



Daily Field Report # 1 (Roof Condition)

Project Information:	4470 N. Shallowford Rd. Dunwoody, GA	NOVA Project Number:	10102-0516031
		Day/Date of Site Visit:	Thurs. 07-14-2016
		Weather:	Sunny, Low 90s F
Client:	Comprehensive Program Services	Roof Observer:	Michael J Wright
Client Contact & Ph:	Eric Johnson / 770-451-7670	Deck Type:	Vented Metal

COMMENTS:

At the request of Eric Johnson of Comprehensive Program Services (CPS), a NOVA rep was on site to observe the condition of the existing roof membrane and associated flashings and terminations. CPS requested that NOVA render an opinion of the existing roof membrane conditions.

The subject property is a 2 story commercial office building with concrete tilt up wall construction built in 1983. Roof surface is approximately 6,033 square feet and contains two HVAC rooftop units with associated flashings and penetrations.

TODAY'S SITE VISIT SUMMARY:

NOVA walked the roof surface and determined the roof membrane and associated flashing components are comprised of a built-up roof (BUR) membrane and flashings, with a granular surfaced capsheet. No roof cores were extracted, however, the roof construction appeared to be the aforementioned BUR over a vented metal decking and an undetermined thickness of light weight insulating concrete. The perimeter construction is comprised of a parapet wall with a brick veneer exterior, membrane base flashing with termination bar. The drainage is primarily internal roof drains which deposit into storm drains. There are also overflow scuppers, which would deposit water down exterior walls.

Conditions observed, which support our opinion include the following:

Membrane at Perimeter:

- Perimeter base flashing are improperly applied/installed with membrane applied over terminations and exhibit severely cracked and deteriorated surface.
- Perimeter coping has cracked joint sealants.
- Perimeter coping was observed to have multiple inconsistent applications of sealants.
- Moisture intrusion was observed at interior perimeter locations, which align with the coping and perimeter conditions described above.
- Repairs were observed and appear to have been made with improper material.

Membrane at Field:

- Granule surfaced membrane capsheet exhibits severe deterioration and cracking.
- There are localized areas of trapped air (blisters), beneath the granular surfaced capsheet.
- Standing water is present around the drain and sump locations.
- Repairs to field seams have been performed improperly and with incorrect repair materials.

Penetrations and Flashings:

- Base flashing membrane, at curb penetrations, are newer than the field membrane and have not bonded to the surface properly.
- Repairs at roof edge metal have been performed with non-compatible materials

GENERAL NOTES:

- Markings in several repair locations indicate that the roof may have had some recent repairs. These roofing materials are typically warranted for 20-25 years when properly maintained.
- Based on information from observations on the site, this roof is beyond its usable service life. NOVA recommends budgeting for roof replacement in the near future.
- NOVA recommends extracting roof core to determine roof assembly construction, insulation type and thickness, and the presence of moisture.

Report by:



Michael J Wright,
Sr. Project Manager/Principal
NOVA Engineering & Environmental

Reviewed by:



Barry Roziewski
Senior Project Manager

PHOTO LOG



4470 N. Shallowford Road, Dunwoody, Georgia



Overall view of the roof as viewed looking east

PHOTO LOG



Overall view of the roof as viewed looking south



Perimeter base flashing are improperly applied/installed and exhibit severely cracked and deteriorated surface.

PHOTO LOG



Repairs made with improper material.



Perimeter coping was observed to have multiple inconsistent applications of sealants.

PHOTO LOG



Perimeter coping was observed to have multiple inconsistent types of sealants



Granule surfaced membrane capsheet exhibits severe deterioration and cracking

PHOTO LOG



Granule surfaced membrane capsheet exhibits severe deterioration and cracking



There are localized areas of trapped air, beneath the granular surfaced capsheet

PHOTO LOG



Standing water is present around the drain and sump locations



Repairs to field seams have been performed improperly and with improper repair materials

PHOTO LOG



Base flashing membrane, at curb penetrations, are newer than the field membrane and have not bonded to the surface properly.



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PHOTO LOG



Repairs at roof edge metal have been performed with non-compatible materials



4410 N. SHALLOWFORD RD

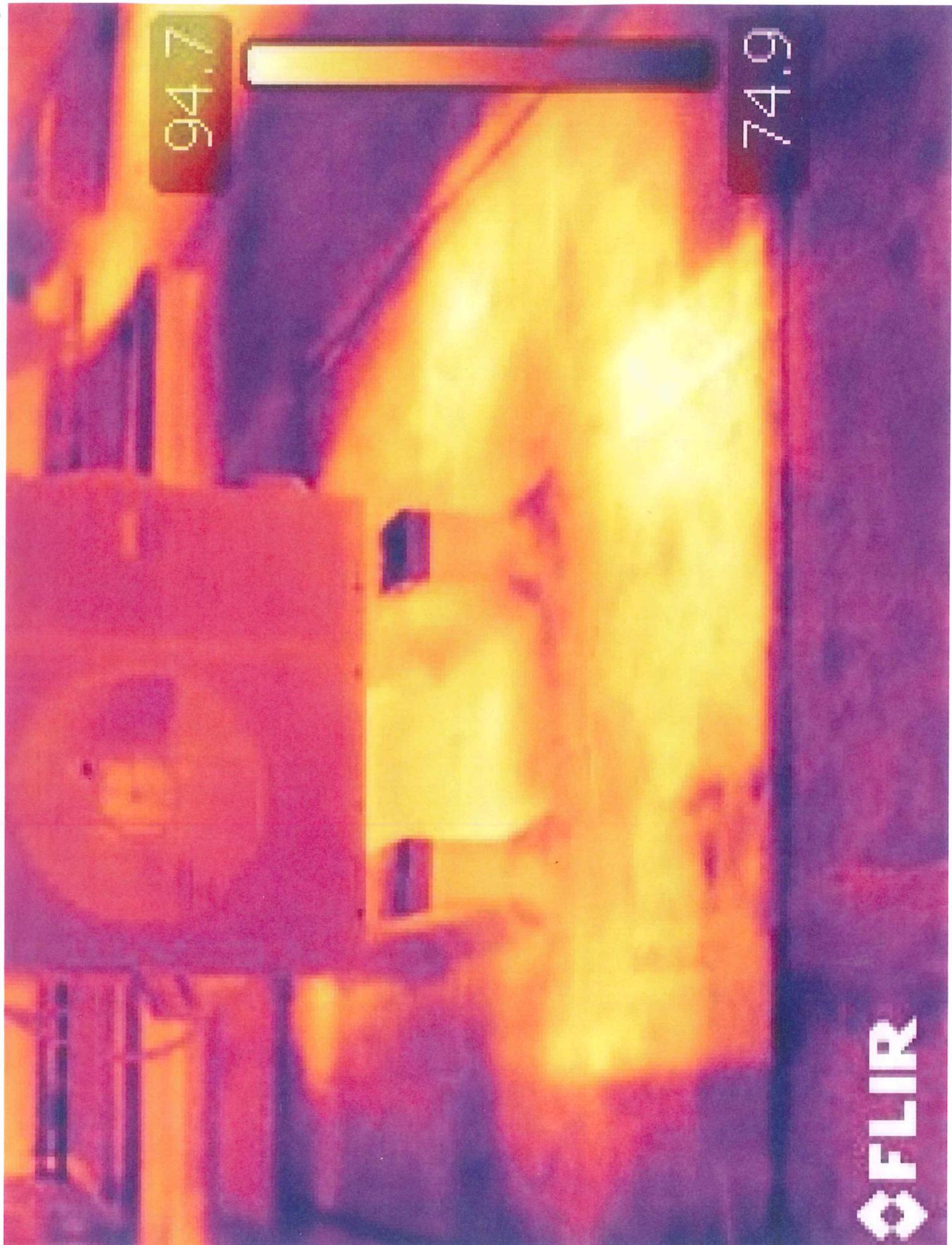




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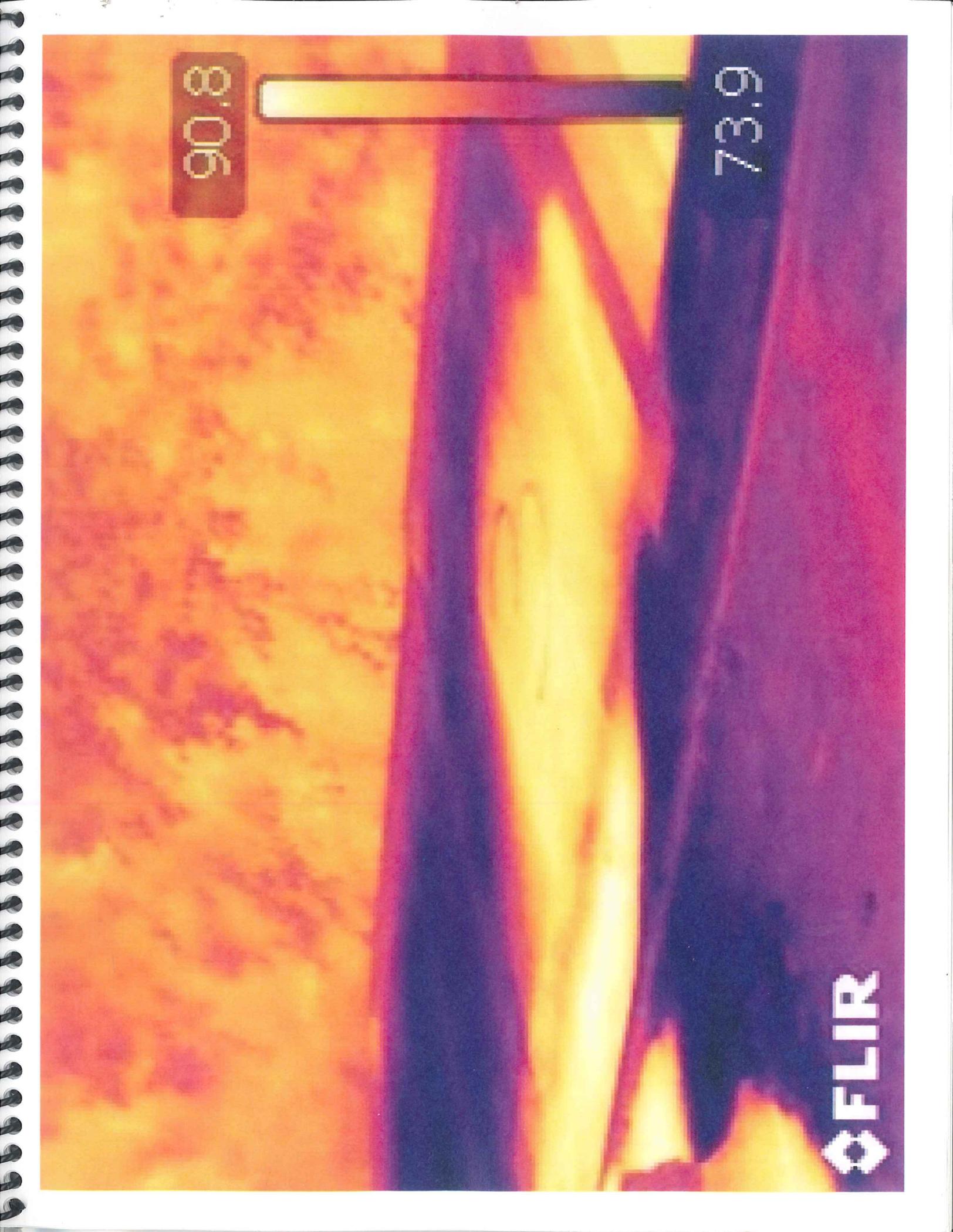
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