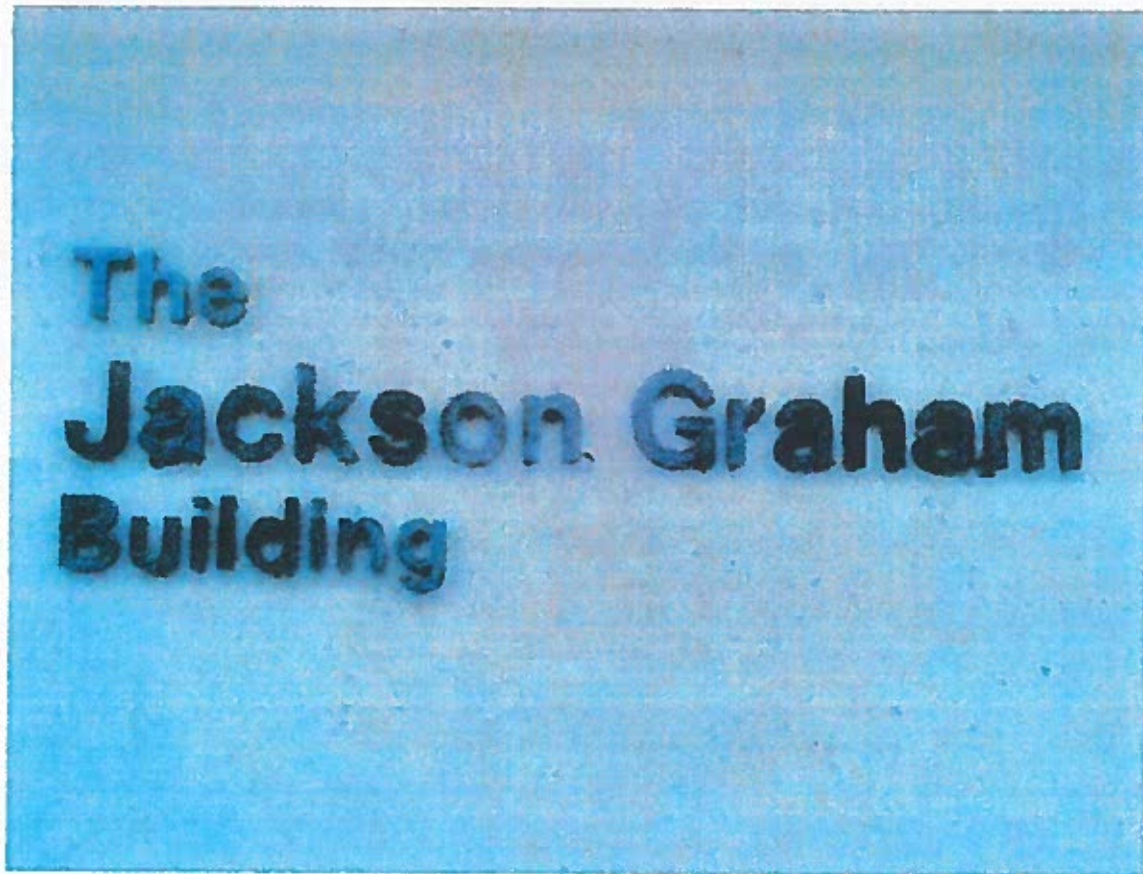




Condition Assessment Report



T19 Jackson Graham Building
600 5th Street NW
Washington, DC 20001

Inspection Date: Wednesday, July 16, 2014

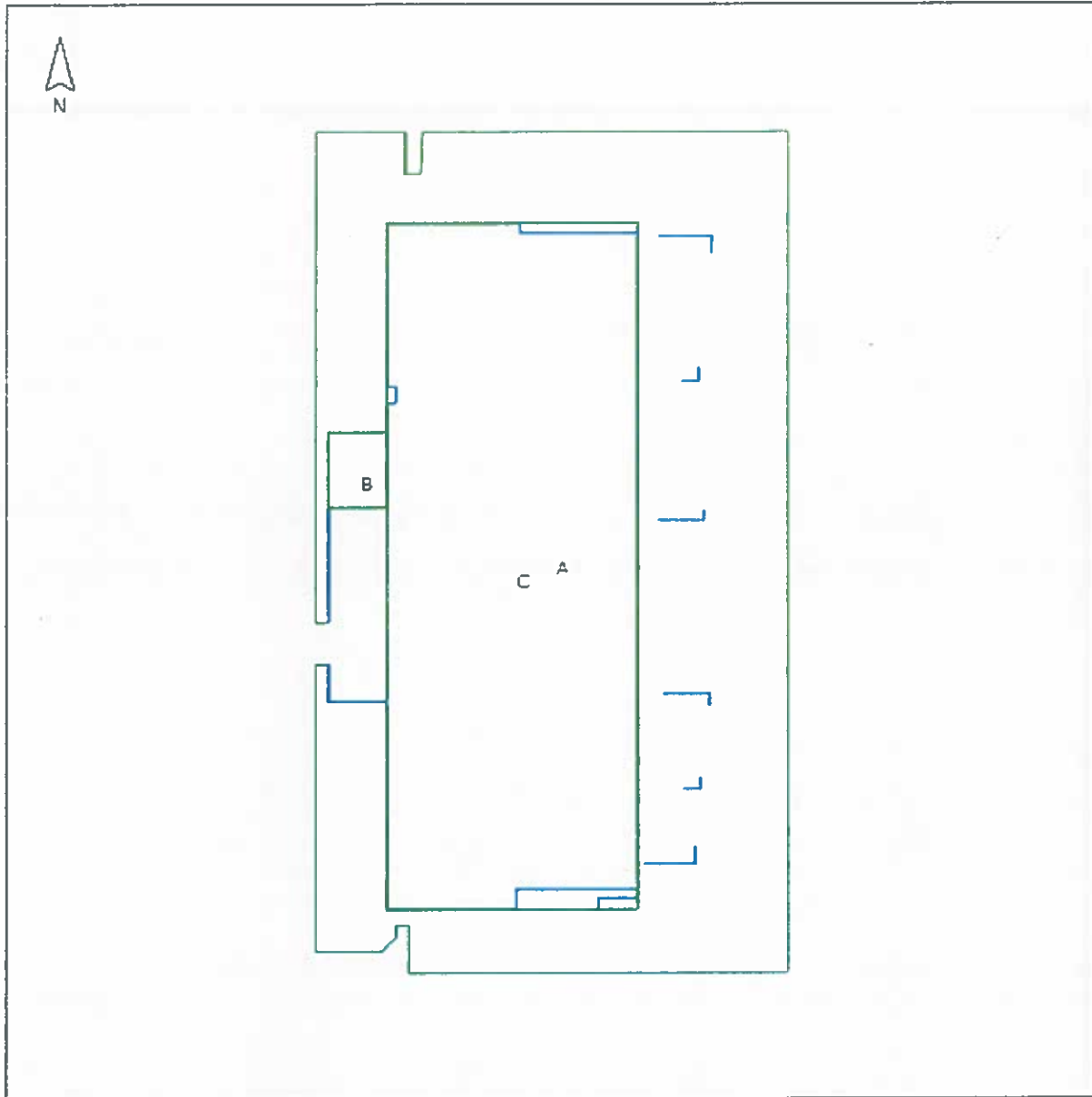
Table of Contents

Condition Assessment Report.....	1
Table of Contents.....	2
Building & Job Summary.....	3
Section Key Plan.....	4
Section Information.....	5
Roof Condition Scores.....	8
Section A.....	9
Section Summary – A.....	10
Inventory Detail – Section A.....	12
Defect Summary – Section A.....	35
Roof Condition Score – Section A.....	37
Section B.....	38
Section Summary – B.....	39
Inventory Detail – Section B.....	41
Defect Summary – Section B.....	44
Roof Condition Score – Section B.....	45
Section C.....	46
Section Summary – C.....	47
Inventory Detail – Section C.....	49
Roof Condition Score – Section C.....	59

Building & Job Summary

Building Name	T19 Jackson Graham Building
Building Address	600 5th Street NW Washington, DC 20001
Year Built	Unknown
Roof Area (total)	36,910 SF
Building Description	Building Type: Institutional/Government Building Zone: Urban Roof Access: Door Floors: Multi
Inspection Date	Wednesday, July 16, 2014
Inspector	Devin Milhollin dmilhollin@bluefinllc.com

Section Key Plan



Total Area: 36,910 SF

Section Information

Section ID: A - A

Area: 20,041 SF

Roof Type: Thermoset (Single ply - rubber)

Layers:

- Membrane:
 - Type: EPDM
 - Attachment: Fully adhered
 - Thickness: .060
 - Reinforced: No
 - Fire rated: Unknown
 - Color: Black
- Insulation:
 - Type: Wood fiberboard (cover board)
 - Thickness: 1"
 - # of layers: 1
 - Tapered: No
 - Slope: 1/4
 - Attachment: Loose laid
- Insulation:
 - Type: Polyisocyanurate (Poly ISO) foam
 - Thickness: See notes
 - # of layers: 3
 - Tapered: Yes
 - Slope: 1/4
 - Attachment: Mechanical
- Deck:
 - Type: Cast in-place concrete
 - Deck slope: 0

Roof Condition Score: 47 (Unsatisfactory)

Section ID: A - A (Photo #2)

Area: 20,041 SF

Roof Condition Score: 47 (Unsatisfactory)



Section ID: B - B

Area: 413 SF

Roof Type: Thermoset (Single ply - rubber)

Layers:

- Membrane:
 - Type: EPDM
 - Attachment: Fully adhered
 - Thickness: .060
 - Reinforced: No
 - Fire rated: No
 - Color: Black
- Insulation:
 - Type: Polyisocyanurate (Poly ISO) foam
 - Thickness: 2.50"
 - # of layers: 1
 - Attachment: Mechanical
- Insulation:
 - Type: Perlite cover board
 - Thickness: 0.50"
 - # of layers: 1
- Deck:
 - Type: Cast in-place concrete



Roof Condition Score: 58 (Unsatisfactory)

Section ID: B - B (Photo #2)

Area: 413 SF

Roof Condition Score: 58 (Unsatisfactory)



Section ID: C - C

Area: 16,456 SF

Roof Type: Thermoset (Single ply - rubber)

Layers:

- Membrane:
 - Type: EPDM
 - Attachment: Fully adhered
 - Thickness: .060
 - Reinforced: No
 - Fire rated: Unknown
 - Color: Black
- Insulation:
 - Type: Wood fiberboard (cover board)
 - Thickness: 1"
 - # of layers: 1
 - Tapered: No
 - Slope: 1/4
 - Attachment: Loose laid
- Insulation:
 - Type: Polyisocyanurate (Poly ISO) foam
 - Thickness: See notes
 - # of layers: 3
 - Tapered: Yes
 - Slope: 1/4
 - Attachment: Mechanical
- Deck:
 - Type: Cast in-place concrete
 - Deck slope: 0



Roof Condition Score: 80 (Degraded)

Inventory Detail – Section A

Wall

- Type: Concrete
- Height: 6'



Wall counter flashing



Wall membrane flashing

- Type: Roof
- Stretch out: 12"
- Attachment: Adhered



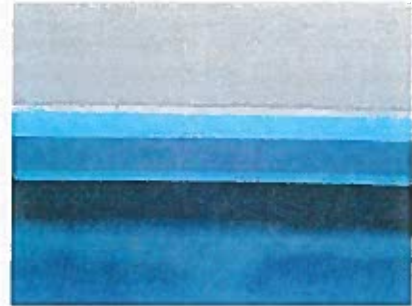
Parapet

- Width: 8"
- Height: 2'
- Material: Concrete



Parapet counter flashing

- Type: Reglet - 1 piece



Parapet membrane flashing

- Type: Roof
- Stretch out: 12"
- Attachment: Adhered



Segment

- Type: Parapet

Seg1



Segment

- Type: Wall

Seg2



Pipe vent

- Size: 4"
- Material: Cast iron
- Flashing: Rubber boot



Pitch pan

- Type: Metal
- Length: 4"
- Width: 4"
- Material: Stainless steel
- Height: 5"

**Pipe vent**

- Size: 4"
- Material: Cast iron
- Flashing: Rubber boot

**Pitch pan**

- Type: Metal
- Length: 4"
- Width: 4"
- Material: Stainless steel
- Height: 5"

**Curb (select size)**

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'

**Curb (select size)**

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



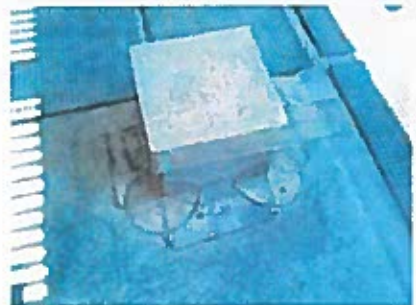
Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



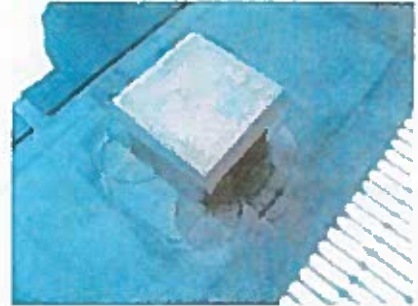
Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



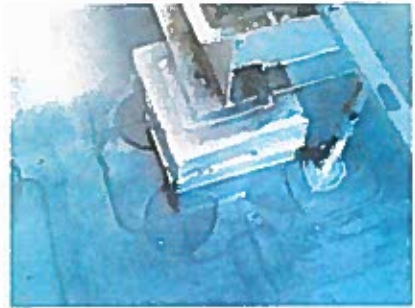
Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



Curb (select size)

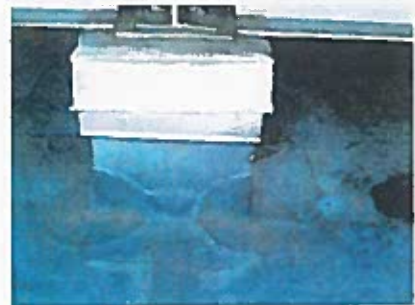
- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'

**Curb (select size)**

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'

**Curb (select size)**

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'

**Electrical line penetration**

- Flashing: Membrane
- Size: 1"
- Material: Galvanized steel

**Electrical line penetration**

- Flashing: Membrane
- Size: 1"
- Material: Galvanized steel



Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Length: 3'
- Width: 1'
- Material: Concrete



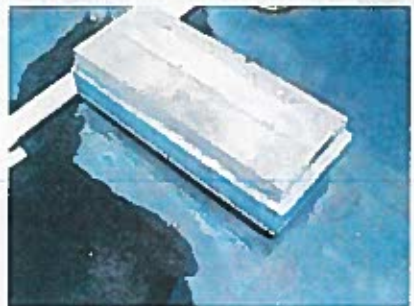
Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Length: 3'
- Width: 1'
- Material: Concrete



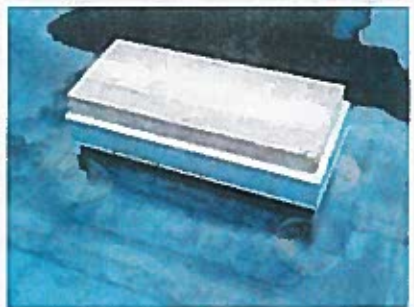
Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Length: 3'
- Width: 1'
- Material: Concrete



Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Length: 3'
- Width: 1'
- Material: Concrete



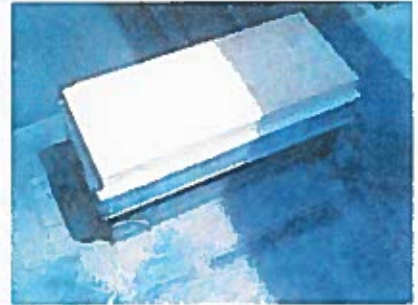
Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Length: 3'
- Width: 1'
- Material: Concrete

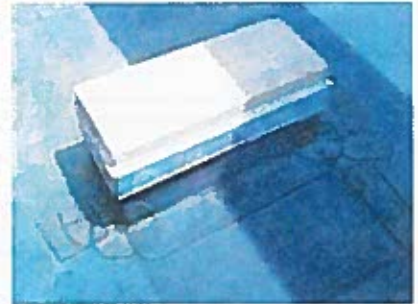


Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Length: 3'
- Width: 1'
- Material: Concrete

**Curb (select size)**

- Flashing: Membrane
- Base height: 12"
- Length: 3'
- Width: 1'
- Material: Concrete

**Curb (select size)**

- Flashing: Membrane
- Base height: 12"
- Length: 3'
- Width: 1'
- Material: Concrete

**Curb (select size)**

- Flashing: Membrane
- Base height: 18"
- Length: 3'
- Width: 3'
- Material: Concrete

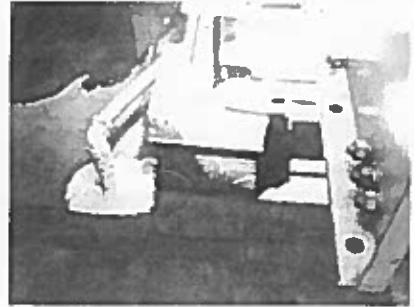
**Curb (select size)**

- Flashing: Membrane
- Base height: 24"
- Length: 3'
- Width: 3'
- Material: Concrete

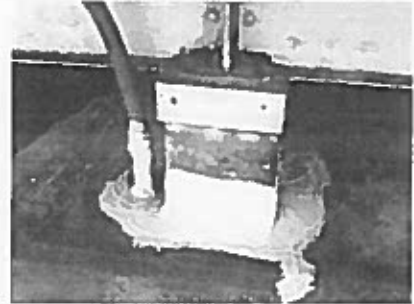


Curb (select size)

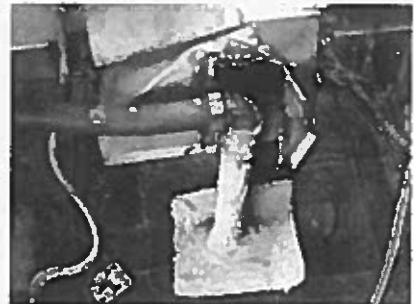
- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'

**Curb (select size)**

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'

**Curb (select size)**

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'

**Curb (select size)**

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'

**Electrical line penetration**

- Flashing: Membrane
- Size: 1.50"
- Material: Galvanized steel



Electrical line penetration

- Flashing: Membrane
- Size: 1.50"
- Material: Galvanized steel

**Curb (select size)**

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'

**Curb (select size)**

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'

**Curb (select size)**

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'

**Curb (select size)**

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'



Curb (select size)

- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Concrete
- Length: 1'

**Pitch pan**

- Type: Metal
- Length: 4"
- Width: 4"
- Material: Stainless steel
- Height: 5"

**Pitch pan**

- Type: Metal
- Length: 4"
- Width: 4"
- Material: Stainless steel
- Height: 5"

**Pitch pan**

- Type: Metal
- Length: 4"
- Width: 4"
- Material: Stainless steel
- Height: 5"

**Pitch pan**

- Type: Metal
- Length: 4"
- Width: 4"
- Material: Stainless steel
- Height: 5"



Pitch pan

- Type: Metal
- Length: 4"
- Width: 4"
- Material: Stainless steel
- Height: 5"



HVAC unit

- Unit height: 6'
- Support: Sleepers
- Base height: 36"
- Width: 6'
- Length: 8'



HVAC unit (Continued)



Exhaust fan/Extractor vent

- Support: Curbed
- Type: Passive
- Base height: 6"
- Length: 4'
- Width: 4'
- Unit height: 2'



Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6"
- Length: 6'
- Width: 3'
- Unit height: 5'



Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6"
- Length: 6'
- Width: 3'
- Unit height: 5'



Evaporative cooler

- Unit height: 10'
- Support: Sleepers
- Base height: 36"
- Length: See notes
- Width: 10'

30'



Evaporative cooler

- Unit height: 10'
- Support: Sleepers
- Base height: 36"
- Length: See notes
- Width: 10'



Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6"
- Length: 4'
- Width: 3'
- Unit height: 3'



Refrigeration unit

- Unit height: 6'
- Support: Sleepers
- Base height: 36"
- Width: 5'
- Length: 10'



Evaporative cooler

- Unit height: > 10'
- Support: Sleepers
- Base height: 12"
- Length: 10'
- Width: 12'



Evaporative cooler (Continued)



Field drain

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



Field drain

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



Field drain

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



Field drain

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



Field drain

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



Field drain

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



Field drain

- Size: 4"
- 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



Pipe

- Material: Cast iron
- Size: 2.50"
- Flashing: Membrane



Pipe

- Material: Cast iron
- Size: 2.50"
- Flashing: Membrane



Pipe

- Material: Galvanized steel
- Size: 8"
- Flashing: Membrane



Pipe

- Material: Galvanized steel
- Size: 8"
- Flashing: Membrane



Pipe

- Material: Galvanized steel
- Size: 8"
- Flashing: Membrane



Pads (walkway)

- Material: Rubber



Pipe

- Material: Cast iron
- Size: 6"
- Flashing: Rubber boot



Pipe

- Material: Cast iron
- Size: 6"
- Flashing: Rubber boot



Wall

- Height: 12'
- Type: Concrete
- Screen: No

Wall counter flashing

- Type: Reglet - 1 piece

Wall membrane flashing

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

Wall

- Height: 12'
 - Type: Concrete
 - Screen: No
-

Wall counter flashing

- Type: Reglet - 1 piece
-

Wall membrane flashing

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

Wall

- Height: 12'
 - Type: Concrete
 - Screen: No
-

Wall counter flashing

- Type: Reglet - 1 piece
-

Wall membrane flashing

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

Wall

- Height: 12'
 - Type: Concrete
 - Screen: No
-

Wall counter flashing

- Type: Reglet - 1 piece
-

Wall membrane flashing

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

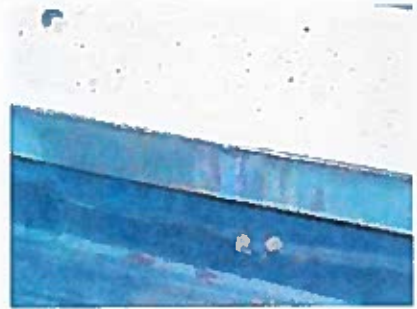
Wall

- Height: 12'
- Type: Concrete
- Screen: No



Wall counter flashing

- Type: Reglet - 1 piece



Wall membrane flashing

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



Segment (interior)

- Type: Wall

Int1



Wall

- Height: 12'
- Type: Concrete
- Screen: No



Wall counter flashing

- Type: Reglet - 1 piece



Wall membrane flashing

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



Segment (interior)

- Type: Wall

Int2



Segment (interior)

- Type: Wall

Int3



Segment (interior)

- Type: Wall

Int4



Segment (interior)

- Type: Wall

Int5



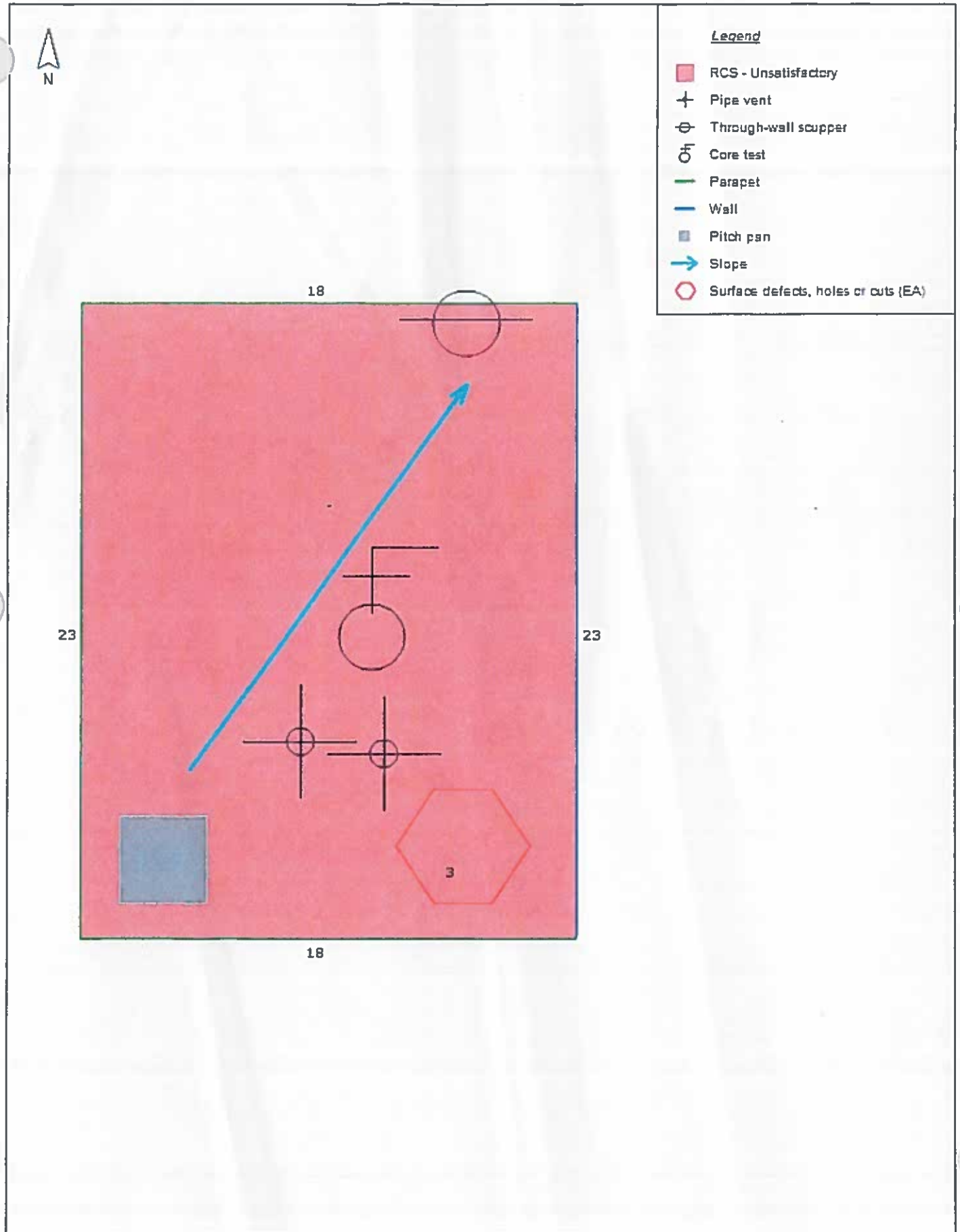
Segment (interior)

- Type: Wall

Int6



Section B



T19 J

Section Summary - B



Section ID:	B - B
Area:	413 SF
Year Installed:	2000 (approximate)
Height:	85 FT
Floors:	0
Criticality Index:	0
Warranty Expiration:	n/a
Warranty Type:	n/a
Roof Condition Score:	58 (Unsatisfactory)

Roof Type: Thermoset (Single ply - rubber)

Layers:

- Membrane:
 - Type: EPDM
 - Attachment: Fully adhered
 - Thickness: .060
 - Reinforced: No
 - Fire rated: No
 - Color: Black
- Insulation:
 - Type: Polyisocyanurate (Poly ISO) foam
 - Thickness: 2.50"
 - # of layers: 1
 - Attachment: Mechanical
- Insulation:
 - Type: Perlite cover board
 - Thickness: 0.50"
 - # of layers: 1
- Deck:
 - Type: Cast in-place concrete

Notes: None

Section Tests

Photo

Section Tests

Photo

Core test
Concrete deck, 1.5" polyiso, 1" polyiso, .5" wood fiberboard, .060 epdm
membrane



Inventory Detail – Section B

Wall

- Height: > 12'
- Type: Concrete



Wall counter flashing

- Type: Reglet - 1 piece



Wall membrane flashing

- Type: Roof
- Stretch out: 12"
- Attachment: Adhered



Parapet membrane flashing

- Type: Roof
- Stretch out: 18"
- Attachment: Termination bar



Segment

- Type: Parapet

Seg1



Segment

- Type: Wall

Seg2



Pipe vent

- Size: 4"
- Material: Cast iron
- Flashing: Rubber boot



Pipe vent

- Size: 4"
- Material: Cast iron
- Flashing: Rubber boot



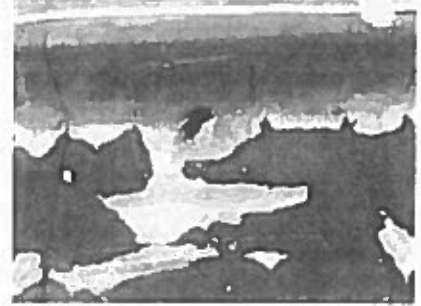
Pitch pan

- Type: Metal
- Length: 6"
- Width: 4"
- Material: Stainless steel
- Height: 6"



Through-wall scupper

- Width: 4"
- Height: 4"
- Length: 10"
- Material: Galvanized steel
- Finish: None
- Downspout: Yes



Defect Summary – Section B

Defect #3 - Single ply membrane

Defect: Surface defects, holes or cuts (EA).

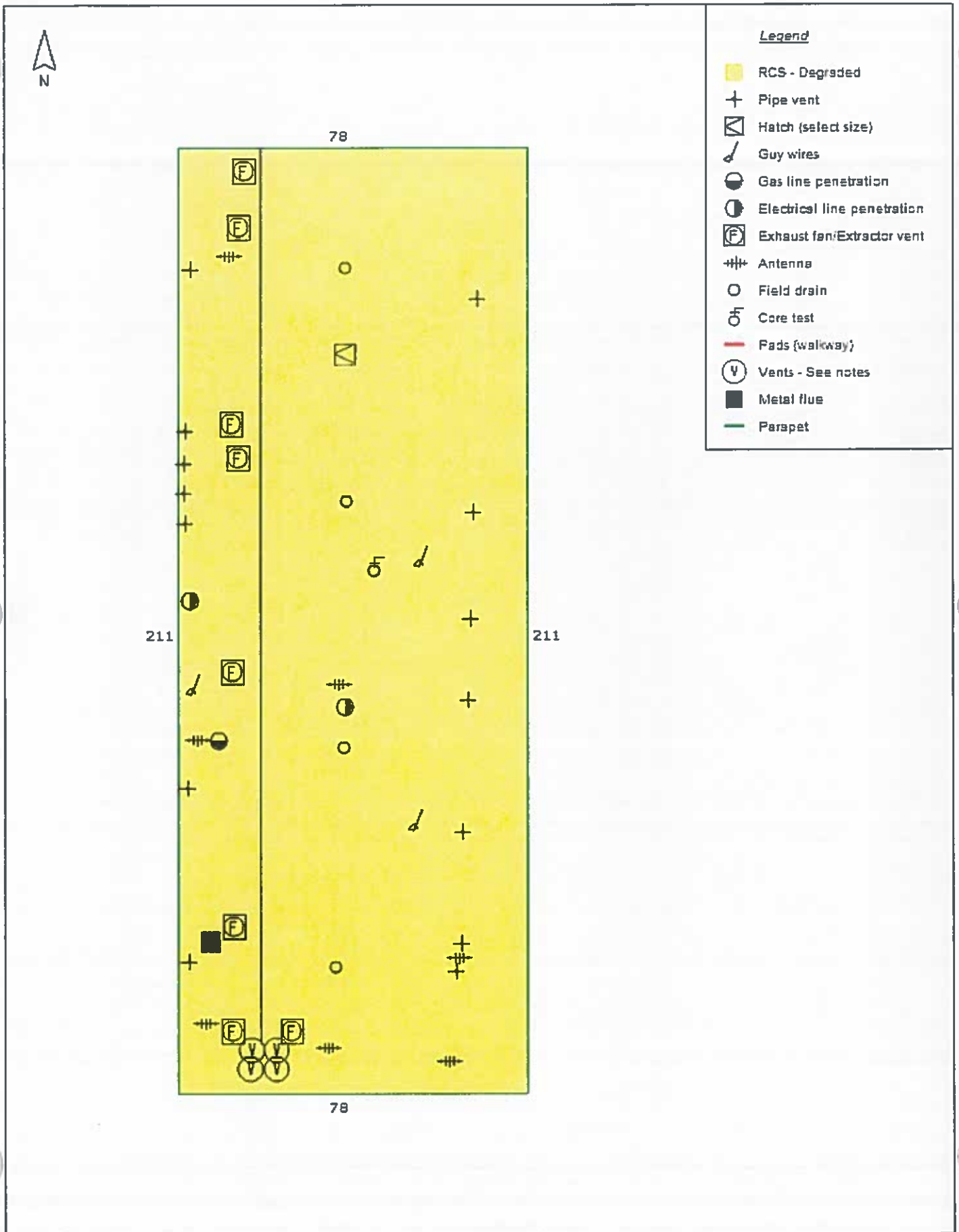
Severity: Pinhole in membrane due to physical damage.

Status: Proposed

Recommendation: Cut and remove defective material. Clean with approved cleaner. Rinse and dry. Install repair material large enough to extend 4 inches beyond any part of defect. Round corners. Prime substrate. Install repair membrane and edge sealant in accordance with manufacturer's specifications.



Section C



Section Summary – C



Section ID:	C - C
Area:	16,456 SF
Year Installed:	2000 (approximate)
Height:	105 FT
Floors:	0
Criticality Index:	0
Warranty Expiration:	n/a
Warranty Type:	n/a
Roof Condition Score:	80 (Degraded)

Roof Type: Thermoset (Single ply - rubber)

Layers:

- **Membrane:**
 - Type: EPDM
 - Attachment: Fully adhered
 - Thickness: .060
 - Reinforced: No
 - Fire rated: Unknown
 - Color: Black
- **Insulation:**
 - Type: Wood fiberboard (cover board)
 - Thickness: 1"
 - # of layers: 1
 - Tapered: No
 - Slope: 1/4
 - Attachment: Loose laid
- **Insulation:**
 - Type: Polyisocyanurate (Poly ISO) foam
 - Thickness: See notes
 - # of layers: 3
 - Tapered: Yes
 - Slope: 1/4
 - Attachment: Mechanical
- **Deck:**
 - Type: Cast in-place concrete
 - Deck slope: 0

Notes: None

Section Tests Photo

Core test



Inventory Detail – Section C

Parapet membrane flashing

- Type: Roof
- Stretch out: 18"
- Attachment: Adhered



Coping cap

- Material: Painted steel
- Width: 8"
- Height: 6"
- Interior face: 6"
- Exterior face: 6"
- Stretch out: 20"



Segment

- Type: Parapet

Seg1



Hatch (select size)

- Type: Access hatch
- Base height: 3"
- Length: 3'
- Width: 3'
- Material: Galvanized steel
- Finish: Painted



Pipe vent

- Size: 3"
- Material: See notes
- Flashing: Rubber boot

copper



Vents

generator exhaust pipe



Vents

generator exhaust pipe



Vents

generator exhaust pipe



Vents

generator exhaust pipe



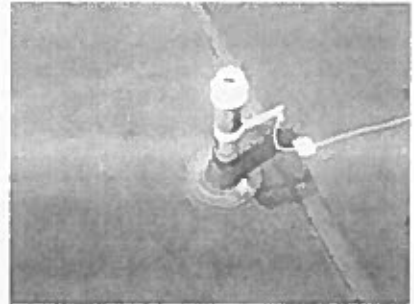
Pipe vent

- Size: 4"
- Material: Cast iron
- Flashing: Rubber boot



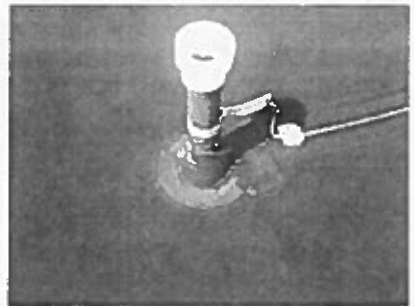
Pipe vent

- Size: 4"
- Material: Cast iron
- Flashing: Rubber boot



Pipe vent

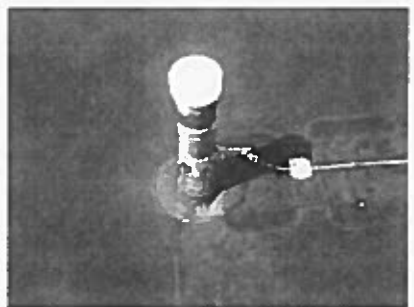
- Size: 4"
- Material: Cast iron
- Flashing: Rubber boot



Pipe vent

- Size: 4"
- Material: Cast iron
- Flashing: Rubber boot

copper



Metal flue



Pipe vent

- Size: 3"
- Material: See notes
- Flashing: Pitch pocket

copper



Pipe vent

- Size: 3"
- Material: See notes
- Flashing: Pitch pocket



Guy wires

- Flashing: Pitch pocket



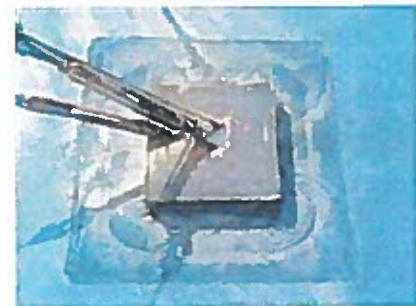
Guy wires

- Flashing: Pitch pocket



Guy wires

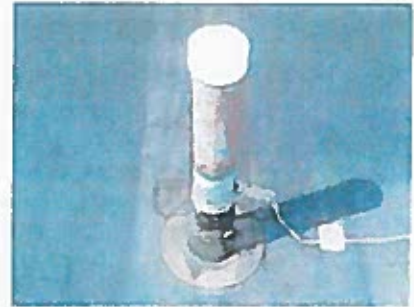
- Flashing: Pitch pocket



Pipe vent

- Size: 4"
- Material: See notes
- Flashing: Rubber boot

copper

**Gas line penetration**

- Flashing: Pitch pocket
- Size: 1"
- Material: See notes

copper

**Electrical line penetration**

- Flashing: Membrane
- Size: 3"
- Material: Galvanized steel

**Electrical line penetration**

- Flashing: Pitch pocket
- Size: 2"
- Material: Galvanized steel

**Pipe vent**

- Size: 4"
- Material: Cast iron
- Flashing: Rubber boot



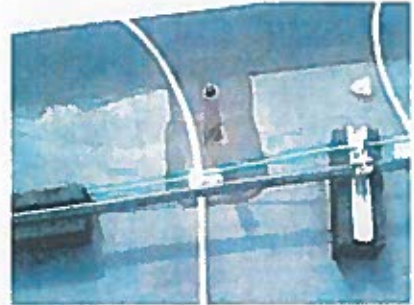
Pipe vent

- Size: 3"
- Material: Cast iron
- Flashing: Rubber boot



Pipe vent

- Material: Cast iron
- Flashing: Rubber boot
- Size: 1.50"



Pipe vent

- Size: 4"
- Material: Cast iron
- Flashing: Rubber boot



Exhaust fan/Extractor vent

- Unit height: 4'
- Support: Curbed
- Type: Mechanized
- Base height: 6"
- Length: 4'
- Width: 4'



Exhaust fan/Extractor vent

- Support: Curbed
- Type: Passive
- Base height: 6"
- Length: 3'
- Width: 3'
- Unit height: 3'



Antenna



Antenna

- Support: Stand



Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 12"
- Length: 5'
- Width: 5'
- Unit height: 5'



Antenna

- Support: Pad



Exhaust fan/Extractor vent

- Unit height: 4'
- Support: Curbed
- Type: Mechanized
- Base height: 6"
- Length: 4'
- Width: 4'



Antenna

- Support: Pad



Antenna

- Support: Pad



Antenna

- Support: Pad



Exhaust fan/Extractor vent

- Unit height: 4'
- Support: Curbed
- Type: Mechanized
- Base height: 8"
- Length: 5'
- Width: 4'



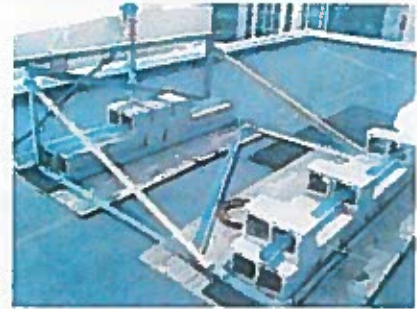
Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 8"
- Length: 5'
- Width: 5'
- Unit height: 3'



Antenna

- Support: Pad



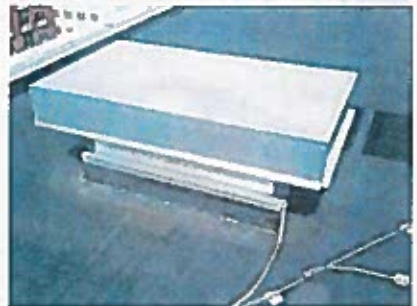
Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6"
- Length: 2'
- Width: 2'
- Unit height: 3'



Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6"
- Length: 3'
- Width: 2'
- Unit height: 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



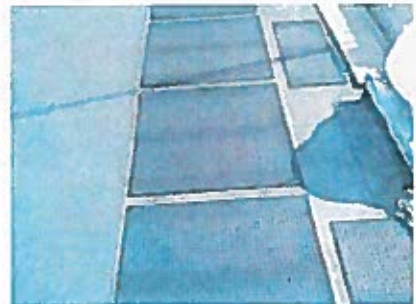
Field drain

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



Pads (walkway)





- Material: Rubber



Roof Condition Scores

Section	Score
A - A (Area = 20,041 SF)	47 - Unsatisfactory
B - B (Area = 413 SF)	58 - Unsatisfactory
C - C (Area = 16,456 SF)	80 - Degraded

Legend

-  Adequate (0%)
-  Degraded (45%)
-  Unsatisfactory (55%)
-  Unspecified (0%)

Roof Condition Score – Section A

#	Question (Max Value) / Notes	Score
1	Roof is less than 5 years old and in excellent condition - no observed deficiencies (0)	
2	Are there roof leaks? (5)	5
3	Have the past roof leaks caused significant interior damage? (10)	
4	Have roof leaks caused significant damage to building's structural integrity? (10)	
5	Has the roof been leaking for over 1 year? (7)	7
6	Does the roof leak every time it rains in 3 or fewer places? (5)	
7	Does the roof leak every time it rains in 4 or more places? (10)	10
8	Is the surface of the roofing deteriorated excessively? (4)	
9	Is there excessive patching on the roof? (8)	8
10	Is roof-top equipment mounted improperly? (5)	
11	Is roof installation workmanship of medium quality? (3)	3
12	Is roof installation workmanship of poor quality? (5)	
13	Remaining roof life > 75% (5)	
14	Remaining roof life 50% - 74% (10)	
15	Remaining roof life 25% - 49% (20)	20
16	Remaining roof life <25% (30)	
17	Does the flashing look deteriorated but does not appear to be letting water enter the building? (2)	
18	Does the flashing look deteriorated and appear to be letting the water enter the building in a few places? (6)	
19	Does the flashing look deteriorated and appear to be letting the water enter the building in an excessive number of places? (10)	
20	Is there a moderate number of blisters, ridging, open laps, or splits? (3)	
21	Is there an excessive number of blisters, ridging, open laps, or splits? (5)	
22	Is there a moderate number of seam defects? (4)	
23	Is there an excessive number of seam defects? (7)	
24	Is there a moderate number of cracks or openings in the flashing that are 4 inches or higher off of the roof level? (2)	
25	Is there an excessive number of cracks or openings in the flashing that are 4 inches or higher off of the roof level? (5)	
26	Is there indication of minimal standing water? (2)	
27	Is there indication of excessive standing water/a visual indication of the roof decking being low? (6)	
28	Miscellaneous and other conditions - Low (5)	
29	Miscellaneous and other conditions - Medium (10)	
30	Miscellaneous and other conditions - High (15)	
31	Roof is at the end of its life - Immediation Action Required! (0)	
	Total	53
	FINAL SCORE (100 - Total)	47
ROOF CONDITION SCORE: Unsatisfactory		

Roof Condition Score – Section B

#	Question (Max Value) / Notes	Score
1	Roof is less than 5 years old and in excellent condition - no observed deficiencies (0)	
2	Are there roof leaks? (5)	5
3	Have the past roof leaks caused significant interior damage? (10)	
4	Have roof leaks caused significant damage to building's structural integrity? (10)	
5	Has the roof been leaking for over 1 year? (7)	7
6	Does the roof leak every time it rains in 3 or fewer places? (5)	5
7	Does the roof leak every time it rains in 4 or more places? (10)	
8	Is the surface of the roofing deteriorated excessively? (4)	
9	Is there excessive patching on the roof? (8)	
10	Is roof-top equipment mounted improperly? (5)	
11	Is roof installation workmanship of medium quality? (3)	
12	Is roof installation workmanship of poor quality? (5)	5
13	Remaining roof life > 75% (5)	
14	Remaining roof life 50% - 74% (10)	
15	Remaining roof life 25% - 49% (20)	20
16	Remaining roof life <25% (30)	
17	Does the flashing look deteriorated but does not appear to be letting water enter the building? (2)	
18	Does the flashing look deteriorated and appear to be letting the water enter the building in a few places? (6)	
19	Does the flashing look deteriorated and appear to be letting the water enter the building in an excessive number of places? (10)	
20	Is there a moderate number of blisters, ridging, open laps, or splits? (3)	
21	Is there an excessive number of blisters, ridging, open laps, or splits? (5)	
22	Is there a moderate number of seam defects? (4)	
23	Is there an excessive number of seam defects? (7)	
24	Is there a moderate number of cracks or openings in the flashing that are 4 inches or higher off of the roof level? (2)	
25	Is there an excessive number of cracks or openings in the flashing that are 4 inches or higher off of the roof level? (5)	
26	Is there indication of minimal standing water? (2)	
27	Is there indication of excessive standing water/a visual indication of the roof decking being low? (6)	
28	Miscellaneous and other conditions - Low (5)	
29	Miscellaneous and other conditions - Medium (10)	
30	Miscellaneous and other conditions - High (15)	
31	Roof is at the end of its life - Immediation Action Required! (0)	
	Total	42
	FINAL SCORE (100 - Total)	58
ROOF CONDITION SCORE: Unsatisfactory		

Roof Condition Score – Section C

#	Question (Max Value) / Notes	Score
1	Roof is less than 5 years old and in excellent condition - no observed deficiencies (0)	
2	Are there roof leaks? (5)	
3	Have the past roof leaks caused significant interior damage? (10)	
4	Have roof leaks caused significant damage to building's structural integrity? (10)	
5	Has the roof been leaking for over 1 year? (7)	
6	Does the roof leak every time it rains in 3 or fewer places? (5)	
7	Does the roof leak every time it rains in 4 or more places? (10)	
8	Is the surface of the roofing deteriorated excessively? (4)	
9	Is there excessive patching on the roof? (8)	
10	Is roof-top equipment mounted improperly? (5)	
11	Is roof installation workmanship of medium quality? (3)	
12	Is roof installation workmanship of poor quality? (5)	
13	Remaining roof life > 75% (5)	
14	Remaining roof life 50% - 74% (10)	
15	Remaining roof life 25% - 49% (20)	20
16	Remaining roof life <25% (30)	
17	Does the flashing look deteriorated but does not appear to be letting water enter the building? (2)	
18	Does the flashing look deteriorated and appear to be letting the water enter the building in a few places? (6)	
19	Does the flashing look deteriorated and appear to be letting the water enter the building in an excessive number of places? (10)	
20	Is there a moderate number of blisters, ridging, open laps, or splits? (3)	
21	Is there an excessive number of blisters, ridging, open laps, or splits? (5)	
22	Is there a moderate number of seam defects? (4)	
23	Is there an excessive number of seam defects? (7)	
24	Is there a moderate number of cracks or openings in the flashing that are 4 inches or higher off of the roof level? (2)	
25	Is there an excessive number of cracks or openings in the flashing that are 4 inches or higher off of the roof level? (5)	
26	Is there indication of minimal standing water? (2)	
27	Is there indication of excessive standing water/a visual indication of the roof decking being low? (6)	
28	Miscellaneous and other conditions - Low (5)	
29	Miscellaneous and other conditions - Medium (10)	
30	Miscellaneous and other conditions - High (15)	
31	Roof is at the end of its life - Immediation Action Required! (0)	
	Total	20
	FINAL SCORE (100 - Total)	80
ROOF CONDITION SCORE: Degraded		