



Condition Assessment Report



C94 Alexandria Yard Revenue Collection Facility
3301 Eisenhower Avenue
Alexandria, VA 22314

Inspection Date: Friday, June 20, 2014

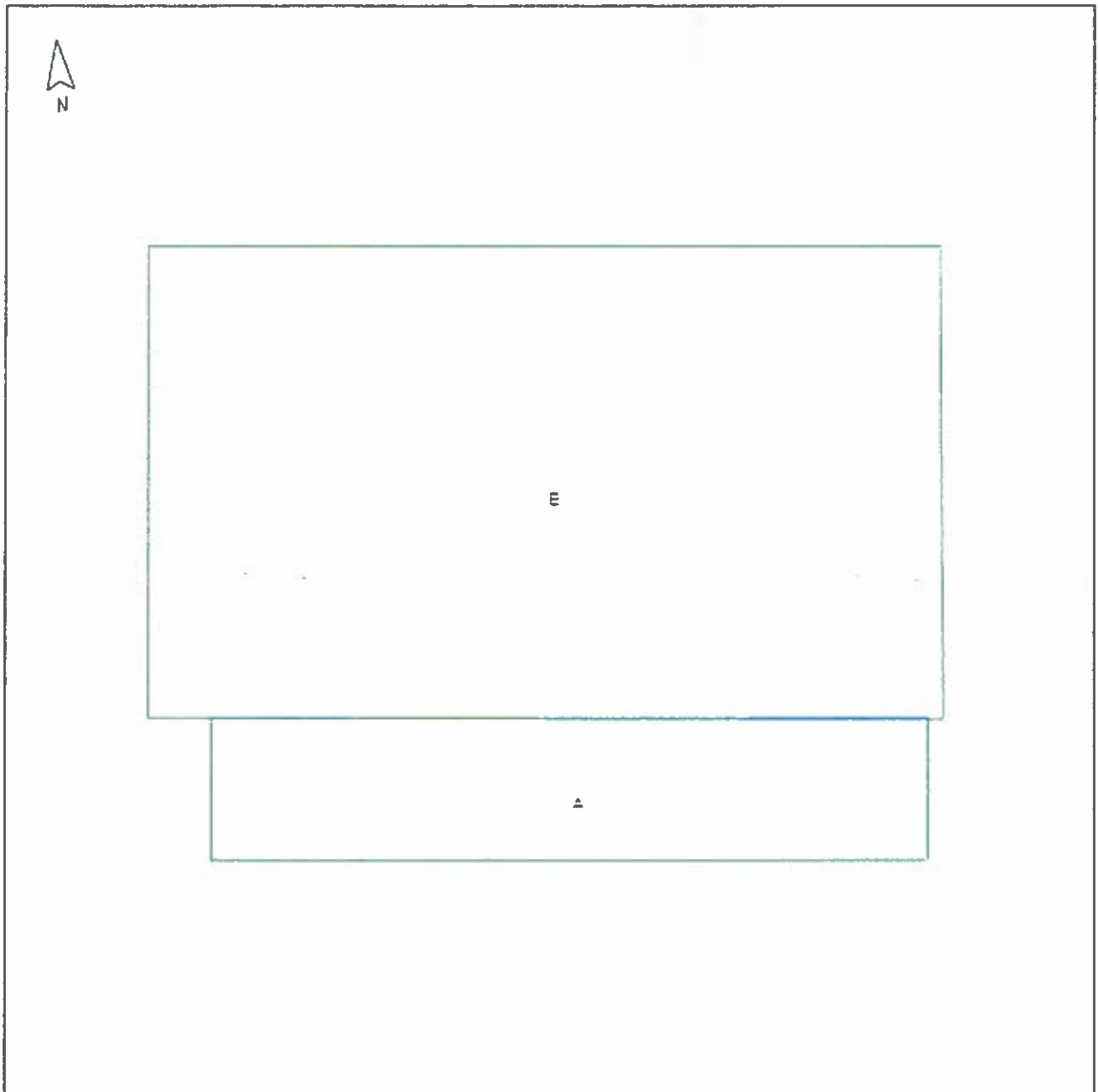
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Building & Job Summary

Building Name	C94 Alexandria Yard Revenue Collection Facility
Building Address	3301 Eisenhower Avenue Alexandria, VA 22314
Year Built	Unknown
Roof Area (total)	30,062 SF
Building Description	Building Type: Institutional/Government Building Zone: Institutional Roof Access: Hatch Floors: Single
Inspection Date	Friday, June 20, 2014
Inspector	Inspector not found

Section Key Plan



Total Area: 30,062 SF

Section Information

Section ID: A

Area: 6,307 SF

Roof Type: Thermoset (Single ply - rubber)

Layers:

● **Membrane:**

- Type: EPDM
- Attachment: Fully adhered
- Thickness: .060
- Reinforced: No
- Fire rated: Yes
- Color: Black

● **Insulation:**

- Type: Polyisocyanurate (Poly ISO) foam
- Thickness: 3"
- # of layers: 1
- Tapered: Yes
- Attachment: Asphalt

● **Deck:**

- Type: Precast concrete
- Deck slope: 1/4



Roof Condition Score: 80 (Degraded)

Section ID: B

Area: 23,755 SF

Roof Type: Thermoset (Single ply - rubber)

Layers:

- Deck:
 - Type: Cast in-place concrete
 - Deck slope: 1/4
- Insulation:
 - Type: Polyisocyanurate (Poly ISO) foam
 - Thickness: 3"
 - # of layers: 1
 - Tapered: No
 - Slope: 1/4
 - Attachment: Asphalt
- Membrane:
 - Type: EPDM
 - Attachment: Fully adhered
 - Thickness: .060
 - Reinforced: No
 - Fire rated: Yes
 - Color: Black



Roof Condition Score: 55 (Unsatisfactory)

(Photo #2)







(Photo #3)



Roof Condition Scores

Section	Score
A (Area = 6,307 SF)	80 - Degraded
B (Area = 23,755 SF)	55 - Unsatisfactory


Legend

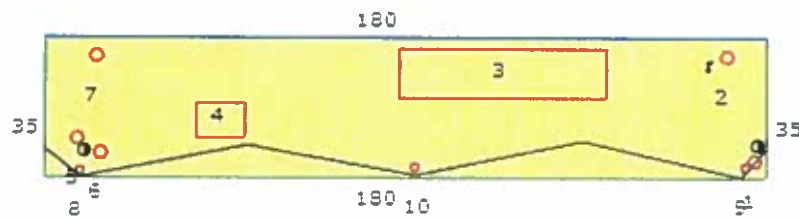
-  Adequate (0%)
-  Degraded (21%)
-  Unsatisfactory (79%)
-  Unspecified (0%)

Section A



Legend

-  RCS - Degraded
-  Electrical line penetration
-  Field drain
-  Core test
-  Cribbet (measure)
-  Parade
-  Wall
-  Debris EPA
-  Membrane deformation
-  Surface defects (holes or cuts) EPA



Section Summary – A



Section ID:	A
Area:	6,307 SF
Year Installed:	2000 (approximate)
Height:	6 FT
Floors:	1
Criticality Index:	3
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: Yes
 - Color: Black
- **Insulation:**
 - Type: Polyisocyanurate (Poly ISO) foam
 - Thickness: 3"
 - # of layers: 1
 - Tapered: Yes
 - Attachment: Asphalt
- **Deck:**
 - Type: Precast concrete
 - Deck slope: 1/4

Section Tests

Photo

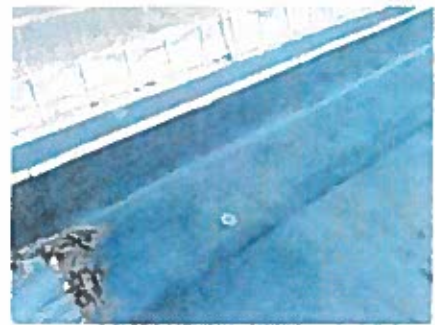
Core test
60 mil EPDM, 3"polyiso, asphalt, concrete deck



Inventory Detail – Section A

Wall membrane flashing

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



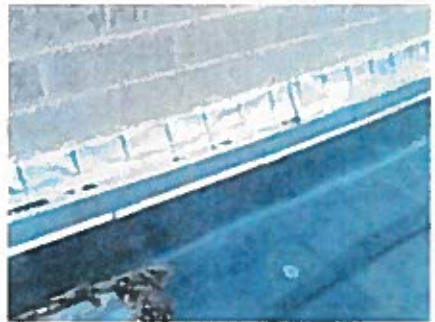
Wall counter flashing

- Type: Reglet - 1 piece



Wall counter flashing

- Type: Through wall



Wall

- Height: > 12'
- Type: Brick



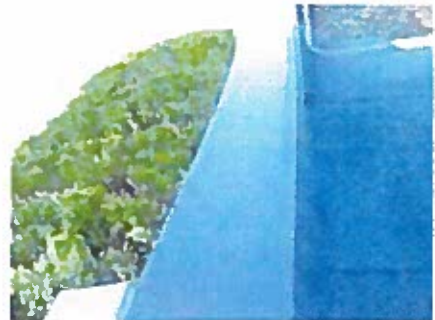
Parapet membrane flashing

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



Coping cap

- Material: Painted steel
- Width: 8"
- Height: 6"
- Interior face: 4"
- Exterior face: 6"
- Stretch out: 20"



Coping cap (Continued)

(Photo #2)



Coping cap (Continued)

(Photo #3)



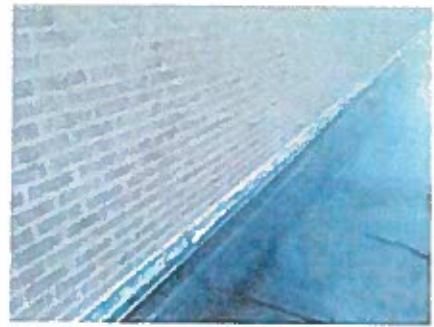
Segment

- Type: Parapet



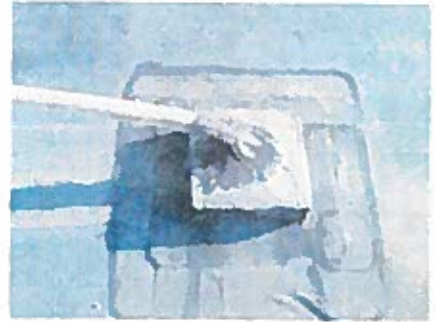
Segment

- Type: Wall



Electrical line penetration

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



Electrical line penetration (Continued)



Electrical line penetration

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



Field drain

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

Associated Defect: #10 - Clogged drain



Cricket (measure)



Field drain

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

Associated Defect: #9 - Clogged drain



Field drain

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

Associated Defect: #8 - Clogged drain



Field drain (Continued)

(Photo #2)



Roof Condition Score – Section A

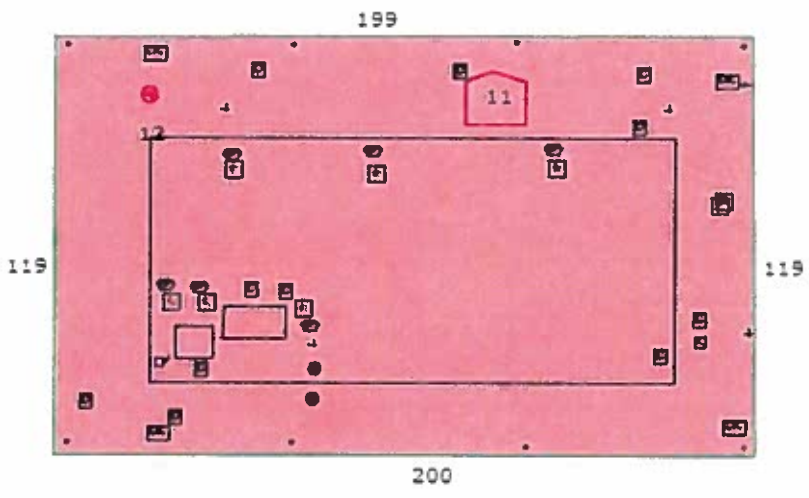
#	Question (Max Value) / Notes	Score
1	Roof is less than 5 years old and in excellent condition - no observed deficiencies (0)	
2	Are there roof leaks? (5)	
3	Have the past roof leaks caused significant interior damage? (10)	
4	Have roof leaks caused significant damage to building's structural integrity? (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		

Section B



Legend

- RCS - unsatisfactory
- + Flood vent
- X Hatch (select size)
- HS Hot stack
- F Exhaust fan/Extractor vent
- EVP Evaporative cooler
- ⦿ Antenna
- Grease trap
- Field drain
- Feet walk-way
- HVAC measure
- EE Electrical equipment - See notes
- Parapet
- BV Breather vent
- C Curb (select size)
- EBC Electric box cover
- Suspected wet insulation



Section Summary – B



Section ID:	B
Area:	23,755 SF
Year Installed:	2000 (approximate)
Height:	18 FT
Floors:	1
Criticality Index:	3

Roof Condition Score: 55 (Unsatisfactory)

Roof Type: Thermoset (Single ply - rubber)

Layers:

- **Deck:**
 - Type: Cast in-place concrete
 - Deck slope: 1/4
- **Insulation:**
 - Type: Polyisocyanurate (Poly ISO) foam
 - Thickness: 3"
 - # of layers: 1
 - Tapered: No
 - Slope: 1/4
 - Attachment: Asphalt
- **Membrane:**
 - Type: EPDM
 - Attachment: Fully adhered
 - Thickness: .060
 - Reinforced: No
 - Fire rated: Yes
 - Color: Black

Inventory Detail – Section B

Parapet membrane flashing

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



Coping cap

- Material: Painted steel
- Width: 8"
- Exterior face: 2"
- Stretch out: 12"
- Interior face: 2"



Segment

- Type: Parapet



Electric box cover



Pipe vent

- Size: 3"
- Material: PVC
- Flashing: Rubber boot



Breather vent

- Material: Aluminum



Breather vent

- Material: Aluminum



Electric box cover



Hatch (select size)

- Type: Access hatch
- Base height: 6"
- Length: 4'
- Width: 4'
- Material: Galvanized steel
- Finish: None



Electric box cover**Curb (select size)**

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

2 water lines and 2 electrical conduits

**Pipe vent**

- Size: 6"
- Material: PVC
- Flashing: Rubber boot

**Pipe vent**

- Size: 3"
- Material: PVC
- Flashing: Rubber boot

**Curb (select size)**

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

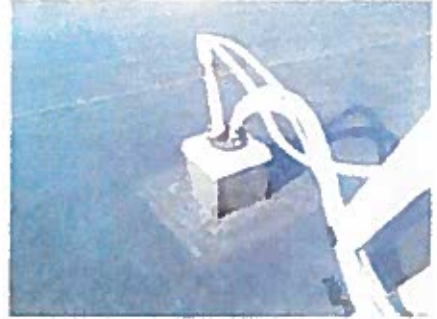


Curb (select size)

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

**Curb (select size)**

- Flashing: Membrane
- Base height: 12"
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**Curb (select size)**

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

**Curb (select size)**

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



Pipe vent

- Size: 3"
- Material: PVC
- Flashing: Rubber boot



Hot stack

- Diameter: 12"
- Flashing: Membrane
- Base height: 8"
- Length: 48"
- Width: 12"
- Material: Metal

Associated Defect: #12 - Metal flashing defects (EA)



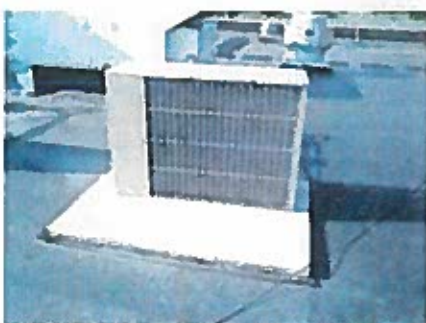
Electric box cover



Evaporative cooler

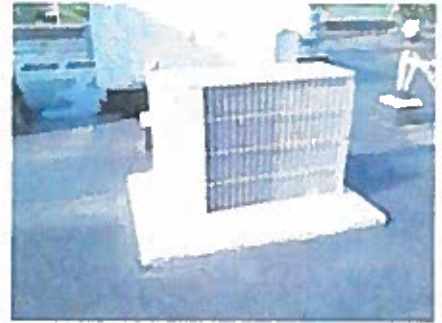
- Unit height: 4'
- Support: See notes
- Base height: 3"
- Length: 5'
- Width: 2'

Concrete pad



Evaporative cooler

- Unit height: 4'
- Support: See notes
- Base height: 3"
- Length: 5'
- Width: 2'



Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6"
- Length: 2'
- Width: 2'
- Unit height: 1'



Exhaust fan/Extractor vent

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



Evaporative cooler

- Unit height: 4'
- Support: See notes
- Base height: 3"
- Length: 5'
- Width: 2'



HVAC (measure)

- Support: Curbed
- Base height: 8"
- Capacity: See notes
- Unit height: 8'

40 ton

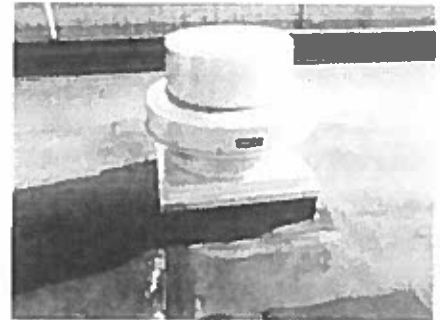


HVAC (measure) (Continued)

(Photo #2)

**Exhaust fan/Extractor vent**

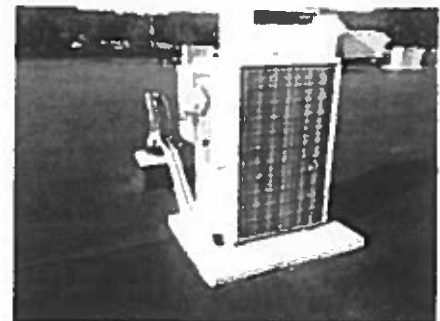
- Support: Curbed
- Type: Mechanized
- Base height: 6"
- Length: 2'
- Width: 2'
- Unit height: 3'

**Exhaust fan/Extractor vent**

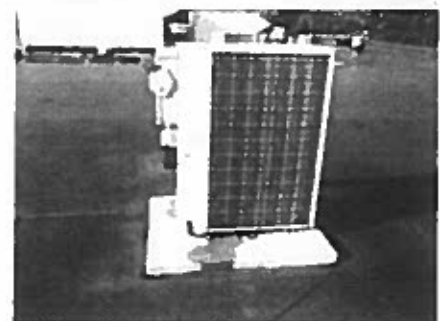
- Support: Curbed
- Type: Mechanized
- Base height: 6"
- Length: 2'
- Width: 2'
- Unit height: 3'

**Evaporative cooler**

- Unit height: 4'
- Support: See notes
- Base height: 3"
- Length: 3'
- Width: 2'

**Evaporative cooler**

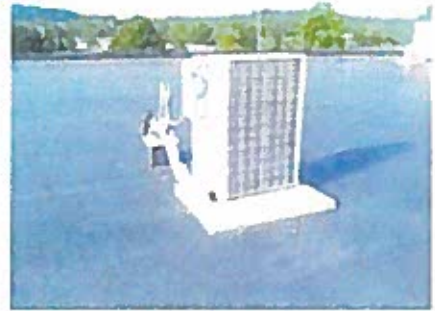
- Unit height: 4'
- Support: See notes
- Base height: 3"
- Length: 3'
- Width: 2'



Evaporative cooler

- Unit height: 4'
- Support: See notes
- Base height: 3"
- Length: 3'
- Width: 2'

concrete pad

**Exhaust fan/Extractor vent**

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

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- Type: Mechanized
- Base height: 6"
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- Support: Curbed
- Type: Mechanized
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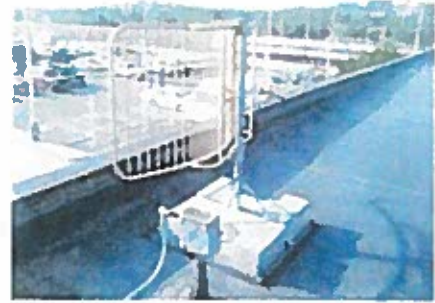
**Exhaust fan/Extractor vent**

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



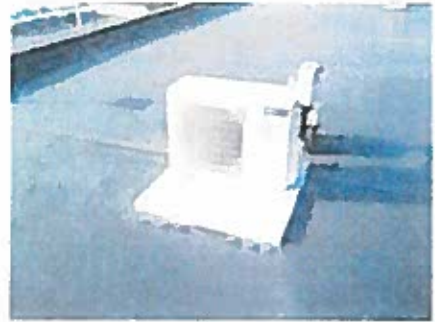
Antenna

- Support: Pad



Electrical equipment

power inverter



HVAC (measure)

- Support: Curbed
- Base height: 8"
- Capacity: See notes
- Unit height: 5'



Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6"
- Length: 2'
- Width: 2'
- Unit height: 1'



Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6"
- Length: 2'
- Width: 2'
- Unit height: 1'



Grease trap



Exhaust fan/Extractor vent

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



Field drain

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



Field drain

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



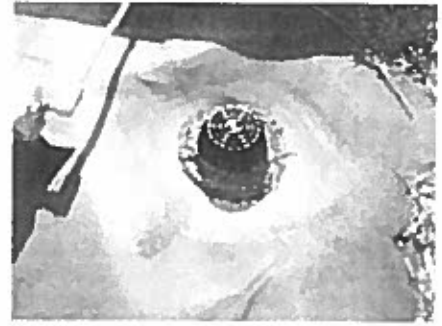
Field drain

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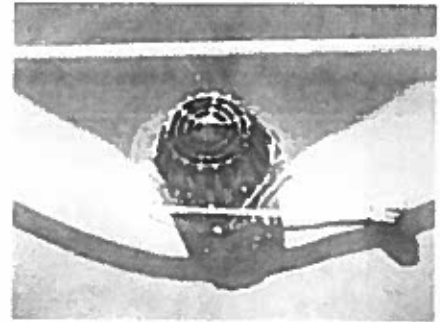
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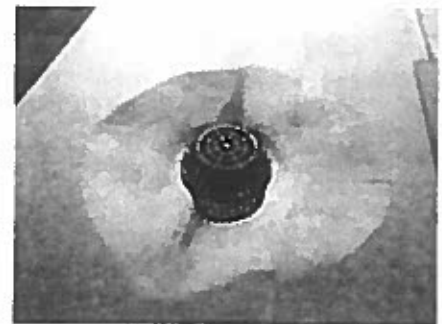
Field drain

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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



Pads (walkway)

- Material: Rubber



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)	
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)	
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17	Does the flashing look deteriorated but does not appear to be letting water enter the building? (2)	
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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)	
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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)	15
31	Roof is at the end of its life - Immediation Action Required! (0)	
	Total	45
	FINAL SCORE (100 - Total)	55
ROOF CONDITION SCORE: Unsatisfactory		