

Garret Johnson

Armour Roof Co.

6/17/2024 | 27 Photos



1531 North 18th Street Roof Report

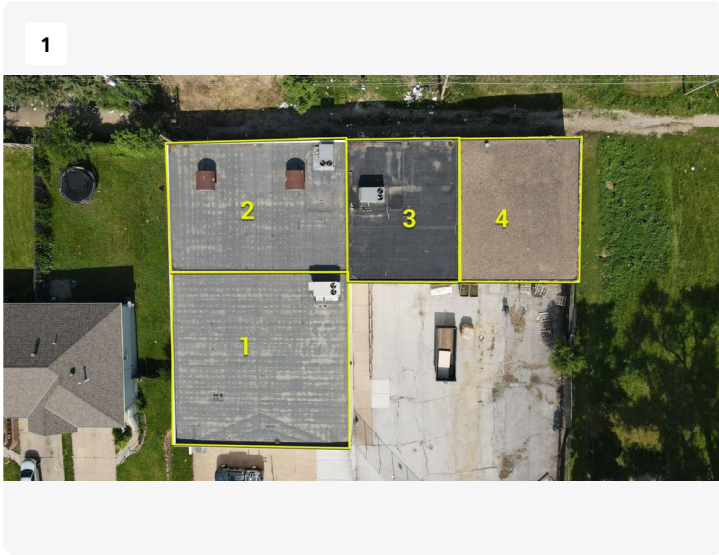
A comprehensive roof report that includes photos and analysis.



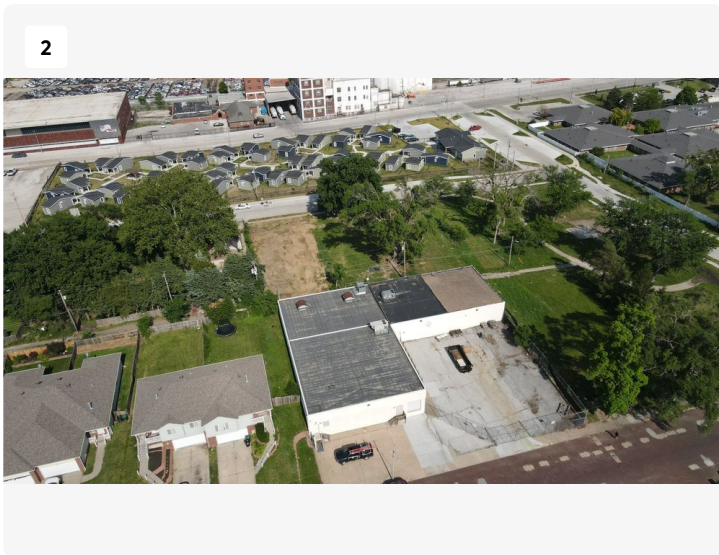
Overview

An inspection was performed on June 13th, 2024. Sections 1 and 2 appear to be in great shape while section 3 and 4 may be nearing the end of their expected service life.

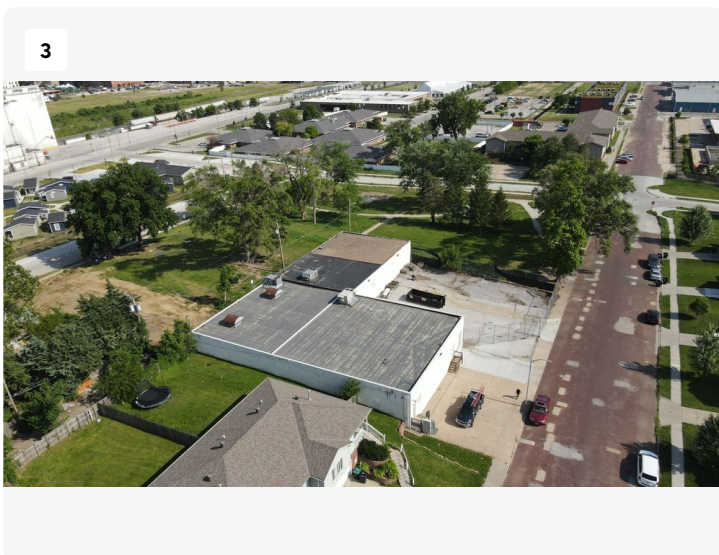
Roof analysis completed by: Garret Johnson



Project: Josh Minturn
Date: 6/13/2024, 5:02pm
Creator: Garret Johnson



Project: Josh Minturn
Date: 6/13/2024, 5:03pm
Creator: Garret Johnson



Project: Josh Minturn
Date: 6/13/2024, 5:03pm
Creator: Garret Johnson

Section 1 & 2

These roof sections are in great shape. They have been well-maintained and addressed properly over the years.

Overall Grade:

- **B- Roof is Good:** A roof in good condition may require general repairs, and a maintenance program can help to minimize leaks. A fluid applied coating can restore the roof and extend its expected service life.

Deficiencies:

- Loose Debris on Roof
- Condensation Lines Not Ran to Gutter
- Minor ponding water areas

Lifespan: 7-9 Years

Coating Estimated Cost: \$35,000

Full Roof Replacement Estimated Cost: (if window of restorability for coating passes): \$106,500



Field seams are in great shape.

Project: Josh Minturn
Date: 6/13/2024, 4:49pm
Creator: Garret Johnson



Minor detail patching has been performed.

Small amount of debris on roof.

Project: Josh Minturn
Date: 6/13/2024, 4:49pm
Creator: Garret Johnson



All seams have been addressed with an adhesive. Adhesive is holding up well and saw no gaps or cracks.

Project: Josh Minturn
Date: 6/13/2024, 4:49pm
Creator: Garret Johnson



Slight wrinkle in the membrane.

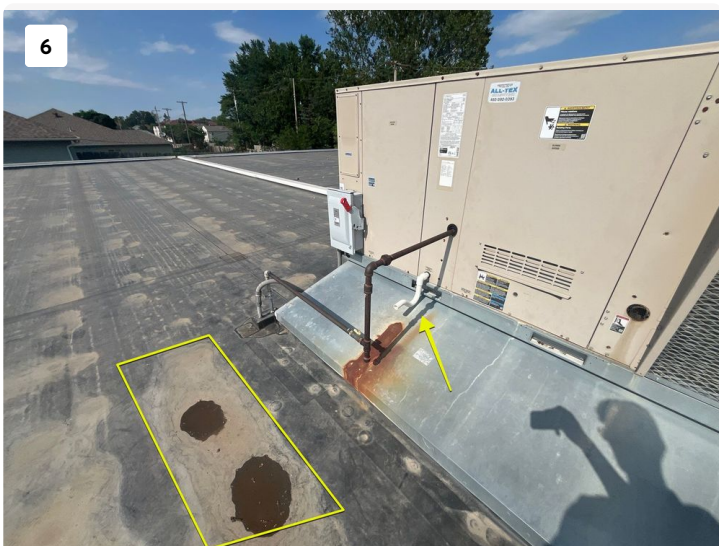
EPDM patch is holding up well. Seams were addressed around it.

Project: Josh Minturn
Date: 6/13/2024, 4:49pm
Creator: Garret Johnson



Roof 1 has two scuppers that the roof slopes toward on the northwest and southwest side. Minor ponding water area near scupper.

Project: Josh Minturn
Date: 6/13/2024, 4:49pm
Creator: Garret Johnson



Condensation line not ran to gutter. Causing the metal curb to rust out.

Minor ponding water area near the front of the RTU.

Project: Josh Minturn
Date: 6/13/2024, 4:50pm
Creator: Garret Johnson



Roof section 2 has one internal drain. The entire roof slopes towards this drain.

Project: Josh Minturn
Date: 6/13/2024, 4:50pm
Creator: Garret Johnson



Roof section 2 has great drainage and the seams have all been addressed with an adhesive. No cracks or gaps on the seams.

This section has minor debris that could puncture the EPDM membrane. This should be removed.

Project: Josh Minturn
Date: 6/13/2024, 4:51pm
Creator: Garret Johnson

Section 3

This section is an EPDM roof, similar to roof sections 1 and 2. The seams and membrane are more aged than other sections.

Overall Grade:

- **C- Roof is Fair:** A roof in fair condition is beginning to show signs of wear and tear. A maintenance program can help to prevent leaks and minimize repair costs. A fluid applied roof coating may be able to restore the roof and extend its expected service life.

Deficiencies:

- Failing Seams around protrusions
- Condensation Lines not ran to Gutter
- Air Bubbles in EPDM Patches
- Loose Debris on Roof

Lifespan: 2-4 years

Coating Estimated Cost: \$10,000

Full Roof Replacement Estimated Cost: (if window of restorability for coating passes): \$30,000



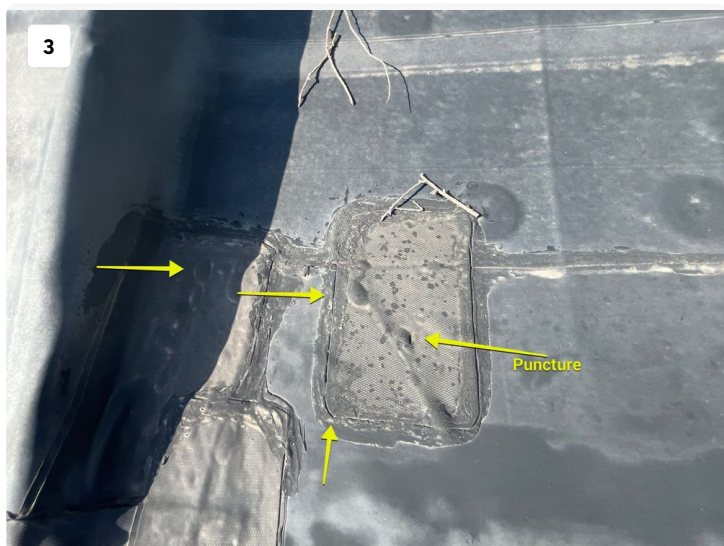
Condensation line not ran to gutter.

Project: Josh Minturn
Date: 6/13/2024, 4:54pm
Creator: Brendan Knott



Splitting of field seam.

Project: Josh Minturn
Date: 6/13/2024, 4:54pm
Creator: Brendan Knott



Air bubble underneath EPDM patch.
Puncture in the membrane.
Detail patch seams are starting to fail.

Project: Josh Minturn
Date: 6/13/2024, 4:55pm
Creator: Garret Johnson



Deteriorated seams around EPDM patch. There are also small bubbles forming underneath EPDM.

Project: Josh Minturn
Date: 6/13/2024, 4:55pm
Creator: Garret Johnson



Loose debris.

Project: Josh Minturn
Date: 6/13/2024, 4:55pm
Creator: Garret Johnson



Debris on the roof near the scupper. This should be removed.

Project: Josh Minturn
Date: 6/13/2024, 4:55pm
Creator: Garret Johnson



Minor ponding water near an RTU.

Project: Josh Minturn
Date: 6/13/2024, 4:55pm
Creator: Garret Johnson



Air bubble underneath EPDM patch.

Project: Josh Minturn
Date: 6/13/2024, 4:56pm
Creator: Garret Johnson



Failing adhesive around EPDM patch.

Project: Josh Minturn
Date: 6/13/2024, 4:56pm
Creator: Brendan Knott

Section 4

The rock coverage on this section is great. The metal flashings and the membrane are starting to show signs of wear and tear.

Overall Grade:

- **C- Roof is Fair:** A roof in fair condition is beginning to show signs of wear and tear. A maintenance program can help to prevent leaks and minimize repair costs.

Deficiencies:

- Rusted Metal Flashings
- Minor Tenting around perimeter
- Saturated Insulation

Lifespan: 2-4 years

Coating Estimated Cost: \$19,000

Full Roof Replacement Estimated Cost: (if window of restorability for coating passes): \$31,500



Rusted metal flashing around entire perimeter.

Project: Josh Minturn
Date: 6/13/2024, 4:54pm
Creator: Brendan Knott



Rock coverage is great. No gaps in coverage.

Project: Josh Minturn
Date: 6/13/2024, 4:54pm
Creator: Brendan Knott



Rooftop vent has minor patch failure.

Project: Josh Minturn
Date: 6/13/2024, 4:54pm
Creator: Brendan Knott



Membrane tenting in the corner. Adhesive is holding up fine but could begin to fail soon.

Project: Josh Minturn
Date: 6/13/2024, 4:54pm
Creator: Brendan Knott



Roof slopes to the East wall well. Water does not pond on this roof.

Project: Josh Minturn
Date: 6/13/2024, 4:54pm
Creator: Brendan Knott



Saturated Insulation.

Project: Josh Minturn
Date: 6/18/2024, 8:01am
Creator: Garret Johnson

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Saturated Insulation.

Project: Josh Minturn
Date: 6/18/2024, 8:01am
Creator: Garret Johnson