Material: Cast iron



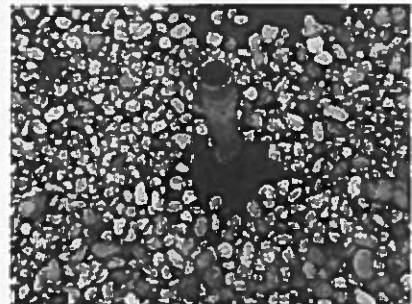
Hot stack

- Diameter: 6"
- Flashing: Membrane



Plumbing vent

- Size: 2"
- Flashing: Membrane
- Material: Cast iron



Hot stack

- Diameter: 6"
- Flashing: Membrane



Hot stack

- Diameter: 6"
- Flashing: Membrane

Associated Defect: #6 - Flashing damage or deterioration (EA)



Hot stack

- Diameter: 6"
- Flashing: Membrane



Pitch pan

- Type: ChemCurb
- Length: 4"
- Material: PVC
- Height: 4"



Hot stack

- Diameter: 6"
- Flashing: Membrane



Hot stack

- Diameter: 6"
- Flashing: Membrane



Hot stack

- Diameter: 6"
- Flashing: Membrane



Hot stack

- Diameter: 6"
- Flashing: Membrane

Associated Defect: #11 - Flashed penetration defects



Plumbing vent

- Size: 3"
- Flashing: Membrane
- Material: Cast iron

Associated Defect: #3 - Boot defect



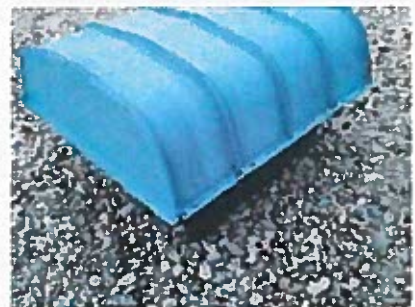
HVAC unit

- Support: Curbed
- Base height: 12"
- Length: 2'
- Width: 2'
- Unit height: 3'



Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 8"
- Length: 3'
- Width: 3'
- Unit height: 2'



HVAC unit

- Unit height: 4'
- Support: Sleepers
- Base height: 6"
- Length: 3'
- Width: 4'



HVAC unit (Continued)



Photo 2 of 2

Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6"
- Length: 5'
- Width: 5'
- Unit height: 5'



Exhaust fan/Extractor vent

- Unit height: 6'
- Support: Curbed
- Type: Mechanized
- Base height: 5"
- Length: 6'
- Width: 6'



Associated Defect: #14 - Flashing damage or deterioration (EA)

Exhaust fan/Extractor vent (Continued)



Photo 2 of 2

Exhaust fan/Extractor vent

- Support: Curbed
- Type: Passive
- Base height: 8"
- Length: 2'
- Width: 2'
- Unit height: 3'

Associated Defect: #17 - Flashing damage or deterioration (EA)



Exhaust fan/Extractor vent

- Unit height: 6'
- Support: Curbed
- Type: Mechanized
- Base height: 5"
- Length: 6'
- Width: 6'



Exhaust fan/Extractor vent

- Support: Curbed
- Type: Passive
- Base height: 8"
- Length: 2'
- Width: 2'
- Unit height: 3'



Overflow scupper



Field drain

- Size: 4"
- Material: Cast iron w/ strainer



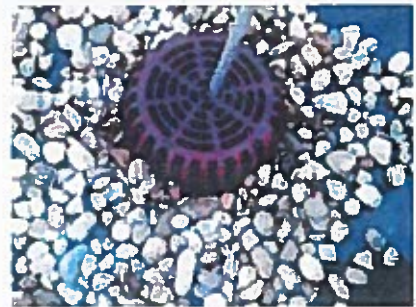
Overflow scupper

Associated Defect: #9 - Scupper metal deterioration or damage



Field drain

- Size: 6"
- Material: Cast iron w/ strainer



Field drain

- Size: 6"
- Material: Cast iron w/ strainer

Field drain

- Size: 6"
- Material: Cast iron w/ strainer



Field drain

- Size: 6"
- Material: Cast iron w/ strainer



Field drain

- Size: 6"
- Material: Cast iron w/ strainer



Electrical conduit

- Support: Sleepers / Blocking



Segment (interior)

- Type: Joint

Int1

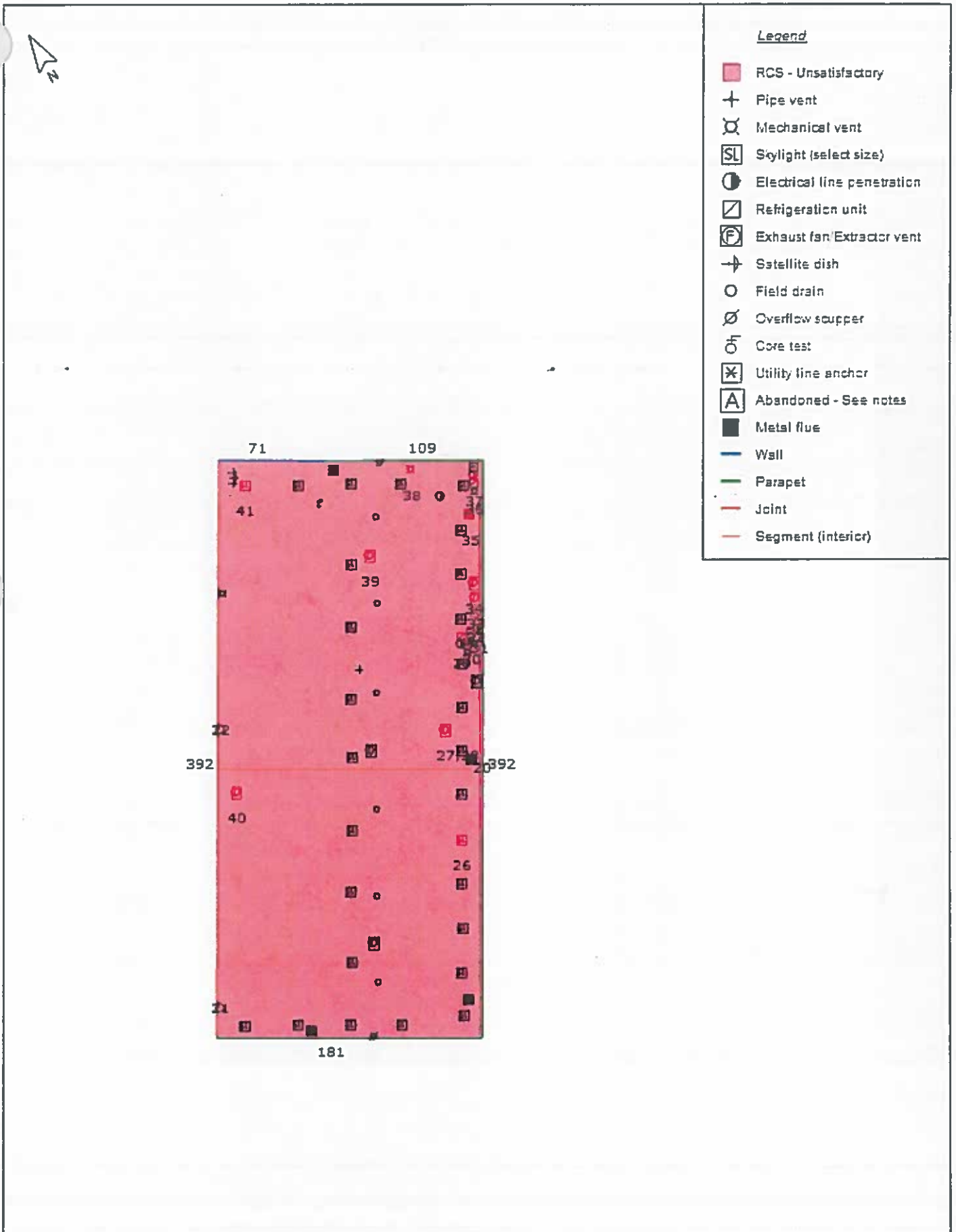


Expansion joint

- Orientation: Roof to roof
- Profile: Low
- Type: Billow
- Width: 10"

Associated Defect: #12 - Flashing damage or deterioration (EA)

Section B



Section Summary – B



Section ID:	B
Area:	70,822 SF
Year Installed:	1993 (approximate)
Height:	50 FT
Floors:	0
Criticality Index:	0
Warranty Expiration:	n/a
Warranty Type:	n/a

Roof Condition Score: 42 (Unsatisfactory)

Roof Type: Thermoset (Single ply - rubber)

Layers:

- Surface:
 - Surface: Aggregate
 - Color: Tan
- Membrane:
 - Type: EPDM
 - Attachment: Ballasted
 - Thickness: .045
 - Reinforced: Yes
 - Fire rated: Yes
 - Color: Black
- Insulation:
 - Type: Expanded polystyrene foam
 - Thickness: 2.50"
 - # of layers: 1
 - Tapered: Yes
 - Slope: 1/4
 - Attachment: Mechanical
- Deck:
 - Type: Metal deck

Section Tests

Photo

Core test
45 mil ballasted EPDM, , 2.5" EPS, metal deck.



Inventory Detail – Section B

Control joint

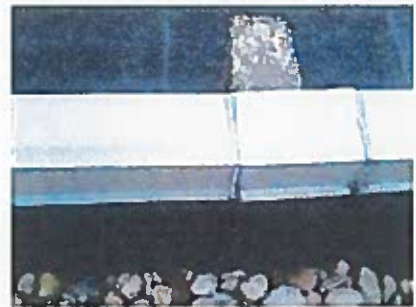
- Width: 12"

Associated Defect: #21 , #22 - Flashing damage or deterioration (EA)



Coping cap

- Width: 4"
- Height: 4"
- Material: Stainless steel
- Interior face: 4"
- Exterior face: 4"
- Stretch out: 16"



Wall membrane flashing

- Type: Roof
- Attachment: Adhered
- Stretch out: 24"



Coping cap

- Width: 4"
- Height: 4"
- Material: Stainless steel
- Interior face: 4"
- Exterior face: 4"
- Stretch out: 16"



Parapet membrane flashing

- Type: Roof
- Attachment: Adhered
- Stretch out: 24"

Associated Defect: #20 - Flashing wrinkle/movement



Segment

- Type: Wall



Segment

- Type: Parapet



Segment

- Type: Joint



Metal flue

- Diameter: 10"
- Flashing: Membrane
- Length: 36"
- Width: 10"
- Base height: 8"
- Material: Metal



Skylight (select size)

- Base height: 12"
- Length: 5'
- Width: 5'
- Type: Acrylic dome
- Frame: Aluminum
- Finish: Prefinished

Typical of 26.

**Mechanical vent**

- Size: > 24"
- Material: Galvanized steel
- Shape: Square
- Flashing: Curb
- Screen: Yes

**Mechanical vent**

- Size: > 24"
- Material: Galvanized steel
- Shape: Square
- Flashing: Curb
- Screen: Yes

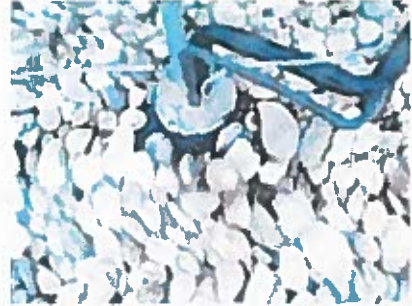
**Electrical line penetration**

- Flashing: Membrane
- Size: 1"
- Material: PVC



Electrical line penetration

- Flashing: Pitch pan
- Size: 1"
- Material: PVC



Metal flue

- Diameter: 10"
- Flashing: Membrane
- Length: 36"
- Width: 10"
- Base height: 8"
- Material: Metal

**Type B**

Metal flue

- Diameter: 10"
- Flashing: Membrane
- Length: 36"
- Width: 10"
- Base height: 8"
- Material: Metal



Skylight (select size)

- Base height: 12"
- Length: 6'
- Width: 5'
- Type: Acrylic dome
- Frame: Aluminum
- Finish: Prefinished



Pipe vent

- Size: 6"
- Material: PVC
- Flashing: Pitch pan

**Skylight (select size)**

- Base height: 12"
- Length: 6'
- Width: 5'
- Type: Acrylic dome
- Frame: Aluminum
- Finish: Prefinished

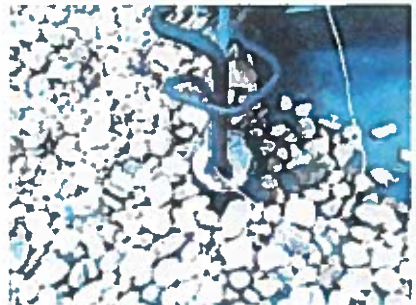
**Electrical line penetration**

- Flashing: Pitch pan
- Size: 1"
- Material: PVC

**Electrical line penetration**

- Flashing: Pitch pan
- Size: 1"
- Material: PVC

Associated Defect: #31 - Pitch pan defect



Metal flue

- Diameter: 10"
- Flashing: Membrane
- Length: 36"
- Width: 10"
- Base height: 8"
- Material: Metal

Associated Defect: #35 - Metal flashing defects (EA)

**Mechanical vent**

- Size: > 24"
- Material: Galvanized steel
- Shape: Square
- Flashing: Curb
- Screen: Yes

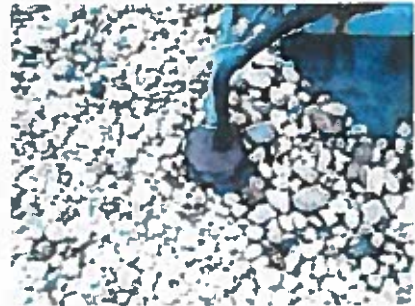
**Electrical line penetration**

- Flashing: Membrane
- Size: 1"
- Material: PVC

**Electrical line penetration**

- Flashing: Pitch pan
- Size: 1"
- Material: PVC

Associated Defect: #37 - Pitch pan defect



Utility line anchor

- Flashing: Self flashing



Mechanical vent

- Size: > 24"
- Material: Galvanized steel
- Shape: Square
- Flashing: Curb
- Screen: Yes

Associated Defect: #38 - Flashing damage or deterioration (EA)



Metal flue

- Diameter: 10"
- Flashing: Membrane
- Length: 36"
- Width: 10"
- Base height: 8"
- Material: Metal



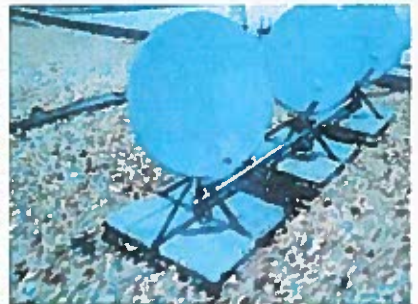
Mechanical vent

- Size: 24"
- Material: Galvanized steel
- Shape: Square
- Flashing: Curb
- Screen: Yes



Satellite dish

- Support: Stand



Satellite dish

- Support: Stand

Satellite dish

- Support: Stand

**Exhaust fan/Extractor vent**

- Support: Curbed
- Type: Mechanized
- Base height: 3"
- Length: 5'
- Width: 5'
- Unit height: 5'

**Exhaust fan/Extractor vent**

- Support: Curbed
- Type: Mechanized
- Base height: 12"
- Length: 2'
- Width: 2'
- Unit height: 2'



Associated Defect: #40 - Flashing damage or deterioration (EA)

Refrigeration unit

- Support: Curbed
- Base height: 4"
- Length: 5'
- Width: 3'
- Unit height: 3'



Associated Defect: #36 - Flashing wrinkle/movement

Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 3"
- Length: 5'
- Width: 5'
- Unit height: 5'



Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 3"
- Length: 5'
- Width: 5'
- Unit height: 5'



Associated Defect: #39 - Flashing damage or deterioration (EA)

Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 12"
- Length: 2'
- Width: 2'
- Unit height: 2'



Associated Defect: #33 - Flashing damage or deterioration (EA)

Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 12"
- Length: 2'
- Width: 2'
- Unit height: 2'



Associated Defect: #34 - Flashing damage or deterioration (EA)

Refrigeration unit

- Support: Curbed
- Base height: 4"
- Length: 5'
- Width: 3'
- Unit height: 3'

Associated Defect: #30 - Flashing damage or deterioration (EA)

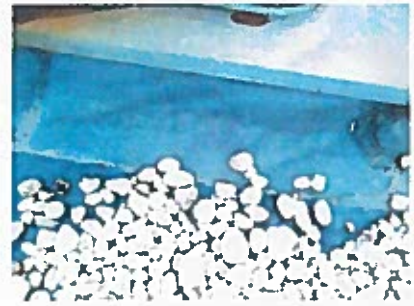
**Exhaust fan/Extractor vent**

- Support: Curbed
- Type: Mechanized
- Base height: 12"
- Length: 2'
- Width: 2'
- Unit height: 2'

**Refrigeration unit**

- Support: Curbed
- Base height: 4"
- Length: 5'
- Width: 3'
- Unit height: 3'

Associated Defect: #29 - Flashing wrinkle/movement

**Exhaust fan/Extractor vent**

- Support: Curbed
- Type: Mechanized
- Base height: 12"
- Length: 2'
- Width: 2'
- Unit height: 2'

Associated Defect: #27 , #28 - Flashing damage or deterioration (EA)



Exhaust fan/Extractor vent (Continued)



Photo 2 of 3

Exhaust fan/Extractor vent (Continued)

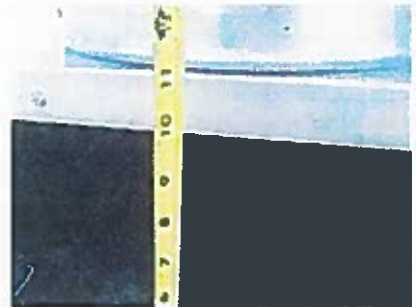
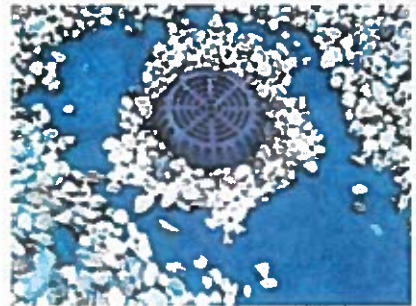


Photo 3 of 3

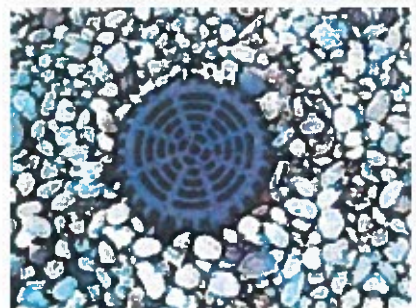
Field drain

- Size: 6"
- Material: Cast iron w/ strainer



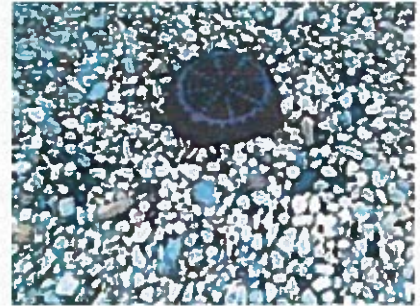
Field drain

- Size: 6"
- Material: Cast iron w/ strainer



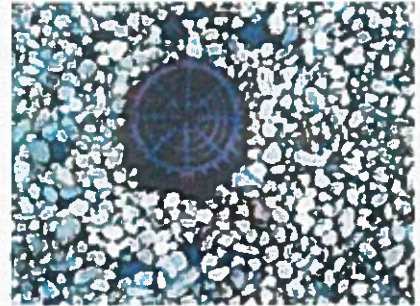
Field drain

- Size: 6"
- Material: Cast iron w/ strainer



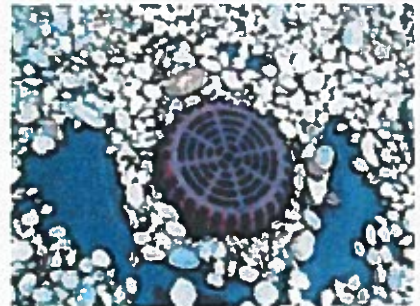
Field drain

- Size: 6"
- Material: Cast iron w/ strainer



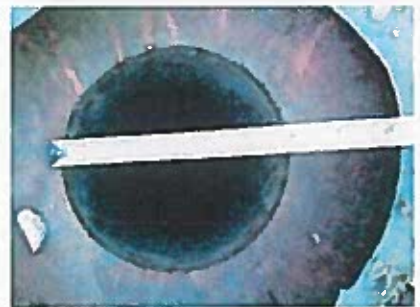
Field drain

- Size: 6"
- Material: Cast iron w/ strainer



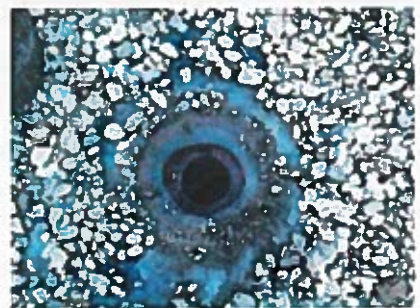
Field drain

- Size: 6"
- Material: Cast iron w/ strainer



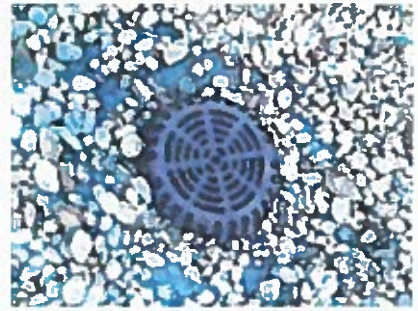
Field drain (Continued)

(Photo #2)



Field drain (Continued)

(Photo #3)



Overflow scupper



Overflow scupper



Abandoned

Associated Defect: #32 - Point defect - see notes



Segment (interior)

• Type: Joint



Expansion joint

- Orientation: Roof to roof
- Profile: Low
- Type: Billow
- Width: 4"

