



## Facility Condition Report

**Prepared for:**

Sample Deliverable 2

**Prepared by:**

Interstate Roof Systems  
Consultants, Inc.  
16680 W. Cleveland Ave. Ste A,  
New Berlin, Wisconsin, 53151



**Date:** October 11, 2022

## Facility Summary

**Facility:**

**Contact Name:**

**Contact Telephone:**

**Contact Cell Phone:**

**Contact Fax:**



**Date of last Inspection:** September 06, 2022





**Type of Building:** School





**Type of Neighborhood:** Residential



## Asset Data Summary

Roof Section List					
Section Name/ Description	Year Installed	Size (Sq.Ft.)/ Height (Ft)	System Type	Condition Index/ *RCI / ASLR(Yrs)	Estimated Replacement Cost
A1 Gym	N/A	23,750.00 40.00	Asphalt Shingles	Poor [25] 1 (Yrs)	\$475,000.00
					
Barn	2018 (Estimated)	7,000.00 30.00	Standing Seam Sheet Metal	Excellent [90] 36 (Yrs)	\$189,000.00
					
C1 Student Services	1997 (Estimated)	17,000.00 10.00	Asphalt Shingles	Poor [33] 1 (Yrs)	\$340,000.00
					
C10 Earhart Manor - EPDM	1990 (Estimated)	1,600.00 35.00	EPDM 60 Mil Fully Adhered	Critical [1] -7 (Yrs)	\$24,000.00

					
C10 Earhart Manor - Slate Shingles	1970 (Estimated)	6,000.00 35.00	Slate Shingles	Very Good [80] 48 (Yrs)	\$420,000.00
					
C2 Student Union/Cafeteria	1997 (Estimated)	5,000.00 10.00	Asphalt Shingles	Fair [41] 3 (Yrs)	\$100,000.00
					
C3 Riverside Room	1997 (Estimated)	5,600.00 15.00	Built-up Asphalt 4ply gravel	Good [66] 5 (Yrs)	\$140,000.00
					
C4 Bookstore	2020 (Estimated)	9,300.00 25.00	Metal Shingles	Excellent [85] 28 (Yrs)	\$186,000.00



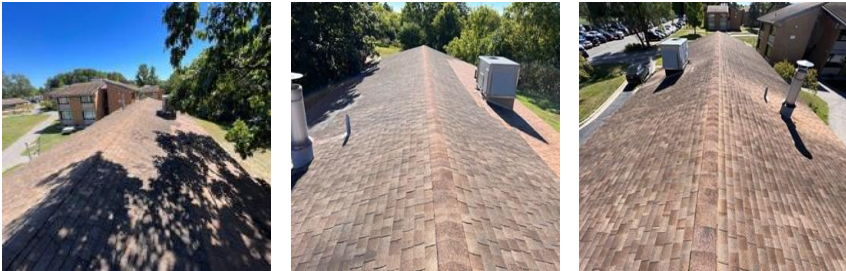

					
C5 Chapel - EPDM	2017 (Estimated)	3,200.00 15.00	EPDM	Excellent [80] 20 (Yrs)	\$64,000.00
					
C5 Chapel - Metal Roof	1992 (Estimated)	10,400.00 70.00	Standing Seam Sheet Metal	Good [60] 10 (Yrs)	\$280,800.00
					
C6 Kreft Center - Asphalt Shingles	1997 (Estimated)	5,400.00 15.00	Asphalt Shingles	Poor [40] 2 (Yrs)	\$108,000.00
					
C6 Kreft Center - Built Up	1997 (Estimated)	6,100.00 40.00	Built-up Asphalt 4ply gravel	Good [56] 5 (Yrs)	\$152,500.00



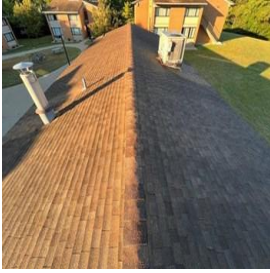
					
C6 Kreft Center - Metal Shingles	2017 (Estimated)	19,400.00 35.00	Metal Shingles	Excellent [85] 25 (Yrs)	\$388,000.00
					
C8 Krieger Hall - Built Up	1998 (Known)	700.00 15.00	Built-up Asphalt 4ply gravel	Fair [64] 6 (Yrs)	\$16,100.00
					
C8 Krieger Hall - Metal Shingles	2017 (Estimated)	25,100.00 25.00	Metal Shingles	Excellent [85] 25 (Yrs)	\$0.00
					
C9 Science Building	2010 (Estimated)	16,250.00 25.00	Asphalt Shingles	Good [60] 10 (Yrs)	\$325,000.00

					
North Building	2005 (Estimated)	58,500.00 40.00	EPDM 60 Mil Fully Adhered	Good [65] 8 (Yrs)	\$1,170,000.00
					
R1,2,3,4,6,7,8,9 Residential Halls - Asphalt Shingles	1995 (Estimated)	19,200.00 35.00	Asphalt Shingles	Fair [30] 3 (Yrs)	\$384,000.00
					
R1,4,6,7,8,9 Residential Halls - Built Up	1997 (Estimated)	8,000.00 25.00	Built-up Asphalt 4ply gravel	Good [56] 5 (Yrs)	\$200,000.00
					
R10,11,12,13,16,17,18,19 Residential Halls - Asphalt Shingles	1995 (Estimated)	19,200.00 30.00	Asphalt Shingles	Fair [41] 3 (Yrs)	\$384,000.00



					
R10,11,12,13,16,17,18,19 Residential Halls - Built Up	1995 (Estimated)	8,000.00 30.00	Built-up Asphalt 4ply gravel	Fair [41] 3 (Yrs)	\$200,000.00
					
R14,R15,R20 Residential Halls	1995 (Estimated)	2,760.00 10.00	Asphalt Shingles	Fair [35] 3 (Yrs)	\$55,200.00
					
R2,3 Residential Halls - Duro-Last	2010 (Estimated)	2,000.00 20.00	Duro-Last	Very Good [75] 13 (Yrs)	\$50,000.00
					
R5 Residential Halls	1995 (Estimated)	920.00 15.00	Asphalt Shingles	Fair [41] 3 (Yrs)	\$18,400.00





Total (sq.Ft.): 280,380.00

Total: \$5,670,000.00

## Recommendations Summary

### Roof Recommendation Summary

Section Name	Budget Year	Activity Type	Action Item?	Allocation	Urgency	Budget Amount
A1 Gym	2023	Planned Replacement	Yes	Capital	High	\$475,000.00
A1 Gym	2023	Preventive Maintenance	Yes	Expense	High	\$1,000.00
A1 Gym	2024	Preventive Maintenance	Yes	Expense	Medium	\$500.00
A1 Gym	2025	Preventive Maintenance	Yes	Expense	Medium	\$500.00
A1 Gym	2026	Preventive Maintenance	Yes	Expense	Medium	\$750.00
A1 Gym	2027	Preventive Maintenance	Yes	Expense	Medium	\$750.00
Barn	2023	Preventive Maintenance	Yes	Expense	High	\$1,500.00
Barn	2024	Preventive Maintenance	Yes	Expense	Medium	\$500.00
Barn	2025	Preventive Maintenance	Yes	Expense	Medium	\$500.00
Barn	2026	Preventive Maintenance	Yes	Expense	Medium	\$750.00
Barn	2027	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C1 Student Services	2023	Planned Replacement	Yes	Capital	High	\$340,000.00
C1 Student Services	2023	Preventive Maintenance	Yes	Expense	High	\$1,000.00

C1 Student Services	2024	Preventive Maintenance	Yes	Expense	Medium	\$500.00
C1 Student Services	2025	Preventive Maintenance	Yes	Expense	Medium	\$500.00
C1 Student Services	2026	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C1 Student Services	2027	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C10 Earhart Manor - EPDM	2023	Planned Replacement	Yes	Capital	High	\$24,000.00
C10 Earhart Manor - EPDM	2024	Preventive Maintenance	Yes	Expense	Medium	\$500.00
C10 Earhart Manor - EPDM	2025	Preventive Maintenance	Yes	Expense	Medium	\$500.00
C10 Earhart Manor - EPDM	2026	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C10 Earhart Manor - EPDM	2027	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C10 Earhart Manor - Slate Shingles	2023	Preventive Maintenance	Yes	Expense	High	\$1,000.00
C10 Earhart Manor - Slate Shingles	2024	Preventive Maintenance	Yes	Expense	Medium	\$500.00
C10 Earhart Manor - Slate Shingles	2025	Preventive Maintenance	Yes	Expense	Medium	\$500.00
C10 Earhart Manor - Slate Shingles	2026	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C10 Earhart Manor - Slate Shingles	2027	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C2 Student Union/Cafeteria	2023	Preventive Maintenance	Yes	Expense	High	\$1,500.00
C2 Student Union/Cafeteria	2024	Preventive Maintenance	Yes	Expense	Medium	\$1,000.00
C2 Student Union/Cafeteria	2025	Planned Replacement	Yes	Capital	Medium	\$100,000.00
C2 Student Union/Cafeteria	2026	Preventive Maintenance	Yes	Expense	Medium	\$500.00
C2 Student Union/Cafeteria	2027	Preventive Maintenance	Yes	Expense	Medium	\$500.00
C3 Riverside Room	2023	Preventive Maintenance	Yes	Expense	High	\$2,500.00
C3 Riverside Room	2024	Preventive Maintenance	Yes	Expense	Medium	\$1,500.00

C3 Riverside Room	2025	Preventive Maintenance	Yes	Expense	Medium	\$1,500.00
C3 Riverside Room	2026	Preventive Maintenance	Yes	Expense	Medium	\$1,500.00
C3 Riverside Room	2027	Planned Replacement	Yes	Capital	Medium	\$140,000.00
C4 Bookstore	2023	Preventive Maintenance	Yes	Expense	High	\$500.00
C4 Bookstore	2024	Preventive Maintenance	Yes	Expense	Medium	\$500.00
C4 Bookstore	2025	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C4 Bookstore	2026	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C4 Bookstore	2027	Preventive Maintenance	Yes	Expense	Medium	\$1,000.00
C5 Chapel - EPDM	2023	Preventive Maintenance	Yes	Expense	High	\$500.00
C5 Chapel - EPDM	2024	Preventive Maintenance	Yes	Expense	Medium	\$500.00
C5 Chapel - EPDM	2025	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C5 Chapel - EPDM	2026	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C5 Chapel - EPDM	2027	Preventive Maintenance	Yes	Expense	Medium	\$1,000.00
C5 Chapel - Metal Roof	2023	Preventive Maintenance	Yes	Expense	High	\$500.00
C5 Chapel - Metal Roof	2024	Preventive Maintenance	Yes	Expense	Medium	\$500.00
C5 Chapel - Metal Roof	2025	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C5 Chapel - Metal Roof	2026	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C5 Chapel - Metal Roof	2027	Preventive Maintenance	Yes	Expense	Medium	\$1,000.00
C6 Kreft Center - Asphalt Shingles	2023	Preventive Maintenance	Yes	Expense	High	\$1,000.00
C6 Kreft Center - Asphalt Shingles	2024	Planned Replacement	Yes	Capital	Medium	\$108,000.00
C6 Kreft Center - Asphalt Shingles	2025	Preventive Maintenance	Yes	Expense	Medium	\$500.00

C6 Kreft Center - Asphalt Shingles	2026	Preventive Maintenance	Yes	Expense	Medium	\$500.00
C6 Kreft Center - Asphalt Shingles	2027	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C6 Kreft Center - Built Up	2023	Preventive Maintenance	Yes	Expense	High	\$1,500.00
C6 Kreft Center - Built Up	2024	Planned Replacement	Yes	Capital	Medium	\$16,650.00
C6 Kreft Center - Built Up	2024	Preventive Maintenance	Yes	Expense	Medium	\$1,500.00
C6 Kreft Center - Built Up	2025	Preventive Maintenance	Yes	Expense	Medium	\$1,750.00
C6 Kreft Center - Built Up	2026	Preventive Maintenance	Yes	Expense	Medium	\$1,750.00
C6 Kreft Center - Built Up	2027	Preventive Maintenance	Yes	Expense	Medium	\$2,000.00
C6 Kreft Center - Metal Shingles	2023	Preventive Maintenance	Yes	Expense	High	\$500.00
C6 Kreft Center - Metal Shingles	2024	Preventive Maintenance	Yes	Expense	Medium	\$500.00
C6 Kreft Center - Metal Shingles	2025	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C6 Kreft Center - Metal Shingles	2026	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C6 Kreft Center - Metal Shingles	2027	Preventive Maintenance	Yes	Expense	Medium	\$1,000.00
C8 Krieger Hall - Built Up	2023	Preventive Maintenance	Yes	Expense	High	\$1,500.00
C8 Krieger Hall - Built Up	2024	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C8 Krieger Hall - Built Up	2025	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C8 Krieger Hall - Built Up	2026	Preventive Maintenance	Yes	Expense	Medium	\$1,000.00
C8 Krieger Hall - Built Up	2027	Preventive Maintenance	Yes	Expense	Medium	\$1,000.00
C8 Krieger Hall - Metal Shingles	2023	Preventive Maintenance	Yes	Expense	High	\$500.00
C8 Krieger Hall - Metal Shingles	2024	Preventive Maintenance	Yes	Expense	Medium	\$500.00
C8 Krieger Hall - Metal Shingles	2025	Preventive Maintenance	Yes	Expense	Medium	\$750.00



C8 Krieger Hall - Metal Shingles	2026	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C8 Krieger Hall - Metal Shingles	2027	Preventive Maintenance	Yes	Expense	Medium	\$1,000.00
C9 Science Building	2023	Preventive Maintenance	Yes	Expense	High	\$750.00
C9 Science Building	2024	Preventive Maintenance	Yes	Expense	Medium	\$750.00
C9 Science Building	2025	Preventive Maintenance	Yes	Expense	Medium	\$1,000.00
C9 Science Building	2026	Preventive Maintenance	Yes	Expense	Medium	\$1,000.00
C9 Science Building	2027	Preventive Maintenance	Yes	Expense	Medium	\$1,250.00
North Building	2023	Preventive Maintenance	Yes	Expense	High	\$7,500.00
North Building	2024	Preventive Maintenance	Yes	Expense	Medium	\$5,000.00
North Building	2025	Preventive Maintenance	Yes	Expense	Medium	\$5,000.00
North Building	2026	Preventive Maintenance	Yes	Expense	Medium	\$5,000.00
North Building	2027	Preventive Maintenance	Yes	Expense	Medium	\$5,000.00
R1,2,3,4,6,7,8,9 Residential Halls - Asphalt Shingles	2023	Preventive Maintenance	Yes	Expense	High	\$6,000.00
R1,2,3,4,6,7,8,9 Residential Halls - Asphalt Shingles	2024	Preventive Maintenance	Yes	Expense	Medium	\$6,000.00
R1,2,3,4,6,7,8,9 Residential Halls - Asphalt Shingles	2025	Planned Replacement	Yes	Capital	Medium	\$384,000.00
R1,2,3,4,6,7,8,9 Residential Halls - Asphalt Shingles	2026	Preventive Maintenance	Yes	Expense	Medium	\$4,000.00
R1,2,3,4,6,7,8,9 Residential Halls - Asphalt Shingles	2027	Preventive Maintenance	Yes	Expense	Medium	\$4,000.00
R1,4,6,7,8,9 Residential Halls - Built Up	2023	Preventive Maintenance	Yes	Expense	High	\$3,000.00
R1,4,6,7,8,9 Residential Halls - Built Up	2024	Preventive Maintenance	Yes	Expense	Medium	\$3,000.00

R1,4,6,7,8,9 Residential Halls - Built Up	2025	Preventive Maintenance	Yes	Expense	Medium	\$4,500.00
R1,4,6,7,8,9 Residential Halls - Built Up	2026	Preventive Maintenance	Yes	Expense	Medium	\$4,500.00
R1,4,6,7,8,9 Residential Halls - Built Up	2027	Planned Replacement	Yes	Capital	Medium	\$200,000.00
R10,11,12,13,16,17,18,19 Residential Halls - Asphalt Shingles	2023	Preventive Maintenance	Yes	Expense	High	\$6,000.00
R10,11,12,13,16,17,18,19 Residential Halls - Asphalt Shingles	2024	Preventive Maintenance	Yes	Expense	Medium	\$6,000.00
R10,11,12,13,16,17,18,19 Residential Halls - Asphalt Shingles	2025	Planned Replacement	Yes	Capital	Medium	\$384,000.00
R10,11,12,13,16,17,18,19 Residential Halls - Asphalt Shingles	2026	Preventive Maintenance	Yes	Expense	Medium	\$4,000.00
R10,11,12,13,16,17,18,19 Residential Halls - Asphalt Shingles	2027	Preventive Maintenance	Yes	Expense	Medium	\$4,000.00
R10,11,12,13,16,17,18,19 Residential Halls - Built Up	2023	Preventive Maintenance	Yes	Expense	High	\$6,000.00
R10,11,12,13,16,17,18,19 Residential Halls - Built Up	2024	Preventive Maintenance	Yes	Expense	Medium	\$6,000.00
R10,11,12,13,16,17,18,19 Residential Halls - Built Up	2025	Planned Replacement	Yes	Capital	Medium	\$200,000.00
R10,11,12,13,16,17,18,19 Residential Halls - Built Up	2026	Preventive Maintenance	Yes	Expense	Medium	\$4,000.00
R10,11,12,13,16,17,18,19 Residential Halls - Built Up	2027	Preventive Maintenance	Yes	Expense	Medium	\$4,000.00
R14,R15,R20 Residential Halls	2023	Preventive Maintenance	Yes	Expense	High	\$2,250.00
R14,R15,R20 Residential Halls	2024	Preventive Maintenance	Yes	Expense	Medium	\$2,250.00
R14,R15,R20 Residential Halls	2025	Planned Replacement	Yes	Capital	Medium	\$55,200.00
R14,R15,R20 Residential Halls	2026	Preventive Maintenance	Yes	Expense	Medium	\$1,500.00
R14,R15,R20 Residential Halls	2027	Preventive Maintenance	Yes	Expense	Medium	\$1,500.00
R2,3 Residential Halls - Duro-Last	2023	Preventive Maintenance	Yes	Expense	High	\$1,000.00

R2,3 Residential Halls - Duro-Last	2024	Preventive Maintenance	Yes	Expense	Medium	\$1,000.00
R2,3 Residential Halls - Duro-Last	2025	Preventive Maintenance	Yes	Expense	Medium	\$1,500.00
R2,3 Residential Halls - Duro-Last	2026	Preventive Maintenance	Yes	Expense	Medium	\$1,500.00
R2,3 Residential Halls - Duro-Last	2027	Preventive Maintenance	Yes	Expense	Medium	\$2,000.00
R5 Residential Halls	2023	Preventive Maintenance	Yes	Expense	High	\$750.00
R5 Residential Halls	2024	Preventive Maintenance	Yes	Expense	Medium	\$750.00
R5 Residential Halls	2025	Planned Replacement	Yes	Capital	Medium	\$18,400.00
R5 Residential Halls	2026	Preventive Maintenance	Yes	Expense	Medium	\$500.00
R5 Residential Halls	2027	Preventive Maintenance	Yes	Expense	Medium	\$500.00

## Budget Summary

Roof Financial Plan- Capital Budget (5 Years)					
Section Name	2023	2024	2025	2026	2027
A1 Gym	\$475,000.00	\$0.00	\$0.00	\$0.00	\$0.00
C1 Student Services	\$340,000.00	\$0.00	\$0.00	\$0.00	\$0.00
C10 Earhart Manor - EPDM	\$24,000.00	\$0.00	\$0.00	\$0.00	\$0.00
C2 Student Union/Cafeteria	\$0.00	\$0.00	\$100,000.00	\$0.00	\$0.00
C3 Riverside Room	\$0.00	\$0.00	\$0.00	\$0.00	\$140,000.00
C6 Kreft Center - Asphalt Shingles	\$0.00	\$108,000.00	\$0.00	\$0.00	\$0.00
C6 Kreft Center - Built Up	\$0.00	\$16,650.00	\$0.00	\$0.00	\$0.00
R1,2,3,4,6,7,8,9 Residential Halls - Asphalt Shingles	\$0.00	\$0.00	\$384,000.00	\$0.00	\$0.00
R1,4,6,7,8,9 Residential Halls - Built Up	\$0.00	\$0.00	\$0.00	\$0.00	\$200,000.00
R10,11,12,13,16,17,18,19 Residential Halls - Asphalt Shingles	\$0.00	\$0.00	\$384,000.00	\$0.00	\$0.00
R10,11,12,13,16,17,18,19 Residential Halls - Built Up	\$0.00	\$0.00	\$200,000.00	\$0.00	\$0.00
R14,R15,R20 Residential Halls	\$0.00	\$0.00	\$55,200.00	\$0.00	\$0.00
R5 Residential Halls	\$0.00	\$0.00	\$18,400.00	\$0.00	\$0.00
<b>Total</b>	<b>\$839,000.00</b>	<b>\$124,650.00</b>	<b>\$1,141,600.00</b>	<b>\$0.00</b>	<b>\$340,000.00</b>

Roof Financial Plan- Expense Budget (5 Years)					
Section Name	2023	2024	2025	2026	2027
A1 Gym	\$1,000.00	\$500.00	\$500.00	\$750.00	\$750.00
Barn	\$1,500.00	\$500.00	\$500.00	\$750.00	\$750.00
C1 Student Services	\$1,000.00	\$500.00	\$500.00	\$750.00	\$750.00
C10 Earhart Manor - EPDM	\$0.00	\$500.00	\$500.00	\$750.00	\$750.00
C10 Earhart Manor - Slate Shingles	\$1,000.00	\$500.00	\$500.00	\$750.00	\$750.00



C2 Student Union/Cafeteria	\$1,500.00	\$1,000.00	\$0.00	\$500.00	\$500.00
C3 Riverside Room	\$2,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$0.00
C4 Bookstore	\$500.00	\$500.00	\$750.00	\$750.00	\$1,000.00
C5 Chapel - EPDM	\$500.00	\$500.00	\$750.00	\$750.00	\$1,000.00
C5 Chapel - Metal Roof	\$500.00	\$500.00	\$750.00	\$750.00	\$1,000.00
C6 Kreft Center - Asphalt Shingles	\$1,000.00	\$0.00	\$500.00	\$500.00	\$750.00
C6 Kreft Center - Built Up	\$1,500.00	\$1,500.00	\$1,750.00	\$1,750.00	\$2,000.00
C6 Kreft Center - Metal Shingles	\$500.00	\$500.00	\$750.00	\$750.00	\$1,000.00
C8 Krieger Hall - Built Up	\$1,500.00	\$750.00	\$750.00	\$1,000.00	\$1,000.00
C8 Krieger Hall - Metal Shingles	\$500.00	\$500.00	\$750.00	\$750.00	\$1,000.00
C9 Science Building	\$750.00	\$750.00	\$1,000.00	\$1,000.00	\$1,250.00
North Building	\$7,500.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
R1,2,3,4,6,7,8,9 Residential Halls - Asphalt Shingles	\$6,000.00	\$6,000.00	\$0.00	\$4,000.00	\$4,000.00
R1,4,6,7,8,9 Residential Halls - Built Up	\$3,000.00	\$3,000.00	\$4,500.00	\$4,500.00	\$0.00
R10,11,12,13,16,17,18,19 Residential Halls - Asphalt Shingles	\$6,000.00	\$6,000.00	\$0.00	\$4,000.00	\$4,000.00
R10,11,12,13,16,17,18,19 Residential Halls - Built Up	\$6,000.00	\$6,000.00	\$0.00	\$4,000.00	\$4,000.00
R14,R15,R20 Residential Halls	\$2,250.00	\$2,250.00	\$0.00	\$1,500.00	\$1,500.00
R2,3 Residential Halls - Duro-Last	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00	\$2,000.00
R5 Residential Halls	\$750.00	\$750.00	\$0.00	\$500.00	\$500.00
<b>Total</b>	<b>\$48,250.00</b>	<b>\$40,500.00</b>	<b>\$22,750.00</b>	<b>\$38,750.00</b>	<b>\$35,250.00</b>

### Roof Financial Plan- Total Budget (5 Years)

Section Name	2023	2024	2025	2026	2027
A1 Gym	\$476,000.00	\$500.00	\$500.00	\$750.00	\$750.00
Barn	\$1,500.00	\$500.00	\$500.00	\$750.00	\$750.00
C1 Student Services	\$341,000.00	\$500.00	\$500.00	\$750.00	\$750.00
C10 Earhart Manor - EPDM	\$24,000.00	\$500.00	\$500.00	\$750.00	\$750.00

C10 Earhart Manor - Slate Shingles	\$1,000.00	\$500.00	\$500.00	\$750.00	\$750.00
C2 Student Union/Cafeteria	\$1,500.00	\$1,000.00	\$100,000.00	\$500.00	\$500.00
C3 Riverside Room	\$2,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$140,000.00
C4 Bookstore	\$500.00	\$500.00	\$750.00	\$750.00	\$1,000.00
C5 Chapel - EPDM	\$500.00	\$500.00	\$750.00	\$750.00	\$1,000.00
C5 Chapel - Metal Roof	\$500.00	\$500.00	\$750.00	\$750.00	\$1,000.00
C6 Kreft Center - Asphalt Shingles	\$1,000.00	\$108,000.00	\$500.00	\$500.00	\$750.00
C6 Kreft Center - Built Up	\$1,500.00	\$18,150.00	\$1,750.00	\$1,750.00	\$2,000.00
C6 Kreft Center - Metal Shingles	\$500.00	\$500.00	\$750.00	\$750.00	\$1,000.00
C8 Krieger Hall - Built Up	\$1,500.00	\$750.00	\$750.00	\$1,000.00	\$1,000.00
C8 Krieger Hall - Metal Shingles	\$500.00	\$500.00	\$750.00	\$750.00	\$1,000.00
C9 Science Building	\$750.00	\$750.00	\$1,000.00	\$1,000.00	\$1,250.00
North Building	\$7,500.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
R1,2,3,4,6,7,8,9 Residential Halls - Asphalt Shingles	\$6,000.00	\$6,000.00	\$384,000.00	\$4,000.00	\$4,000.00
R1,4,6,7,8,9 Residential Halls - Built Up	\$3,000.00	\$3,000.00	\$4,500.00	\$4,500.00	\$200,000.00
R10,11,12,13,16,17,18,19 Residential Halls - Asphalt Shingles	\$6,000.00	\$6,000.00	\$384,000.00	\$4,000.00	\$4,000.00
R10,11,12,13,16,17,18,19 Residential Halls - Built Up	\$6,000.00	\$6,000.00	\$200,000.00	\$4,000.00	\$4,000.00
R14,R15,R20 Residential Halls	\$2,250.00	\$2,250.00	\$55,200.00	\$1,500.00	\$1,500.00
R2,3 Residential Halls - Duro-Last	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00	\$2,000.00
R5 Residential Halls	\$750.00	\$750.00	\$18,400.00	\$500.00	\$500.00
<b>Total</b>	<b>\$887,250.00</b>	<b>\$165,150.00</b>	<b>\$1,164,350.00</b>	<b>\$38,750.00</b>	<b>\$375,250.00</b>

## Asset Section Detail

### Roof Section Details

**Roof Section Name:** A1 Gym

**Existing System Type:** Asphalt Shingles

**Size:** 23,750.00 sq. ft.

**Height:** 40 Ft.

**Estimated Replacement Cost:** \$475,000.00

**Year Installed:** N/A

**Assessed Service Life Remaining (Years) :** 1

**Age:** N/A

**Planned Replacement Year:** 2023

**Slope:** 3/12

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** Yes

**RCI:** 25

**Condition:** Poor

**Roof Access:** Portable Ladder

**Notes:** Roof section A1 drains via water shedding off the roof edges. No gutters on the roof.



**Existing Roof System Construction****Section: A1 Gym**

Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Precast Concrete	Unknown
2	Component Type	Roof Decks	Tectum Panels	Unknown
3	Component Type	Vapor Retarders	Bituminous Felt	Mopped
4	Component Type	Roof Insulation	Fiberboard	Mopped
5	Component Type	Vapor Retarders	Underlayment	Mopped
6	Roof Type	Shingles and Shakes	Asphalt Shingles	Nailed

**Roof System Notes:**

The upper roof of the Gym has partial concrete deck and partial tectum deck.

**Roof Defects****Section : A1 Gym**

Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Repairs Overview	Outstanding	Moderate	N/A	N/A

**Notes:**

Caulk repairs were made to shingles throughout roof system.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Flashing	Outstanding	Moderate	2	Ea.

**Notes:**

Two soil stacks have incorrect detail flashings.



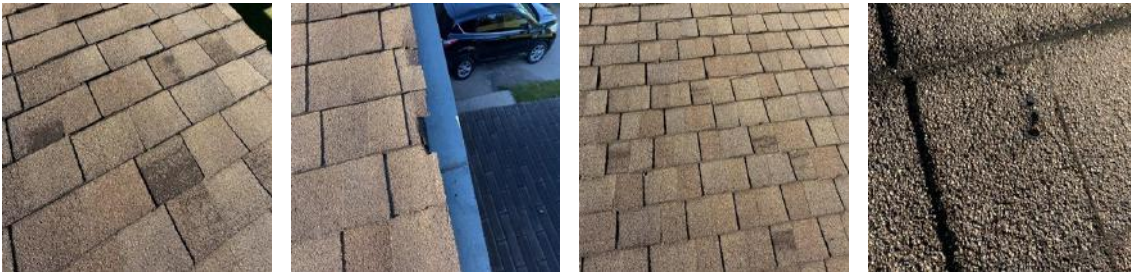
Defect Area	Defect Type	Status	Severity	Quantity	Unit
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Roof Type	Shingle Damage	Outstanding	Moderate	N/A	N/A
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**Notes:**

Shingle damage was noted throughout the roof field.  
Damages include major granular loss and bent or ripped shingles.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Counter Flashing	Outstanding	Moderate	222	L/F

**Notes:**

The counterflashing below the windows is starting to lift and expose nails.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Missing Shingles	Outstanding	Major	1	Ea.

**Notes:**

There is a shingle missing in the upper roof field.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Joints Open	Outstanding	Moderate	20	Ea.

**Notes:**

The solder joints along the roof edge metal are all cracked/open.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Repairs Overview	Outstanding	N/A	250	sq. ft.

**Notes:**

Repairs have recently been made to this roof.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Flashing	Outstanding	Major	4	Ea.

**Notes:**

Rain collars are missing on the flue stacks and the sealant is deteriorating.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Cracking	Outstanding	Major	30	sq. ft.

**Notes:**

Shingles are cracking along all bottom roof edges.





Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Deteriorated Flashing	Outstanding	Major	7	Ea.

**Notes:**

Multiple soil stacks with lead pipe flashing were deteriorated and open.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Wet Insulation	Outstanding	Major	15	sq. ft.

**Notes:**

Areas of the roof were deflecting/sinking due to insulation being wet.



Roof Inspections					Section: A1 Gym
Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	40
<b>Notes:</b> Overall, the roof system for roof section A1 is performing in "Poor" condition with a Roof Condition Index (RCI) of 40. Preventive maintenance is required to keep the roof system watertight and to achieve service life.					

Roof Recommendations				Section : A1 Gym
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$1,000.00
<b>Notes:</b> Perform annual preventive maintenance until roof replacement consisting of: 1. Caulking exposed nails and cracked shingles. 2. Caulking open pipe flashings. 3. Caulking metal wall flashings.				
2023	Planned Replacement	Capital Budget	Recommended	\$475,000.00
<b>Notes:</b> Roof section A1 drains via water shedding off the roof edges. No gutters on the roof.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance for Roof Section A1.				
2025	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance for Roof Section A1.				
2026	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance for Roof Section A1.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance for Roof Section A1.				




## Roof Section Details

**Roof Section Name:** Barn  
**Existing System Type:** Standing Seam Sheet Metal  
**Size:** 7,000.00 sq. ft.  
**Height:** 30 Ft.  
**Estimated Replacement Cost:** \$189,000.00  
**Year Installed:** 2018 (Estimated)  
**Assessed Service Life Remaining (Years) :** 36  
**Age:** 4  
**Planned Replacement Year:** 2058  
**Slope:** Steep  
**Drainage:** Adequate  
**Currently Leaking?** No  
**History of Leaking?** No  
**RCI:** 90  
**Condition:** Excellent  
**Roof Access:** Portable Ladder



**Notes:** Drainage for the Barn occurs via roof shedding off the roof edges. No gutters.

Existing Roof System Construction				Section: Barn
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Insulation	Fiberglass	Structural Insulated Panels
<b>Notes:</b> Suspended below the metal panel				
2	Roof Type	Metal Panel Roof	Metal Panel	Mechanically Fastened/Attached

Roof Defects					Section : Barn
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Metal damage	Outstanding	Moderate	1	Ea.
<b>Notes:</b> A small section was noted to be damaged on the upper metal roof system.					
					

Roof Inspections					Section: Barn
Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	90
<b>Notes:</b> Overall, the roof system on the Barn is performing in "Very Good" condition with a Roof Condition Index (RCI) of 90. No preventative maintenance is required at this time.					

Roof Recommendations				Section : Barn
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$1,500.00
<b>Notes:</b> Perform annual preventive maintenance of the Barn's metal roof consisting of: 1. Repair of the low hanging metal between the two roof slopes.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance of the Barn roof section.				
2025	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance of the Barn roof section.				
2026	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance of the Barn roof section.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance of the Barn roof section.				

## Roof Section Details

**Roof Section Name:** C1 Student Services

**Existing System Type:** Asphalt Shingles

**Size:** 17,000.00 sq. ft.

**Height:** 10 Ft.

**Estimated Replacement Cost:** \$340,000.00

**Year Installed:** 1997 (Estimated)

**Assessed Service Life Remaining (Years) :** 1

**Age:** 25

**Planned Replacement Year:** 2023

**Slope:** 3/12

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 33

**Condition:** Poor

**Roof Access:** Portable Ladder

**Notes:** Roof section C1 drains via water shedding off the roof edges. No gutters on the roof.



**Existing Roof System Construction****Section: C1 Student Services**

Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Precast Concrete	Unknown
2	Component Type	Vapor Retarders	1 ply hot	Mopped
3	Component Type	Roof Insulation	Fiberboard	Mopped
4	Component Type	Vapor Retarders	Underlayment	Mopped
5	Roof Type	Shingles and Shakes	Asphalt Shingles	Nailed

**Roof Defects****Section : C1 Student Services**

Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Deflection	Outstanding	Severe	40	sq. ft.

**Notes:**

Severe insulation deflection from wet insulation was noted along the roof edge.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Expansion Joint	Outstanding	Moderate	N/A	N/A

**Notes:**

Expansion joint seams are open.





Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Damaged	Outstanding	Moderate	2	Ea.

**Notes:**

Snow guards are damaged.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Spill Damage	Outstanding	Moderate	2	Ea.

**Notes:**

Asphalt drips from the upper roof were noted on the bottom room.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Counterflashing Loose	Outstanding	Major	N/A	N/A

**Notes:**

Counterflashing along the windows are starting to loosen and open up.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Flashing Open	Outstanding	Moderate	N/A	N/A

**Notes:**

Flue stack and abandoned vent metal flashings are open.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Flashing	Outstanding	Major	N/A	N/A

**Notes:**

Lead soil stack flashings are deteriorated and open.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Shingle Damage	Outstanding	Moderate	N/A	N/A

**Notes:**

Cracked and damaged shingles were observed throughout the roof system.





Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Exposed Fasteners	Outstanding	Major	N/A	N/A

**Notes:**

It was observed that nails were exposed throughout the roof system.



## Roof Inspections Section: C1 Student Services

Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	25

**Notes:**

Overall, the roof system for roof section C1 is performing in "Very Poor" condition with a Roof Condition Index (RCI) of 25. Replacement of the roof systems is recommended.

Roof Recommendations			Section : C1 Student Services	
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$1,000.00
<b>Notes:</b> Perform annual maintenance on roof section C1 until replacement consisting of: 1. Caulking of damaged shingles, exposed nails, and open flashings.				
2023	Planned Replacement	Capital Budget	Recommended	\$340,000.00
<b>Notes:</b> Roof replacement of roof section C1 is highly recommended.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C1.				
2025	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C1.				
2026	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C1.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C1.				

## Roof Section Details

**Roof Section Name:** C10 Earhart Manor - EPDM

**Existing System Type:** EPDM 60 Mil Fully Adhered

**Size:** 1,600.00 sq. ft.

**Height:** 35 Ft.

**Estimated Replacement Cost:** \$24,000.00

**Year Installed:** 1990 (Estimated)

**Assessed Service Life Remaining (Years) :** -7

**Age:** 32

**Planned Replacement Year:** 2015

**Slope:** Flat

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 1

**Condition:** Critical

**Roof Access:** Roof Hatch w/ fixed Ladder

**Notes:** Roof section C10 drains via water shedding off the roof edges. No drains on the roof.





Existing Roof System Construction			Section: C10 Earhart Manor - EPDM	
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Metal Roof Panels	Existing Soldered Seam Flat-Lock Copper Roof	Unknown
2	Roof Type	Elastomeric-Single-Ply	EPDM 60 Mil Fully Adhered	Fully Adhered

Roof Defects		Section : C10 Earhart Manor - EPDM			
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Open corner flashing	Outstanding	Major	2	Ea.

**Notes:**

Open corner flashings were noted in the roof edge and at roof penetrations.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Exposed Scrim Reinforcement	Outstanding	Major	N/A	N/A

**Notes:**

Exposed reinforcement scrim was noted throughout the roof membrane.



## Roof Inspections Section: C10 Earhart Manor - EPDM

Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	1 <span style="background-color: red; color: black;">1</span>

**Notes:**

Overall, the roof system for roof section C10 - EPDM is performing in " Severe" condition with a Roof Condition Index (RCI) of 1. Immediate replacement is recommended.

## Roof Recommendations Section : C10 Earhart Manor - EPDM

Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Planned Replacement	Capital Budget	Recommended	\$24,000.00

**Notes:**

Roof replacement for roof section C10 - EPDM is highly recommended.

2024	Preventive Maintenance	Expense Budget	Recommended	\$500.00
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**Notes:**

Perform annual preventive maintenance of roof section C10 - EPDM.

2025	Preventive Maintenance	Expense Budget	Recommended	\$500.00
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**Notes:**

Perform annual preventive maintenance of roof section C10 - EPDM.

2026	Preventive Maintenance	Expense Budget	Recommended	\$750.00
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**Notes:**

Perform annual preventive maintenance of roof section C10 - EPDM.

2027	Preventive Maintenance	Expense Budget	Recommended	\$750.00
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**Notes:**

Perform annual preventive maintenance of roof section C10 - EPDM.

## Roof Section Details

**Roof Section Name:** C10 Earhart Manor - Slate Shingles

**Existing System Type:** Slate Shingles

**Size:** 6,000.00 sq. ft.

**Height:** 35 Ft.

**Estimated Replacement Cost:** \$420,000.00

**Year Installed:** 1970 (Estimated)

**Assessed Service Life Remaining (Years) :** 48

**Age:** 52

**Planned Replacement Year:** 2070

**Slope:** Steep

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 80

**Condition:** Very Good

**Roof Access:** Lift Access

**Notes:** Roof section C10 drains via gutters along all roof edges.



Existing Roof System Construction			Section: C10 Earhart Manor - Slate Shingles	
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Wood	Unknown
2	Component Type	Vapor Retarders	Underlayment	Mechanically Attached
3	Roof Type	Shingles and Shakes	Slate Shingles	Mechanically Attached

**Roof Defects** **Section : C10 Earhart Manor - Slate Shingles**

Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Missing Shingles	Outstanding	Moderate	24	Ea.

**Notes:**

It was noted that a total of 24 slate shingles were missing.

**Roof Inspections** **Section: C10 Earhart Manor - Slate Shingles**

Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	80

**Notes:**

Overall, the roof system for roof section C10 - Slate Shingles is performing in "Very Good" condition with a Roof Condition Index (RCI) of 80. Preventive maintenance is required to keep the roof system watertight and to achieve service life.

Roof Recommendations		Section : C10 Earhart Manor - Slate Shingles		
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$1,000.00
<b>Notes:</b> Perform annual preventive maintenance of roof section C10 - Slate Shingles consisting of: 1. Replacing of missing shingles. 2. Monitoring for additional missing slate.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance of roof section C10 - Slate Shingles.				
2025	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance of roof section C10 - Slate Shingles.				
2026	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance of roof section C10 - Slate Shingles.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance of roof section C10 - Slate Shingles.				



## Roof Section Details

**Roof Section Name:** C2 Student Union/Cafeteria

**Existing System Type:** Asphalt Shingles

**Size:** 5,000.00 sq. ft.

**Height:** 10 Ft.

**Estimated Replacement  
Cost:** \$100,000.00

**Year Installed:** 1997 (Estimated)

**Assessed Service Life  
Remaining (Years) :** 3

**Age:** 25

**Planned Replacement  
Year:** 2025

**Slope:** 3/12

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 41


**Condition:** Fair


**Roof Access:** Portable Ladder

**Notes:** Roof section C2 drains via water shedding off the roof edges. No gutters on the roof.



Existing Roof System Construction			Section: C2 Student Union/Cafeteria	
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Precast Concrete	Unknown
2	Component Type	Roof Insulation	Fiberboard	Mopped
3	Component Type	Roof Insulation	Polyisocyanurate	Mopped
4	Component Type	Vapor Retarders	Underlayment	Mechanically Attached
5	Roof Type	Shingles and Shakes	Asphalt Shingles	Nailed



Roof Defects			Section : C2 Student Union/Cafeteria		
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Deflection	Outstanding	Severe	15	sq. ft.
<b>Notes:</b> Severe insulation deflection has occurred along the roof edge due to wet insulation.					
					
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Counterflashing Loose	Outstanding	Major	10	L/F
<b>Notes:</b> The counter flashing under the windows is loose and is open.					



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Shingle Damage	Outstanding	Major	N/A	N/A

**Notes:**

Shingle damage was noted throughout the roof system.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Grease Improperly dispensed	Outstanding	Major	1	Ea.

**Notes:**

The grease vent is actively leaking onto the shingle roof.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Deteriorated Caulk Sealants	Outstanding	Major	1	Ea.

**Notes:**

Deteriorated caulk at the snow gaurd metal joint.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Improper Detail	Outstanding	Moderate	45	L/F

**Notes:**

Improper stepflashing detail was installed.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Granular Erosion	Outstanding	Major	N/A	N/A

**Notes:**

Major granular erosion was noted throughout the roof system.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Granular Debris	Outstanding	Major	N/A	N/A

**Notes:**

Major granular debris in the gutter was noted.



## Roof Inspections Section: C2 Student Union/Cafeteria

Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	56

**Notes:**

Overall, the roof system for roof section C2 is performing in "Good" condition with a Roof Condition Index (RCI) of 56. Preventive maintenance is required to keep the roof system watertight and to achieve service life.

## Roof Recommendations Section : C2 Student Union/Cafeteria

Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$1,500.00

**Notes:**

Perform annual preventive maintenance on roof section C2 consisting of:  
1. Caulking of all exposed nails, open flashings, and shingle damage.

2024	Preventive Maintenance	Expense Budget	Recommended	\$1,000.00
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**Notes:**

Perform annual preventive maintenance on roof section C2.

2025	Planned Replacement	Capital Budget	Recommended	\$100,000.00
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**Notes:**

Roof section C2 drains via water shedding off the roof edges. No gutters on the roof.

2026	Preventive Maintenance	Expense Budget	Recommended	\$500.00
2027	Preventive Maintenance	Expense Budget	Recommended	\$500.00

**Notes:**

Perform annual preventive maintenance on roof section C2.



## Roof Section Details

**Roof Section Name:** C3 Riverside Room

**Existing System Type:** Built-up Asphalt 4ply gravel

**Size:** 5,600.00 sq. ft.

**Height:** 15 Ft.

**Estimated Replacement  
Cost:** \$140,000.00

**Year Installed:** 1997 (Estimated)

**Assessed Service Life  
Remaining (Years) :** 5

**Age:** 25

**Planned Replacement  
Year:** 2027

**Slope:** Low Slope

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 66

**Condition:** Good

**Roof Access:** Portable Ladder

**Notes:** Roof section C3 drains via three (3) interior roof drains and three (3) overflow drains.



## Existing Roof System Construction Section: C3 Riverside Room

Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Metal	Other
<b>Notes:</b> Structural slope roof deck				
2	Component Type	Vapor Retarders	Felt	Mopped
3	Component Type	Roof Insulation	Polyisocyanurate	Mopped
4	Component Type	Roof Insulation	Fiberboard	Mopped
5	Roof Type	Built-Up Roof	Built-up Asphalt 4ply gravel	Mopped



## Roof Defects Section : C3 Riverside Room

Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Damaged	Outstanding	Moderate	1	Ea.

**Notes:**

Wood nailer is damaged and hanging below the metal coping.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Open Perimeter Coping	Outstanding	Major	5	Ea.

**Notes:**

Metal coping joints are open along the parapet wall.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Repairs	Outstanding	Major	1	N/A

**Notes:**

The roof drain has been repaired.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Open Base Flashing	Outstanding	Major	13	Ea.

**Notes:**

Base flashing was open throughout the roof system.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Open corner flashing	Outstanding	Major	4	Ea.

**Notes:**

Corner flashings were open on the raised roof area and vents.



Roof Inspections				Section: C3 Riverside Room	
Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	66
<b>Notes:</b> Overall, the roof system for roof section C3 is performing in "Good" condition with a Roof Condition Index (RCI) of 66. Preventive maintenance is required to keep the roof system watertight and to achieve service life.					

Roof Recommendations			Section : C3 Riverside Room	
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$2,500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C3 consisting of: 1. Patching all corner joints and open flashings. 2. Caulking of all open metal coping joints.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$1,500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C3.				
2025	Preventive Maintenance	Expense Budget	Recommended	\$1,500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C3.				
2026	Preventive Maintenance	Expense Budget	Recommended	\$1,500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C3.				
2027	Planned Replacement	Capital Budget	Recommended	\$140,000.00
<b>Notes:</b> Roof replacement of roof section C3 is highly recommended.				



## Roof Section Details

**Roof Section Name:** C4 Bookstore

**Existing System Type:** Metal Shingles

**Size:** 9,300.00 sq. ft.

**Height:** 25 Ft.

**Estimated Replacement  
Cost:** \$186,000.00

**Year Installed:** 2020 (Estimated)

**Assessed Service Life  
Remaining (Years) :** 28

**Age:** 2

**Planned Replacement  
Year:** 2050

**Slope:** 3/12

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 85




**Condition:** Excellent

**Roof Access:** Portable Ladder

**Notes:** Roof section C4 drains via water shedding off the roof edges. No gutters on the roof.



Existing Roof System Construction				Section: C4 Bookstore
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Precast Concrete	Unknown
2	Component Type	Roof Insulation	Polyisocyanurate	Foam Adhesive
3	Component Type	Roof Insulation	Polyisocyanurate	Foam Adhesive
4	Component Type	Roof Decks	Plywood	Mechanically Attached
5	Roof Type	Shingles and Shakes	Metal Shingles	Mechanically Attached

Roof Defects				Section : C4 Bookstore	
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Metal edge not secured	Outstanding	Moderate	1	Ea.
<b>Notes:</b> Ridge metal was noted to be loose.					
					
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Sinking Supports	Outstanding	Major	1	Ea.
<b>Notes:</b> Soil stack in sinking into the roof.					
					
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Shingle Damage	Outstanding	Minor	10	sq. ft.
<b>Notes:</b> Shingle damage was noted along the roof edge.					
					

Roof Inspections				Section: C4 Bookstore	
Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	85
<b>Notes:</b> Overall, the roof system for roof section C4 is performing in "Very Good" condition with a Roof Condition Index (RCI) of 85. Preventive maintenance is required to keep the roof system watertight and to achieve service life.					

Roof Recommendations			Section : C4 Bookstore	
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C4 consisting of: 1. Fixing the sinking soil stack. 2. Repair of the metal shingles. 3. Repair of the loose ridge metal.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C4.				
2025	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C4.				
2026	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C4.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$1,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C4.				

## Roof Section Details

**Roof Section Name:** C5 Chapel - EPDM

**Existing System Type:** EPDM

**Size:** 3,200.00 sq. ft.

**Height:** 15 Ft.

**Estimated Replacement  
Cost:** \$64,000.00

**Year Installed:** 2017 (Estimated)

**Assessed Service Life  
Remaining (Years) :** 20

**Age:** 5

**Planned Replacement  
Year:** 2042

**Slope:** Low Slope

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 80

**Condition:** Excellent

**Roof Access:** Portable Ladder

**Notes:** Roof section C5 drains via 12 interior drains along the roof.  
90 mil EPDM membrane.





**Existing Roof System Construction****Section: C5 Chapel - EPDM**

Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Precast Concrete	Unknown
2	Component Type	Roof Insulation	Tapered Polyisocyanurate	Mechanically fastened
3	Component Type	Roof Insulation	Dens Deck	Foam Adhesive
4	Roof Type	Elastomeric-Single-Ply	Reinforced EPDM	Adhered

**Roof Defects****Section : C5 Chapel - EPDM**

Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Ponding	Outstanding	Minor	6	Ea.

**Notes:**

Minor ponding was noted in the corners of the roof and near a few roof drains.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Tenting	Outstanding	Minor	30	L/F

**Notes:**

Minor tenting was noted along the roof edges.



Roof Inspections				Section: C5 Chapel - EPDM	
Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	80
<b>Notes:</b> Overall, the roof system for roof section C5 is performing in "Very Good" condition with a Roof Condition Index (RCI) of 80. Preventive maintenance is required to keep the roof system watertight and to achieve service life.					

Roof Recommendations			Section : C5 Chapel - EPDM	
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C5 - EPDM consisting of: 1. Monitor minor tenting. 2. Monitor minor ponding.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C5 - EPDM.				
2025	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C5 - EPDM.				
2026	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C5 - EPDM.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$1,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C5 - EPDM.				

## Roof Section Details

**Roof Section Name:** C5 Chapel - Metal Roof

**Existing System Type:** Standing Seam Sheet Metal

**Size:** 10,400.00 sq. ft.

**Height:** 70 Ft.

**Estimated Replacement Cost:** \$280,800.00

**Year Installed:** 1992 (Estimated)

**Assessed Service Life Remaining (Years) :** 10

**Age:** 30

**Planned Replacement Year:** 2032

**Slope:** Steep

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 60

**Condition:** Good

**Roof Access:** Lift Access

**Notes:** Drainage for C5 - Metal Roof system consists of water shedding onto the EPDM roof.



Existing Roof System Construction			Section: C5 Chapel - Metal Roof	
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Wood	Unknown
2	Component Type	Sheet Waterproofing	Roofing Felt	Mechanically Attached
3	Component Type	Sheet Waterproofing	Roofing Felt	Mechanically Attached
4	Roof Type	Metal Panel Roof	Standing Seam Sheet Metal	Mechanically Attached

Roof Defects		Section : C5 Chapel - Metal Roof			
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Caulking Deterioration	Outstanding	Major	20	L/F

**Notes:**

The caulk is deteriorating/open along the top of the metal standing panels.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Caulking Deterioration	Outstanding	Moderate	10	L/F

**Notes:**

The caulk along the glass panes is starting to deteriorate.



Roof Recommendations			Section : C5 Chapel - Metal Roof	
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C5-Metal Roof consisting of: 1. Caulking all deteriorating caulk joints.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C5-Metal Roof.				
2025	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C5-Metal Roof.				
2026	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C5-Metal Roof.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$1,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C5-Metal Roof.				



## Roof Section Details

**Roof Section Name:** C6 Kreft Center - Asphalt Shingles

**Existing System Type:** Asphalt Shingles

**Size:** 5,400.00 sq. ft.

**Height:** 15 Ft.

**Estimated Replacement Cost:** \$108,000.00

**Year Installed:** 1997 (Estimated)

**Assessed Service Life Remaining (Years) :** 2

**Age:** 25

**Planned Replacement Year:** 2024

**Slope:** 3/12

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 40




**Condition:** Poor



**Roof Access:** Portable Ladder

**Notes:** Roof section C6 drains via water shedding off the roof edges. No gutters on the roof.



Existing Roof System Construction			Section: C6 Kreft Center - Asphalt Shingles	
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Precast Concrete	Unknown
2	Component Type	Roof Insulation	Fiberboard	Mopped
3	Component Type	Roof Insulation	Fiberglass	Mopped
4	Roof Type	Shingles and Shakes	Asphalt Shingles	Nailed

Roof Defects		Section : C6 Kreft Center - Asphalt Shingles			
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Granular Erosion	Outstanding	Major	1	Ea.
<b>Notes:</b> Major granular loss was noted throughout the whole membrane.					
 					
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Flashing	Outstanding	Major	1	Ea.
<b>Notes:</b> Improper flashing was noted on the roof vent.					



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Exposed Fasteners	Outstanding	01 - Major	N/A	N/A

**Notes:**

Exposed fasteners were noted throughout the roof system.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Crack	Outstanding	Major	30	Ea.

**Notes:**

Cracks were noted in the shingles throughout the roof system.



## Roof Inspections Section: C6 Kreft Center - Asphalt Shingles

Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	40

**Notes:**

Overall, the roof system for roof section C6 - Asphalt Shingles is performing in "Poor" condition with a Roof Condition Index (RCI) of 40. Preventive maintenance is required to keep the roof system watertight and to achieve service life.

Roof Recommendations		Section : C6 Kreft Center - Asphalt Shingles		
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$1,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C6 - Asphalt Shingles consisting of: 1. Caulking all open flashing, exposed nails, and cracked shingles.				
2024	Planned Replacement	Capital Budget	Recommended	\$108,000.00
<b>Notes:</b> Replacement of the roof system on roof section C6 - Asphalt Shingles is recommended.				
2025	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C6 - Asphalt Shingles.				
2026	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C6 - Asphalt Shingles.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C6 - Asphalt Shingles.				

## Roof Section Details

**Roof Section Name:** C6 Kreft Center - Built Up

**Existing System Type:** Built-up Asphalt 4ply gravel

**Size:** 6,100.00 sq. ft.

**Height:** 40 Ft.

**Estimated Replacement Cost:** \$152,500.00

**Year Installed:** 1997 (Estimated)

**Assessed Service Life Remaining (Years) :** 5

**Age:** 25

**Planned Replacement Year:** 2027

**Slope:** Low Slope

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 56

**Condition:** Good

**Roof Access:** Portable Ladder

**Notes:** Roof section C6 drains via interior drains throughout the roof field.  
Recommend replace lower Built-Up Roof.





**Existing Roof System Construction****Section: C6 Kreft Center - Built Up**

Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Metal	Unknown
2	Component Type	Membrane Roofing	BUR - 2 ply	Mopped
3	Component Type	Roof Insulation	Polyisocyanurate	Mopped
4	Component Type	Roof Insulation	1.0" Fiberglass	Mopped
5	Roof Type	Built-Up Roof	Built-up Asphalt 4ply gravel	Field Installed
6	Component Type	Roof Decks	Precast Concrete	Unknown
7	Component Type	Membrane Roofing	2-Ply B.U.R.	Mopped
8	Component Type	Roof Insulation	Fiberboard	Mopped
9	Roof Type	Built-Up Roof	Built-up Asphalt 4ply gravel	Mopped

**Roof System Notes:**

One of the built-up roofs has a concrete deck.

**Roof Defects****Section : C6 Kreft Center - Built Up**

Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Pitch Pan	Outstanding	Major	1	Ea.

**Notes:**

Pitch pan was noted to be deteriorating.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
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Roof Type	Drain	Outstanding	Major	1	Ea.
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**Notes:**

A hole was noted around one of the drains.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Flashing Open	Outstanding	Major	2	L/F

**Notes:**

Roof to wall flashing was noted to be open.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Coping joints open	Outstanding	Major	3	Ea.

**Notes:**

It was noted that the metal coping joints were open along the roof edges.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Vegetation/moss/growth	Outstanding	Moderate	20	sq. ft.

**Notes:**

Vegetation growth was noted on two of the built-up roofs.

**Roof Inspections****Section: C6 Kreft Center - Built Up**

Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	66

**Notes:**

Overall, the roof system for roof section C6 - Built Up is performing in "Good" condition with a Roof Condition Index (RCI) of 66. Preventive maintenance is required to keep the roof system watertight and to achieve service life.

Roof Recommendations			Section : C6 Kreft Center - Built Up	
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$1,500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C6 - Built Up consisting of: 1. Removing the vegetation growth. 2. Patching the open flashings. 3. Repairing the pitch pan.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$1,500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C6- Built Up.				
2024	Planned Replacement	Capital Budget	Recommended	\$16,650.00
<b>Notes:</b> Replacement of the lower built-up roof system is needed.				
2025	Preventive Maintenance	Expense Budget	Recommended	\$1,750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C6 - Built Up.				
2026	Preventive Maintenance	Expense Budget	Recommended	\$1,750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C6 - Built Up.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$2,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C6 - Built Up.				

## Roof Section Details

**Roof Section Name:** C6 Kreft Center - Metal Shingles

**Existing System Type:** Metal Shingles

**Size:** 19,400.00 sq. ft.

**Height:** 35 Ft.

**Estimated Replacement Cost:** \$388,000.00

**Year Installed:** 2017 (Estimated)

**Assessed Service Life Remaining (Years) :** 25

**Age:** 5

**Planned Replacement Year:** 2047

**Slope:** 3/12

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 85

**Condition:** Excellent

**Roof Access:** Portable Ladder

**Notes:** Roof section C6 drains via water shedding off the roof edges. No gutters on the roof.





Existing Roof System Construction			Section: C6 Kreft Center - Metal Shingles	
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Precast Concrete	Unknown
2	Component Type	Roof Insulation	Polyisocyanurate	Foam Adhesive
3	Component Type	Roof Insulation	Polyisocyanurate	Foam Adhesive
4	Roof Type	Shingles and Shakes	Metal Shingles	Mechanically Attached

Roof Defects		Section : C6 Kreft Center - Metal Shingles			
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Flashing	Outstanding	Moderate	7	Ea.

**Notes:**

Boot flashing caulk was noted to be deteriorated.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Shingle Damage	Outstanding	Major	1	Ea.

**Notes:**

Crack in the shingle was noted on the roof system.



Roof Inspections			Section: C6 Kreft Center - Metal Shingles		
Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	85
<b>Notes:</b> Overall, the roof system for roof section C6 - Metal Shingles is performing in "Very Good" condition with a Roof Condition Index (RCI) of 85. Preventive maintenance is required to keep the roof system watertight and to achieve service life.					

Roof Recommendations			Section : C6 Kreft Center - Metal Shingles	
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C6 - Metal Shingles consisting of: 1. Repairing the shingle damage. 2. Caulking of the open metal flashings.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C6 - Metal Shingles.				
2025	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C6 - Metal Shingles.				
2026	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C6 - Metal Shingles.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$1,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C6 - Metal Shingles.				

## Roof Section Details

**Roof Section Name:** C8 Krieger Hall - Built Up

**Existing System Type:** Built-up Asphalt 4ply gravel

**Size:** 700.00 sq. ft.

**Height:** 15 Ft.

**Estimated Replacement Cost:** \$16,100.00

**Year Installed:** 1998 (Known)

**Assessed Service Life Remaining (Years) :** 6

**Age:** 24

**Planned Replacement Year:** 2028

**Slope:** Low Slope

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 64

**Condition:** Fair

**Roof Access:** Portable Ladder

**Notes:** Roof section C8 drains via one (1) interior drain.



## Roof Defects Section : C8 Krieger Hall - Built Up

Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Open Metal Joints	Outstanding	Major	1	Ea.

**Notes:**

Open metal roof edge joint was noted.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Open Flashing	Outstanding	Major	6	Ea.

**Notes:**

Multiple flashing were noted to be open throughout the roof system.



## Roof Inspections Section: C8 Krieger Hall - Built Up

Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	64

**Notes:**

Overall, the roof system for roof section C8 - Built Up is performing in "Fair" condition with a Roof Condition Index (RCI) of 64. Preventive maintenance is required to keep the roof system watertight and to achieve service life.

Roof Recommendations			Section : C8 Krieger Hall - Built Up	
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$1,500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C8 - Built Up consisting of: 1. Patching the open flashings at the metal edge. 2. Caulking the open metal joints.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C6 - Metal Shingles.				
2025	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C8 - Built Up.				
2026	Preventive Maintenance	Expense Budget	Recommended	\$1,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C8 - Built Up.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$1,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C8 - Built Up.				



## Roof Section Details

**Roof Section Name:** C8 Krieger Hall - Metal Shingles

**Existing System Type:** Metal Shingles

**Size:** 25,100.00 sq. ft.

**Height:** 25 Ft.

**Estimated Replacement  
Cost:** \$0.00

**Year Installed:** 2017 (Estimated)

**Assessed Service Life  
Remaining (Years) :** 25

**Age:** 5

**Planned Replacement  
Year:** 2047

**Slope:** 3/12

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 85


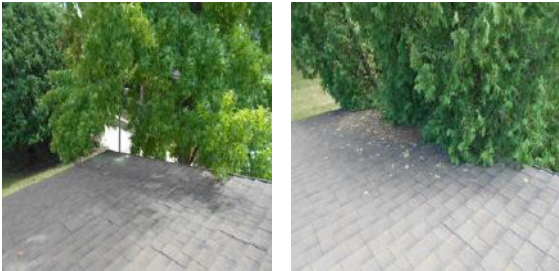
**Condition:** Excellent

**Roof Access:** Portable Ladder

**Notes:** Roof section C8 drains via water shedding off the roof edges. No gutters on the roof.



Existing Roof System Construction			Section: C8 Krieger Hall - Metal Shingles	
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Precast Concrete	Unknown
2	Component Type	Roof Insulation	Polyisocyanurate	Foam Adhesive
3	Component Type	Roof Insulation	Polyisocyanurate	Foam Adhesive
4	Roof Type	Shingles and Shakes	Metal Shingles	Mechanically Attached

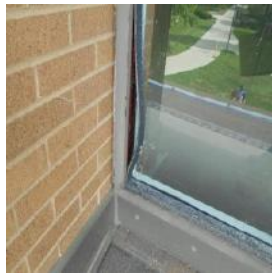
Roof Defects		Section : C8 Krieger Hall - Metal Shingles			
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Shingle Anomaly	Outstanding	Moderate	1	Ea.
<b>Notes:</b> Shingle lap was noted to be lifted. <div>  </div>					
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Tree overgrowth	Outstanding	Moderate	2	Ea.
<b>Notes:</b> Tree overgrowth was noted. <div>  </div>					
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Masonry Deteriorated	Outstanding	Moderate	3	sq. ft.
<b>Notes:</b> Masonry grout was noted to be cracked and deteriorated.					



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Loose Flashing	Outstanding	Moderate	2	Ea.

**Notes:**

Window trim was noted to be loose or missing.



## Roof Inspections Section: C8 Krieger Hall - Metal Shingles

Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	85

**Notes:**

Overall, the roof system for roof section C8 - Metal Shingles is performing in "Very Good" condition with a Roof Condition Index (RCI) of 85. Preventive maintenance is required to keep the roof system watertight and to achieve service life.

Roof Recommendations		Section : C8 Krieger Hall - Metal Shingles		
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C8 - Metal Shingles consisting of: 1. Repair of the lifted shingle lap. 2. Trimming of the tree overgrowth. 3. Caulking of the window flashings. 4. Repair of the deteriorated masonry.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C8 - Metal Shingles.				
2025	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C8 - Metal Shingles.				
2026	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C8 - Metal Shingles.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$1,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section C8 - Metal Shingles.				

## Roof Section Details

**Roof Section Name:** C9 Science Building

**Existing System Type:** Asphalt Shingles

**Size:** 16,250.00 sq. ft.

**Height:** 25 Ft.

**Estimated Replacement  
Cost:** \$325,000.00

**Year Installed:** 2010 (Estimated)

**Assessed Service Life  
Remaining (Years) :** 10

**Age:** 12

**Planned Replacement  
Year:** 2032

**Slope:** 3/12

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 60

**Condition:** Good

**Roof Access:** Portable Ladder

**Notes:** Roof Section C9 drains via water shedding off the roof edges. No gutters on the roof.





**Existing Roof System Construction****Section: C9 Science Building**

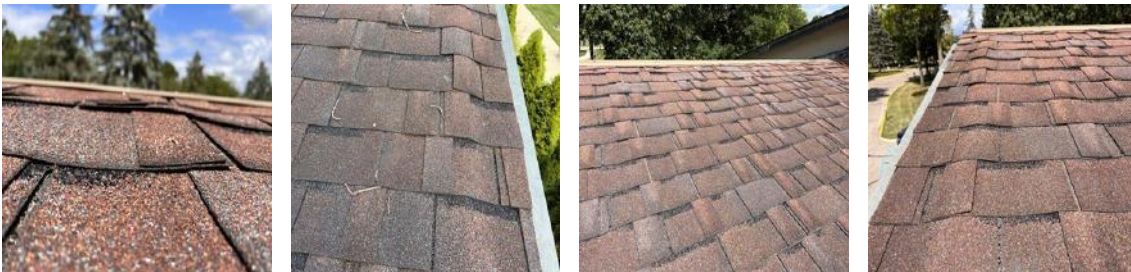
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Concrete	Unknown
2	Component Type	Roof Insulation	Insulation	Hot Mopped
3	Component Type	Roof Decks	Wood	Unknown
4	Component Type	Vapor Retarders	Cold Applied base	Mechanically Attached
5	Roof Type	Shingles and Shakes	Asphalt Shingles	Mechanically Attached

**Roof Defects****Section : C9 Science Building**

Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Buckled Insulation	Outstanding	Moderate	300	sq. ft.

**Notes:**

Buckling shingles and insulation was noted on the roof system.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Tree overgrowth	Outstanding	Moderate	4	Ea.

**Notes:**

Tree overgrowth was noted over the roof system.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Deteriorated Caulking	Outstanding	Major	6	Ea.

**Notes:**

Caulk along the metal counterflashing was noted to be deteriorating.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Flashing Damage	Outstanding	Major	6	Ea.

**Notes:**

Damaged boot flashings were noted on the roof system.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Shingle Damage	Outstanding	Major	N/A	Various

**Notes:**

Shingle damage was noted throughout the roof system.





Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Exposed Fasteners	Outstanding	Major	N/A	Various

**Notes:**

Exposed nails were noted throughout the roof system.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Open Metal Joints	Outstanding	Moderate	15	Ea.

**Notes:**

Open solder joints were noted along all roof edges.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Damaged	Outstanding	Moderate	2	Ea.

**Notes:**

Damaged roof edge metal was noted.



Roof Inspections				Section: C9 Science Building	
Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	70
<b>Notes:</b> Overall, the roof system for roof section C9 is performing in "Good" condition with a Roof Condition Index (RCI) of 70. Preventive maintenance is required to keep the roof system watertight and to achieve service life.					

Roof Recommendations			Section : C9 Science Building	
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance of roof section C9 consisting of: 1. Caulking of all exposed nails, open laps, and shingle damage.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventive maintenance of roof section C9.				
2025	Preventive Maintenance	Expense Budget	Recommended	\$1,000.00
<b>Notes:</b> Perform annual preventive maintenance of roof section C9.				
2026	Preventive Maintenance	Expense Budget	Recommended	\$1,000.00
<b>Notes:</b> Perform annual preventive maintenance of roof section C9.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$1,250.00
<b>Notes:</b> Perform annual preventive maintenance of roof section C9.				

## Roof Section Details

**Roof Section Name:** North Building

**Existing System Type:** EPDM 60 Mil Fully Adhered

**Size:** 58,500.00 sq. ft.

**Height:** 40 Ft.

**Estimated Replacement Cost:** \$1,170,000.00

**Year Installed:** 2005 (Estimated)

**Assessed Service Life Remaining (Years) :** 8

**Age:** 17

**Planned Replacement Year:** 2030

**Slope:** Low Slope

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 65

**Condition:** Good



**Roof Access:** Portable Ladder



**Notes:** All roof areas on the North Building drain via interior drains through out the roof fields.





Existing Roof System Construction				Section: North Building
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Metal	Unknown
2	Component Type	Roof Insulation	Polyisocyanurate	Mopped
3	Component Type	Roof Insulation	Polyisocyanurate	Mopped
4	Roof Type	Elastomeric-Single-Ply	EPDM 60 Mil Fully Adhered	Mechanically Attached

Roof Defects				Section : North Building	
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Clogged Drains, Debris	Outstanding	Major	2	Ea.
<b>Notes:</b> Drains are severely clogged and have vegetation growth.					
 					
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Mechanical Damage	Outstanding	Major	2	Ea.
<b>Notes:</b> Cuts from mechanical damage were noted on the roof system.					



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Ponding	Outstanding	Moderate	25	sq. ft.

**Notes:**

Moderate ponding was noted throughout the roof system.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Open Flashing	Outstanding	Major	30	Ea.

**Notes:**

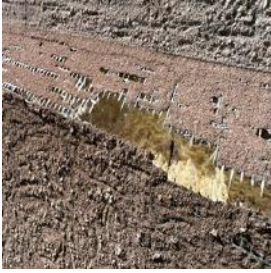
Flashings throughout the roof system were noted to be open.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Wall	Outstanding	Moderate	35	L/F

**Notes:**

Wall panels were noted to be open.



## Roof Inspections Section: North Building

Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	65

**Notes:**

Overall, the roof system for the roof section North Building is performing in "Good" condition with a Roof Condition Index (RCI) of 65. Preventive maintenance is required to keep the roof system watertight and to achieve service life.

Roof Recommendations			Section : North Building	
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$7,500.00
<b>Notes:</b> Perform annual preventive maintenance of roof section North Building consisting of: 1. Patching holes 2. Clearing of clogged drains. 3. Patching corner joints.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$5,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section North Building.				
2025	Preventive Maintenance	Expense Budget	Recommended	\$5,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section North Building.				
2026	Preventive Maintenance	Expense Budget	Recommended	\$5,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section North Building.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$5,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section North Building.				

## Roof Section Details

**Roof Section Name:** R1,2,3,4,6,7,8,9 Residential Halls - Asphalt Shingles

**Existing System Type:** Asphalt Shingles

**Size:** 19,200.00 sq. ft.

**Height:** 35 Ft.

**Estimated Replacement Cost:** \$384,000.00

**Year Installed:** 1995 (Estimated)

**Assessed Service Life Remaining (Years) :** 3

**Age:** 27

**Planned Replacement Year:** 2025

**Slope:** 3/12

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 30

**Condition:** Fair

**Roof Access:** Portable Ladder




**Notes:** Roof sections R1-9 drain via water shedding off the roof edges. No gutters on the roof.






R1 - Ruth  
R2 - Jonathan  
R3 - David  
R4 - Rebekah  
R6 - Miriam  
R7 - Hannah  
R8 - Sarah  
R9 - Esther





Existing Roof System Construction			Section: R1,2,3,4,6,7,8,9 Residential Halls - Asphalt Shingles	
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Precast Concrete	Unknown
2	Component Type	Vapor Retarders	Underlayment	Mopped
3	Component Type	Roof Insulation	Fiberboard	Mopped
4	Component Type	Vapor Retarders	Underlayment	Mopped
5	Roof Type	Shingles and Shakes	Asphalt Shingles	Mechanically Attached

Roof Defects		Section : R1,2,3,4,6,7,8,9 Residential Halls - Asphalt Shingles			
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Exposed Fasteners	Outstanding	Major	N/A	Various
<b>Notes:</b> Exposed nails were noted throughout the roof system.					
    					
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Open Metal Joints	Outstanding	Moderate	N/A	Various
<b>Notes:</b> The solder joints are noted to be open along all roof edges.					



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Open Metal Joints	Outstanding	Major	N/A	Various

**Notes:**

Metal joints were noted to be open along the roof ridges.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Shingle Damage	Outstanding	Major	N/A	Various

**Notes:**

Shingle damage was noted through out all roof systems.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Deteriorated Flashing	Outstanding	Major	20	Ea.

**Notes:**

Lead soil stack flashings are noted to be deteriorated.



Roof Inspections		Section: R1,2,3,4,6,7,8,9 Residential Halls - Asphalt Shingles			
Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	30
<b>Notes:</b> Overall, the roof system for roof section R1,2,3,4,6,7,8,9 - Asphalt Shingles is performing in "Poor" condition with a Roof Condition Index (RCI) of 30. Preventive maintenance is required to keep the roof system watertight and to achieve service life.					

Roof Recommendations		Section : R1,2,3,4,6,7,8,9 Residential Halls - Asphalt Shingles		
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$6,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section R1,2,3,4,6,7,8,9 - Asphalt Shingles consisting of: 1. Caulking all exposed nails and shingle damage. 2. Caulking all the open joints. 3. Trimming tree overgrowth.  Note: The budget number per building. \$750 x 8 buildings = \$6000 total budget.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$6,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section R1,2,3,4,6,7,8,9.  Note: The budget number per building. \$750 x 8 buildings = \$6000 total budget.				
2025	Planned Replacement	Capital Budget	Recommended	\$384,000.00
<b>Notes:</b> Replacement of the roof system on roof section R1,2,3,4,6,7,8,9 - Asphalt Shingles is recommended.  Note: Budget number per building. \$48,000 x 8 buildings = \$384,000  R1 - Ruth R2 - Jonathan R3 - David R4 - Rebekah R6 - Miriam R7 - Hannah R8 - Sarah R9 - Esther				
2026	Preventive Maintenance	Expense Budget	Recommended	\$4,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section R1,2,3,4,6,7,8,9.  Note: The budget number per building. \$500 x 8 buildings = \$4000 total budget.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$4,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section R1,2,3,4,6,7,8,9.  Note: The budget number per building. \$500 x 8 buildings = \$4000 total budget.				



## Roof Section Details

**Roof Section Name:** R1,4,6,7,8,9 Residential Halls - Built Up

**Existing System Type:** Built-up Asphalt 4ply gravel

**Size:** 8,000.00 sq. ft.

**Height:** 25 Ft.

**Estimated Replacement Cost:** \$200,000.00

**Year Installed:** 1997 (Estimated)

**Assessed Service Life Remaining (Years) :** 5

**Age:** 25

**Planned Replacement Year:** 2027

**Slope:** Low Slope

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 56

**Condition:** Good


**Roof Access:** Portable Ladder

**Notes:** Roof sections R1,R4,R6,R7,R8, and R9 drain via two (2) interior drains along the roof to wall details.

R1 - Ruth  
R4 - Rebekah  
R6 - Miriam  
R7 - Hannah  
R8 - Sarah  
R9 - Esther





Existing Roof System Construction			Section: R1,4,6,7,8,9 Residential Halls - Built Up	
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	LT Weight Concrete	Poured in place
2	Roof Type	Built-Up Roof	Built-up Asphalt 4ply gravel	Mopped
				

## Roof Defects

### Section : R1,4,6,7,8,9 Residential Halls - Built Up

Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Ponding	Outstanding	Moderate	N/A	Various

**Notes:**

Ponding water was noted on the roof systems.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Open corner flashing	Outstanding	Major	N/A	Various

**Notes:**

Open corner flashings were noted on several of the built-up roof systems.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Vegetation/moss/growth	Outstanding	Moderate	25	sq. ft.

**Notes:**

Vegetation growth was noted on multiple roof systems.



Roof Inspections			Section: R1,4,6,7,8,9 Residential Halls - Built Up		
Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	55
<b>Notes:</b> Overall, the roof system for roof section R1,4,6,7,8,9 - Built Up is performing in "Good" condition with a Roof Condition Index (RCI) of 55. Preventive maintenance is required to keep the roof system watertight and to achieve service life.					

Roof Recommendations		Section : R1,4,6,7,8,9 Residential Halls - Built Up		
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$3,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section R1,4,6,7,8,9 - Built Up Consisting of: 1. Monitoring of minor ponding. 2. Clearing of the vegetation growth. 3. Patching of the open corner flashings.  Note: The budget number per building. \$500 x 6 buildings = \$3000 total budget.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$3,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section R1,4,6,7,8,9 - Built Up.  Note: The budget number per building. \$500 x 6 buildings = \$3000 total budget.				
2025	Preventive Maintenance	Expense Budget	Recommended	\$4,500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section R1,4,6,7,8,9 - Built Up  Note: The budget number per building. \$750 x 6 buildings = \$4500 total budget.				
2026	Preventive Maintenance	Expense Budget	Recommended	\$4,500.00
<b>Notes:</b> Perform annual preventive maintenance on roof section R1,4,6,7,8,9 - Built Up  Note: The budget number per building. \$750 x 6 buildings = \$4500 total budget.				
2027	Planned Replacement	Capital Budget	Recommended	\$200,000.00
<b>Notes:</b> Replacement of the roof system on roof section R1,4,6,7,8,9 - Built Up is recommended.  Note: Budget number per building. \$33,333 x 6 buildings = \$200,000  R1 - Ruth R4 - Rebekah R6 - Miriam R7 - Hannah R8 - Sarah R9 - Esther				

## Roof Section Details

**Roof Section Name:** R10,11,12,13,16,17,18,19  
Residential Halls - Asphalt Shingles

**Existing System Type:** Asphalt Shingles

**Size:** 19,200.00 sq. ft.

**Height:** 30 Ft.

**Estimated Replacement  
Cost:** \$384,000.00

**Year Installed:** 1995 (Estimated)

**Assessed Service Life  
Remaining (Years) :** 3

**Age:** 27

**Planned Replacement  
Year:** 2025

**Slope:** 3/12

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 41

**Condition:** Fair

**Roof Access:** Portable Ladder




**Notes:** Roof sections R10-19 drain via water shedding off the roof edges. No gutters on the roof.



R10 - Stephen  
R11 - Paul  
R12 - Luke  
R13 - Timothy  
R16 - Silas  
R17 - Barnabas  
R18 - Titus  
R19 - John Mark





Existing Roof System Construction				Section: R10,11,12,13,16,17,18,19 Residential Halls - Asphalt Shingles
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Precast Concrete	Unknown
2	Component Type	Vapor Retarders	Underlayment	Mopped
3	Component Type	Roof Insulation	Fiberboard	Mopped
4	Component Type	Vapor Retarders	Underlayment	Mopped
5	Roof Type	Shingles and Shakes	Asphalt Shingles	Mechanically Attached

Roof Defects		Section : R10,11,12,13,16,17,18,19 Residential Halls - Asphalt Shingles			
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Deflection	Outstanding	Major	50	sq. ft.
<b>Notes:</b> Deflection of the insulation was noticed on a couple roof systems.					
 					
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Flashing Deteriorated	Outstanding	Major	N/A	Various
<b>Notes:</b> Multiple lead soil stack flashings wer observed to be deteriorated.					



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Exposed Fasteners	Outstanding	Major	N/A	Various

**Notes:**

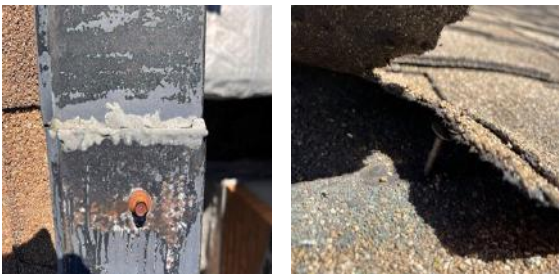
Exposed nails are noted on all roof systems.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Backout Fasteners	Outstanding	Major	N/A	Various

**Notes:**

Multiple fasteners are backing out on all roof systems.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Open Metal Joints	Outstanding	Major	N/A	Various

**Notes:**

Ridge metal was noted to be open.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Shingle Damage	Outstanding	Major	N/A	Various

**Notes:**

Shingle Damage was noted throughout the roof systems.



Roof Inspections		Section: R10,11,12,13,16,17,18,19 Residential Halls - Asphalt Shingles			
Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	41
<b>Notes:</b> Overall, the roof system for roof section R10,11,12,13,16,17,18,19 - Asphalt Shingles is performing in "Poor" condition with a Roof Condition Index (RCI) of 41. Preventive maintenance is required to keep the roof system watertight and to achieve service life.					



Roof Recommendations		Section : R10,11,12,13,16,17,18,19 Residential Halls - Asphalt Shingles		
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$6,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section R10,11,12,13,16,17,18,19 - Asphalt Shingles consisting of: 1. Caulking all exposed nails and shingle damage. 2. Caulking all the open joints. 3. Trimming tree overgrowth.  Note: The budget number per building. \$750 x 8 buildings = \$6000 total budget.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$6,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section R10,11,12,13,16,17,18,19.  Note: The budget number per building. \$750 x 8 buildings = \$6000 total budget.				
2025	Planned Replacement	Capital Budget	Recommended	\$384,000.00
<b>Notes:</b> Replacement of the roof system on roof section R10,11,12,13,16,17,18,19 - Asphalt Shingles is recommended.  Note: Budget number per building. \$48,000 x 8 buildings = \$384,000  R10 - Stephen R11 - Paul R12 - Luke R13 - Timothy R16 - Silas R17 - Barnabas R18 - Titus R19 - John Mark				
2026	Preventive Maintenance	Expense Budget	Recommended	\$4,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section R10,11,12,13,16,17,18,19.  Note: The budget number per building. \$500 x 8 buildings = \$4000 total budget.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$4,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section R10,11,12,13,16,17,18,19.  Note: The budget number per building. \$500 x 8 buildings = \$4000 total budget.				

## Roof Section Details

**Roof Section Name:** R10,11,12,13,16,17,18,19  
Residential Halls - Built Up

**Existing System Type:** Built-up Asphalt 4ply gravel

**Size:** 8,000.00 sq. ft.

**Height:** 30 Ft.

**Estimated Replacement Cost:** \$200,000.00

**Year Installed:** 1995 (Estimated)

**Assessed Service Life Remaining (Years) :** 3

**Age:** 27

**Planned Replacement Year:** 2025

**Slope:** Low Slope

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 41

**Condition:** Fair

**Roof Access:** Portable Ladder

**Notes:** Roof sections R10-19 drain via two (2) interior drains along the roof to wall detail.

R10 - Stephen  
R11 - Paul  
R12 - Luke  
R13 - Timothy  
R16 - Silas  
R17 - Barnabas  
R18 - Titus  
R19 - John Mark





Existing Roof System Construction			Section: R10,11,12,13,16,17,18,19 Residential Halls - Built Up	
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	LT Weight Concrete	Poured in place
2	Roof Type	Built-Up Roof	Built-up Asphalt 4ply gravel	Mopped

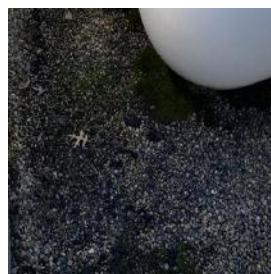
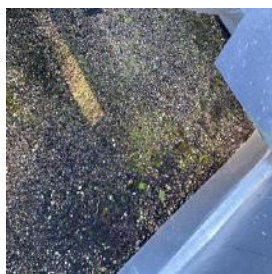
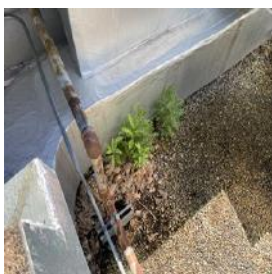
Roof Defects		Section : R10,11,12,13,16,17,18,19 Residential Halls - Built Up			
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Open Corner	Outstanding	Major	25	Ea.
<b>Notes:</b> Corner flashings were observed to be open on multiple roof systems.					
<div data-bbox="94 1255 363 1524"> </div> <div data-bbox="381 1255 651 1524"> </div>					
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Clogged Drains, Debris	Outstanding	Major	1	Ea.
<b>Notes:</b> One drain was noted to be clogged.					



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Vegetation/moss/growth	Outstanding	Moderate	50	sq. ft.

**Notes:**

Vegetation was observed on multiple roof systems.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Ponding	Outstanding	Minor	25	sq. ft.

**Notes:**

Ponding was noticed on multiple roof systems.



Roof Inspections		Section: R10,11,12,13,16,17,18,19 Residential Halls - Built Up			
Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	41
<b>Notes:</b> Overall, the roof system for roof section R10,11,12,13,16,17,18,19 - Built Up is performing in "Poor" condition with a Roof Condition Index (RCI) of 41. Preventive maintenance is required to keep the roof system watertight and to achieve service life.					

Roof Recommendations		Section : R10,11,12,13,16,17,18,19 Residential Halls - Built Up		
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$6,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof system R10,11,12,13,16,17,18,19 - Built Up.  Note: The budget number per building. \$750 x 8 buildings = \$6000 total budget.				
2024	Preventive Maintenance	Expense Budget	Recommended	\$6,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof system R10,11,12,13,16,17,18,19 - Built Up.  Note: The budget number per building. \$750 x 8 buildings = \$6000 total budget.				
2025	Planned Replacement	Capital Budget	Recommended	\$200,000.00
<b>Notes:</b> Replacement of the roof system on roof section R10,11,12,13,16,17,18,19 - Built Up is recommended.  Note: Budget number is per building. \$25,000 x 8 buildings = \$200,000  R10 - Stephen R11 - Paul R12 - Luke R13 - Timothy R16 - Silas R17 - Barnabas R18 - Titus R19 - John Mark				
2026	Preventive Maintenance	Expense Budget	Recommended	\$4,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof section R10,11,12,13,16,17,18,19 - Built Up consisting of: 1. Monitoring of minor ponding. 2. Clearing of the vegetation growth. 3. Clearing of the clogged drain. 4. Patching of the open corner flashings.  Note: The budget number per building. \$500 x 8 buildings = \$4000 total budget.				
2027	Preventive Maintenance	Expense Budget	Recommended	\$4,000.00
<b>Notes:</b> Perform annual preventive maintenance on roof system R10,11,12,13,16,17,18,19 - Built Up.  Note: The budget number per building. \$500 x 8 buildings = \$4000 total budget.				

## Roof Section Details

**Roof Section Name:** R14,R15,R20 Residential Halls

**Existing System Type:** Asphalt Shingles

**Size:** 2,760.00 sq. ft.

**Height:** 10 Ft.

**Estimated Replacement Cost:** \$55,200.00

**Year Installed:** 1995 (Estimated)

**Assessed Service Life Remaining (Years) :** 3

**Age:** 27

**Planned Replacement Year:** 2025

**Slope:** 3/12

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 35

**Condition:** Fair

**Roof Access:** Portable Ladder




**Notes:** Roof sections R14, R15, and R20 drain via water shedding off the roof edges. No gutters on the roof.





R14 - Resident Director  
R15 - Guest House  
R20 - Guest House 2





Existing Roof System Construction			Section: R14,R15,R20 Residential Halls	
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Precast Concrete	Unknown
2	Component Type	Vapor Retarders	Underlayment	Mopped
3	Component Type	Roof Insulation	Fiberboard	Mopped
4	Component Type	Vapor Retarders	Underlayment	Mopped
5	Roof Type	Shingles and Shakes	Asphalt Shingles	Mechanically Attached

Roof Defects			Section : R14,R15,R20 Residential Halls		
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Exposed Fasteners	Outstanding	Major	N/A	Various
<b>Notes:</b> Multiple roof systems were noted to have exposed nails.					
   					
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Shingle Damage	Outstanding	Major	N/A	Various
<b>Notes:</b> Shingle damage was noted throughout the roof systems.					



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Flashing Deteriorated	Outstanding	Major	N/A	Various

**Notes:**

Multiple soil stack and flue stack metal flashings were deteriorated and open.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Tree overgrowth	Outstanding	Moderate	1	Ea.

**Notes:**

Tree overgrowth was observed.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Improper - Flashing	Outstanding	Moderate	1	Ea.

**Notes:**

Chimney flashing was noted to be improperly flashed.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Repairs Overview	Outstanding	Minor	250	sq. ft.

**Notes:**

Repairs have previously been made on one of the roof systems.



Roof Inspections			Section: R14,R15,R20 Residential Halls		
Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	35
<b>Notes:</b> Overall, the roof system for roof section R14,15,20 is performing in "Poor" condition with a Roof Condition Index (RCI) of 35. Preventive maintenance is required to keep the roof system watertight and to achieve service life.					

Roof Recommendations		Section : R14,R15,R20 Residential Halls		
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$2,250.00



**Notes:**

Perform annual preventative maintenance on roof section R14,15,20 consisting of:  
1. Caulking of exposed fasteners, damaged shingles, and open flashings.

Note: Budget number per building.  
\$750 x 3 buildings = \$2250

R14 - Guest House 1  
R15 - Resident Director  
R20 - Guest House 2

2024	Preventive Maintenance	Expense Budget	Recommended	\$2,250.00
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**Notes:**

Perform annual preventative maintenance on roof section R14,15,20.

Note: Budget number per building.  
\$750 x 3 buildings = \$2250

R14 - Guest House 1  
R15 - Resident Director  
R20 - Guest House 2

2025	Planned Replacement	Capital Budget	Recommended	\$55,200.00
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**Notes:**

Replacement of the roof system on roof section R14,15,20 is recommended.

Note: Budget number per building.  
\$18,400 x 3 buildings = \$55,200

R14 - Resident Director  
R15 - Guest House  
R20 - Guest House 2

2026	Preventive Maintenance	Expense Budget	Recommended	\$1,500.00
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**Notes:**

Perform annual preventative maintenance on roof section R14,15,20 consisting of:  
1. Caulking of exposed fasteners, damaged shingles, and open flashings.

Note: Budget number per building.  
\$500 x 3 buildings = \$1500

R14 - Guest House 1  
R15 - Resident Director  
R20 - Guest House 2

2027	Preventive Maintenance	Expense Budget	Recommended	\$1,500.00
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**Notes:**

Perform annual preventative maintenance on roof section R14,15,20 consisting of:  
1. Caulking of exposed fasteners, damaged shingles, and open flashings.

Note: Budget number per building.  
\$500 x 3 buildings = \$1500

R14 - Guest House 1  
R15 - Resident Director  
R20 - Guest House 2

## Roof Section Details

**Roof Section Name:** R2,3 Residential Halls - Duro-Last

**Existing System Type:** Duro-Last

**Size:** 2,000.00 sq. ft.

**Height:** 20 Ft.

**Estimated Replacement  
Cost:** \$50,000.00

**Year Installed:** 2010 (Estimated)

**Assessed Service Life  
Remaining (Years) :** 13

**Age:** 12

**Planned Replacement  
Year:** 2035

**Slope:** Low Slope

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 75

**Condition:** Very Good

**Roof Access:** Portable Ladder


**Notes:** Roof sections R2 and R3 drain via two (2) interior drains along the roof to wall detail.


R2 - Jonathan  
R3 - David





Existing Roof System Construction			Section: R2,3 Residential Halls - Duro-Last	
Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Concrete	Unknown
2	Component Type	Vapor Retarders	2 ply hot	Mopped
3	Component Type	Roof Insulation	Polyisocyanurate	Mopped
4	Component Type	Roof Insulation	Polyisocyanurate	Mopped
5	Component Type	Membrane Roofing	4-ply BUR	Mopped
6	Component Type	Roof Insulation	Polystyrene	Mopped
7	Component Type	Vapor Retarders	Hybrid	Mechanically Attached
8	Roof Type	Thermoplastic-Single-Ply	Duro-Last	Mechanically Attached



Roof Defects		Section : R2,3 Residential Halls - Duro-Last			
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Open Lap	Outstanding	Major	2	Ea.
<b>Notes:</b> Open laps were noted in the roof membrane.					
					
Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Clogged Drains, Debris	Outstanding	Moderate	1	Ea.
<b>Notes:</b> One drain was noted to be clogged.					



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Vegetation/moss/growth	Outstanding	Moderate	N/A	Various

**Notes:**

Vegetation growth was observed on the roof systems.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Ponding water	Outstanding	Moderate	N/A	Various

**Notes:**

Ponding water was observed on the roof systems.



## Roof Inspections Section: R2,3 Residential Halls - Duro-Last

Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	75

**Notes:**

Overall, the roof system for roof section R2,3 - Duro-Last is performing in "Good" condition with a Roof Condition Index (RCI) of 75. Preventive maintenance is required to keep the roof system watertight and to achieve service life.

Roof Recommendations		Section : R2,3 Residential Halls - Duro-Last		
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$1,000.00
<b>Notes:</b> Perform annual preventative maintenance on roof section R2,3 - Duro-Last consisting of: 1. Patching open seams. 2. Clearing of the drains. 3. Clearing of the vegetation growth. 4. Monitoring the ponding of water.  Note: Budget number per building. \$500 x 2 buildings = \$1000  R2 - Jonathan R3 - David				
2024	Preventive Maintenance	Expense Budget	Recommended	\$1,000.00
<b>Notes:</b> Perform annual preventative maintenance on roof section R2,3 - Duro-Last.  Note: Budget number per building. \$500 x 2 buildings = \$1000  R2 - Jonathan R3 - David				
2025	Preventive Maintenance	Expense Budget	Recommended	\$1,500.00
<b>Notes:</b> Perform annual preventative maintenance on roof section R2,3 - Duro-Last.  Note: Budget number per building. \$750 x 2 buildings = \$1500  R2 - Jonathan R3 - David				
2026	Preventive Maintenance	Expense Budget	Recommended	\$1,500.00
<b>Notes:</b> Perform annual preventative maintenance on roof section R2,3 - Duro-Last.  Note: Budget number per building. \$750 x 2 buildings = \$1500  R2 - Jonathan R3 - David				
2027	Preventive Maintenance	Expense Budget	Recommended	\$2,000.00

**Notes:**

Perform annual preventative maintenance on roof section R2,3 - Duro-Last.

Note: Budget number per building.  
\$1000 x 2 buildings = \$2000

R2 - Jonathan  
R3 - David

## Roof Section Details

**Roof Section Name:** R5 Residential Halls

**Existing System Type:** Asphalt Shingles

**Size:** 920.00 sq. ft.

**Height:** 15 Ft.

**Estimated Replacement Cost:** \$18,400.00

**Year Installed:** 1995 (Estimated)

**Assessed Service Life Remaining (Years) :** 3

**Age:** 27

**Planned Replacement Year:** 2025

**Slope:** 3/12

**Drainage:** Adequate

**Currently Leaking?** No

**History of Leaking?** No

**RCI:** 41

**Condition:** Fair

**Roof Access:** Portable Ladder

**Notes:** Roof Section R5 drains via water shedding off the roof edges. No gutters on the roof.





**Existing Roof System Construction****Section: R5 Residential Halls**

Build Order	Assembly Name	Component Group	Component Type	Method of Attachment
1	Component Type	Roof Decks	Precast Concrete	Unknown
2	Component Type	Vapor Retarders	Underlayment	Mopped
3	Component Type	Roof Insulation	Fiberboard	Mopped
4	Component Type	Vapor Retarders	Underlayment	Mopped
5	Roof Type	Shingles and Shakes	Asphalt Shingles	Mechanically Attached

**Roof Defects****Section : R5 Residential Halls**

Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Shingle Damage	Outstanding	Major	N/A	Various

**Notes:**

Shingle damage was observed throughout the roof system.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Deteriorated Flashing	Outstanding	Major	2	Ea.

**Notes:**

It was observed that the soil stack and flue stack flashings are deteriorated and open.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Flashing	Outstanding	Major	3	Ea.

**Notes:**

Holes were observed in the curb flashing for the RTU.



Defect Area	Defect Type	Status	Severity	Quantity	Unit
Roof Type	Open Metal Joints	Outstanding	Moderate	N/A	Various

**Notes:**

Solder joints along the roof edges are open.



Roof Inspections				Section: R5 Residential Halls	
Inspection Type	Start Date	End Date	Company	Inspector	Condition
Visual Evaluation	09/06/2022	09/09/2022	Interstate Roof Systems Consultants, Inc.	Austin Genthe	41
<b>Notes:</b> Overall, the roof system for roof section R5 is performing in "Poor" condition with a Roof Condition Index (RCI) of 41. Preventive maintenance is required to keep the roof system watertight and to achieve service life.					

Roof Recommendations			Section : R5 Residential Halls	
Budget Year	Activity Type	Allocation Type	Status	Budget Cost
2023	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventative maintenance on roof section R5 consisting of: 1. Caulking any shingle damage, exposed nails, open flashing, and open metal joints. R5 - Resident Director				
2024	Preventive Maintenance	Expense Budget	Recommended	\$750.00
<b>Notes:</b> Perform annual preventative maintenance on roof section R5. R5 - Resident Director				
2025	Planned Replacement	Capital Budget	Recommended	\$18,400.00
<b>Notes:</b> Replacement of the roof system on roof section R5 is recommended. R5 - Resident Director				
2026	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventative maintenance on roof section R5. R5 - Resident Director				
2027	Preventive Maintenance	Expense Budget	Recommended	\$500.00
<b>Notes:</b> Perform annual preventative maintenance on roof section R5. R5 - Resident Director				



## LEGEND

### PENETRATIONS:

- ABANDONED
- ANTENNA
- CHIMNEY
- DUCT
- FLUE
- HATCH
- LADDER
- PIPE CHASE
- PIPE PORTAL
- ROOF TOP UNIT
- RTU ON RAILS
- SAT. DISH
- SKYLIGHT
- SMOKE HATCH
- SOIL STACK
- VENT
- ROOF PENETRATION
- WALKWAY

### DRAINAGE:

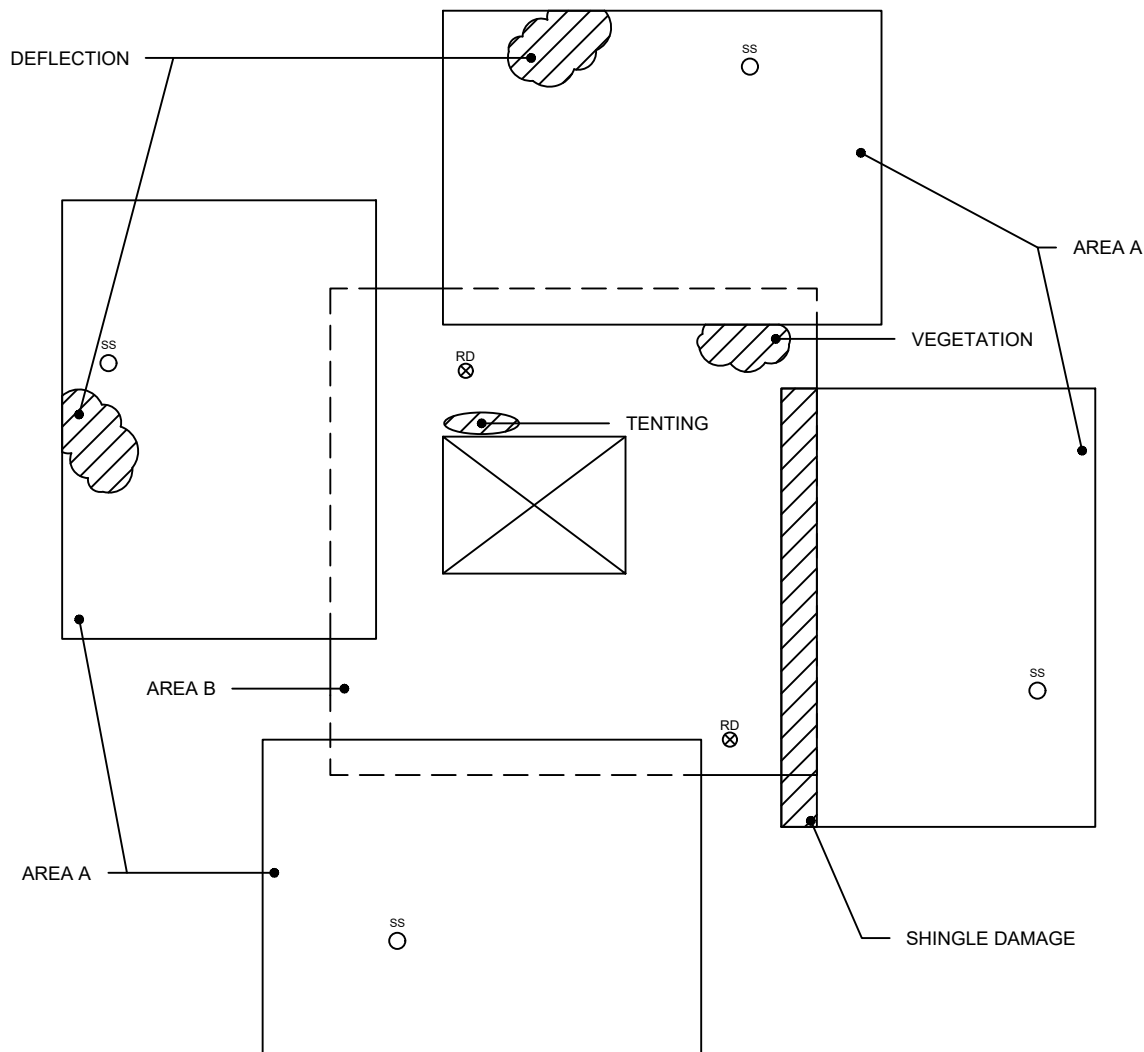
- DRAIN
- OVERFLOW
- DRAIN SUMP
- DOWN SPOUT
- SCUPPER
- OVERFLOW SCUPPER
- COLLECTOR BOX
- WALL DRAIN

### LINE WORK:

- EXP. JOINT
- MECH. SCREEN
- ROOF DIVIDER
- WALL EXP.

### NOTES:

- ANOMALY
- TEST LOCATION
- SLOPE
- PHOTO NUM.
- DETAIL NUM.



AERIAL IMAGE

R8 - SARAH

N.T.S.

ROOF DESIGNATION	SQ. FT. ESTIMATED
AREA A	2,400
AREA B	1,000
TOTAL	3,400



**Interstate Roof Systems  
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Wisconsin<sup>(HQ)</sup>, Illinois, & Colorado  
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### PROJECT INFO:

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### ISSUED DATES:

DESCRIPTION	DATE	DRAFTER
6803.V-22 RS	10/04/22	NDC

### TITLE:

**ROOF SKETCH**  
R8 - SARAH

IRSC #:	SCALE:	SHEET #:
6803.V-22	N.T.S.	RS-20

## LEGEND

### PENETRATIONS:

- ABANDONED
- ANTENNA
- CHIMNEY
- DUCT
- FLUE
- HATCH
- LADDER
- PIPE CHASE
- PIPE PORTAL
- ROOF TOP UNIT
- RTU ON RAILS
- SAT. DISH
- SKYLIGHT
- SMOKE HATCH
- SOIL STACK
- VENT
- ROOF PENETRATION
- WALKWAY

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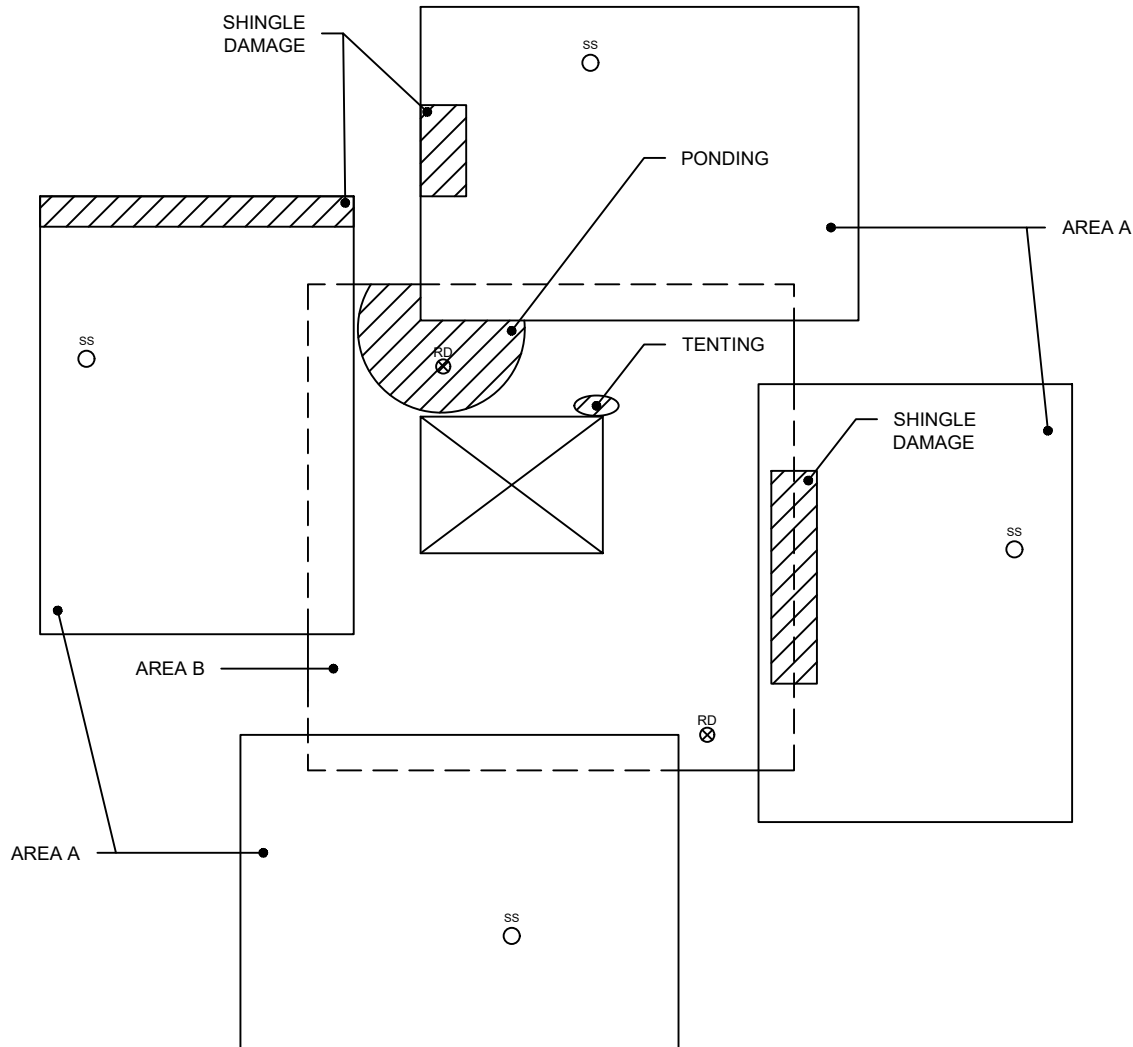
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- OVERFLOW
- DRAIN SUMP
- DOWN SPOUT
- SCUPPER
- OVERFLOW SCUPPER
- COLLECTOR BOX
- WALL DRAIN

### LINE WORK:

- EXP. JOINT
- MECH. SCREEN
- ROOF DIVIDER
- WALL EXP.

### NOTES:

- ANOMALY
- TEST LOCATION
- SLOPE
- PHOTO NUM.
- DETAIL NUM.



AERIAL IMAGE  
R9 - ESTHER

N.T.S.

ROOF DESIGNATION	SQ. FT. ESTIMATED
AREA A	2,400
AREA B	1,000
TOTAL	3,400



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PROJECT INFO:

ISSUED DATES:

DESCRIPTION	DATE	DRAFTER
6803.V-22 RS	10/04/22	NDC

TITLE:

**ROOF SKETCH**  
R9 - ESTHER

IRSC #:	SCALE:	SHEET #:
6803.V-22	N.T.S.	RS-21



## LEGEND

### PENETRATIONS:

- ABANDONED
- ANTENNA
- CHIMNEY
- DUCT
- FLUE
- HATCH
- LADDER
- PIPE CHASE
- PIPE PORTAL
- ROOF TOP UNIT
- RTU ON RAILS
- SAT. DISH
- SKYLIGHT
- SMOKE HATCH
- SOIL STACK
- VENT
- ROOF PENETRATION
- WALKWAY

### DRAINAGE:

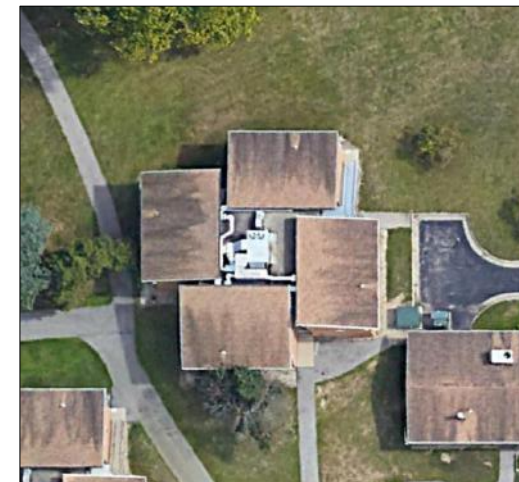
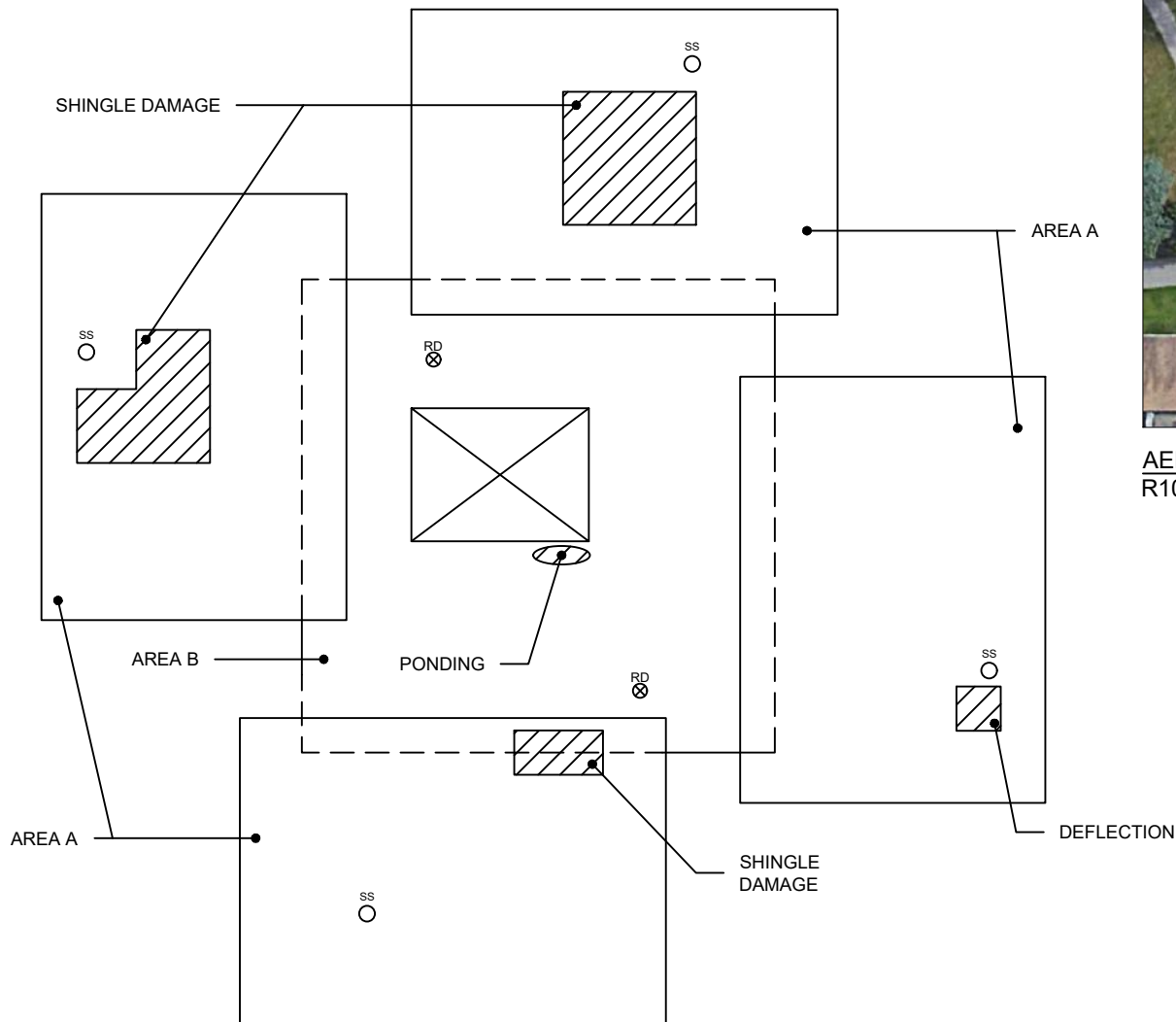
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- OVERFLOW
- DRAIN SUMP
- DOWN SPOUT
- SCUPPER
- OVERFLOW SCUPPER
- COLLECTOR BOX
- WALL DRAIN

### LINE WORK:

- EXP. JOINT
- MECH. SCREEN
- ROOF DIVIDER
- WALL EXP.

### NOTES:

- ANOMALY
- TEST LOCATION
- SLOPE
- PHOTO NUM.
- DETAIL NUM.



AERIAL IMAGE  
R10 - STEPHEN

N.T.S.

ROOF DESIGNATION	SQ. FT. ESTIMATED
AREA A	2,400
AREA B	1,000
TOTAL	3,400



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PROJECT INFO:

ISSUED DATES:

DESCRIPTION	DATE	DRAFTER
6803.V-22 RS	10/04/22	NDC

TITLE:

**ROOF SKETCH**  
R10 - STEPHEN

IRSC #:

6803.V-22

SCALE:

N.T.S.

SHEET #:

RS-22

# LEGEND

## PENETRATIONS:

- ABANDONED
- ANTENNA
- CHIMNEY
- DUCT
- FLUE
- HATCH
- LADDER
- PIPE CHASE
- PIPE PORTAL
- ROOF TOP UNIT
- RTU ON RAILS
- SAT. DISH
- SKYLIGHT
- SMOKE HATCH
- SOIL STACK
- VENT
- ROOF PENETRATION
- WALKWAY

## DRAINAGE:

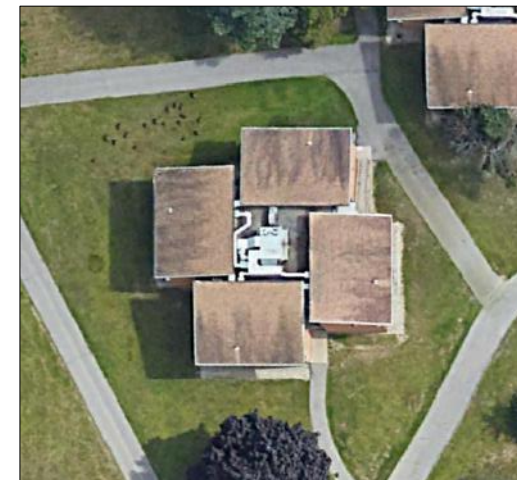
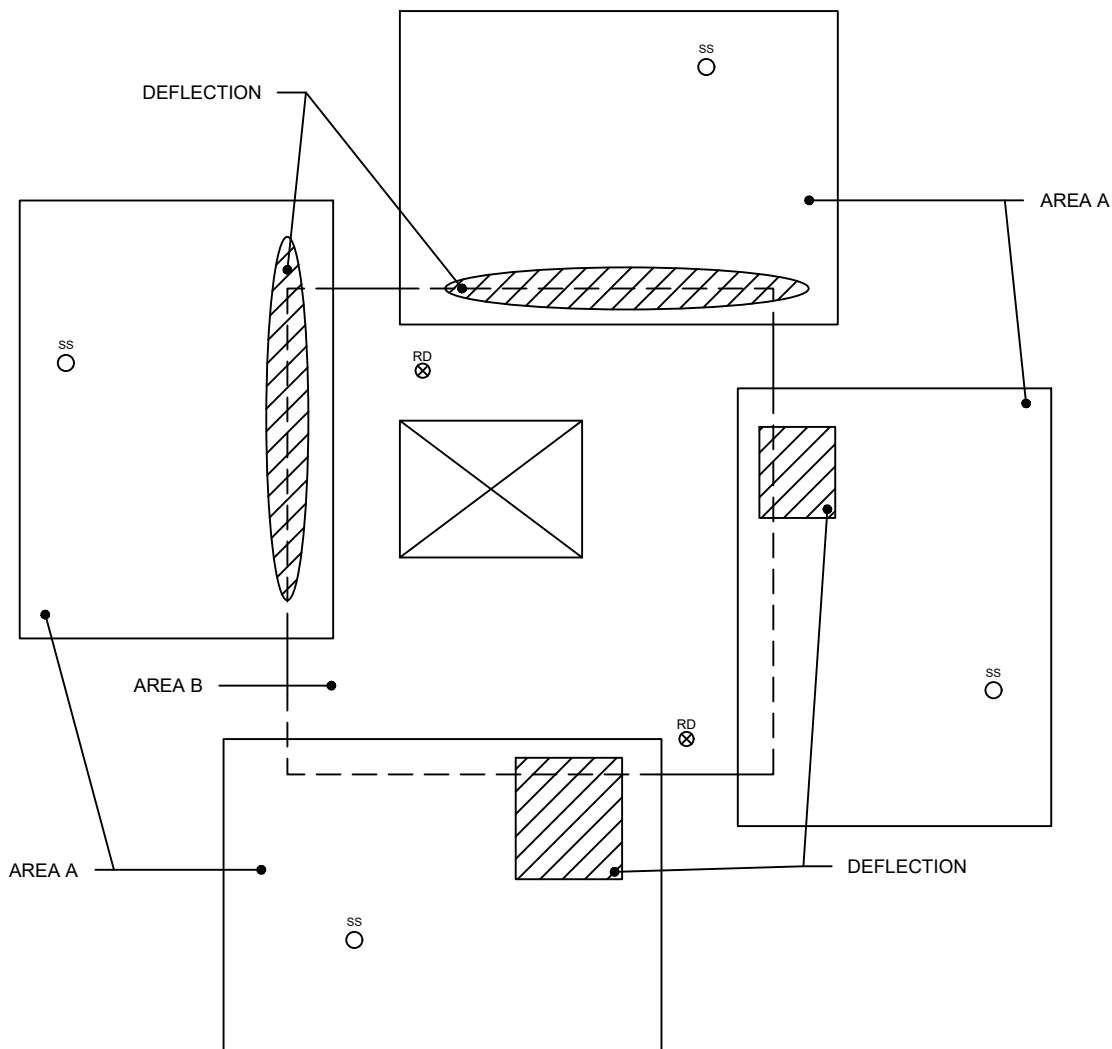
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- = SCUPPER
- OF OVERFLOW SCUPPER
- CB COLLECTOR BOX
- WD WALL DRAIN

## LINE WORK:

- == EXP. JOINT
- M- MECH. SCREEN
- ROOF DIVIDER
- == WALL EXP.

## NOTES:

- ANOMALY
- TEST LOCATION
- SLOPE
- PHOTO NUM.
- DETAIL NUM.



AERIAL IMAGE

R11 - PAUL

N.T.S.

ROOF DESIGNATION	SQ. FT. ESTIMATED
AREA A	2,400
AREA B	1,000
TOTAL	3,400



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PROJECT INFO:

ISSUED DATES:

DESCRIPTION	DATE	DRAFTER
6803.V-22 RS	10/04/22	NDC

TITLE:

**ROOF SKETCH**  
R11 - PAUL

IRSC #:

6803.V-22

SCALE:

N.T.S.

SHEET #:

RS-23

## LEGEND

### PENETRATIONS:

- ABANDONED
- ANTENNA
- CHIMNEY
- DUCT
- FLUE
- HATCH
- LADDER
- PIPE CHASE
- PIPE PORTAL
- ROOF TOP UNIT
- RTU ON RAILS
- SAT. DISH
- SKYLIGHT
- SMOKE HATCH
- SOIL STACK
- VENT
- ROOF PENETRATION
- WALKWAY

### DRAINAGE:

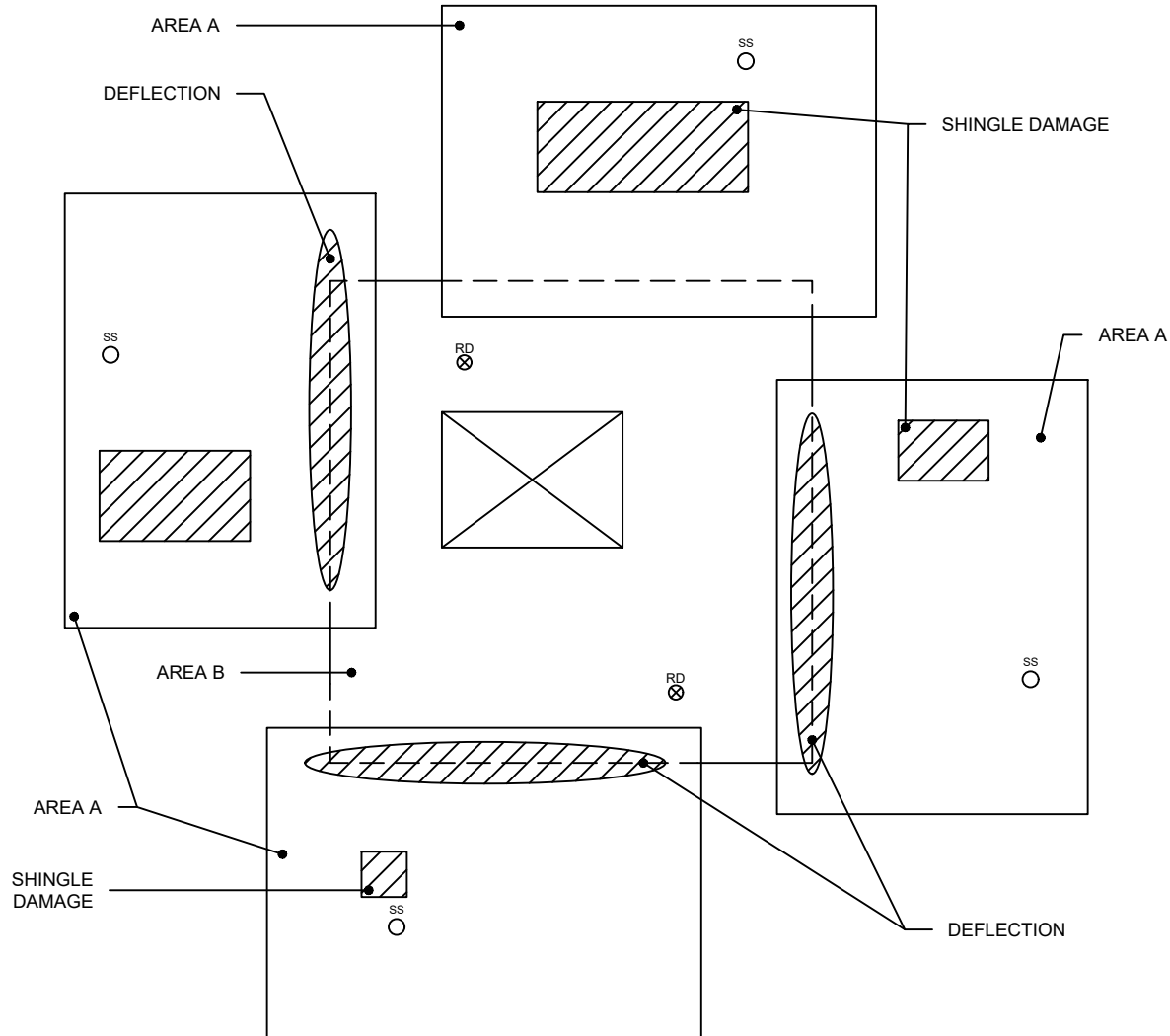
- DRAIN
- OVERFLOW
- DRAIN SUMP
- DOWN SPOUT
- SCUPPER
- OVERFLOW SCUPPER
- COLLECTOR BOX
- WALL DRAIN

### LINE WORK:

- EXP. JOINT
- MECH. SCREEN
- ROOF DIVIDER
- WALL EXP.

### NOTES:

- ANOMALY
- TEST LOCATION
- SLOPE
- PHOTO NUM.
- DETAIL NUM.



AERIAL IMAGE  
R12 - LUKE

N.T.S.

ROOF DESIGNATION	SQ. FT. ESTIMATED
AREA A	2,400
AREA B	1,000
TOTAL	3,400



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PROJECT INFO:

ISSUED DATES:

DESCRIPTION	DATE	DRAFTER
6803.V-22 RS	10/04/22	NDC

TITLE:

**ROOF SKETCH**  
R12 - LUKE

IRSC #:	SCALE:	SHEET #:
6803.V-22	N.T.S.	RS-24

## LEGEND

### PENETRATIONS:

- ABANDONED
- ANTENNA
- CHIMNEY
- DUCT
- FLUE
- HATCH
- LADDER
- PIPE CHASE
- PIPE PORTAL
- ROOF TOP UNIT
- RTU ON RAILS
- SAT. DISH
- SKYLIGHT
- SMOKE HATCH
- SOIL STACK
- VENT
- ROOF PENETRATION
- WALKWAY

### DRAINAGE:

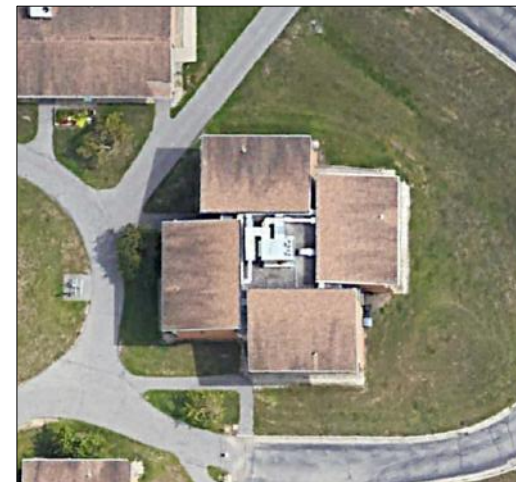
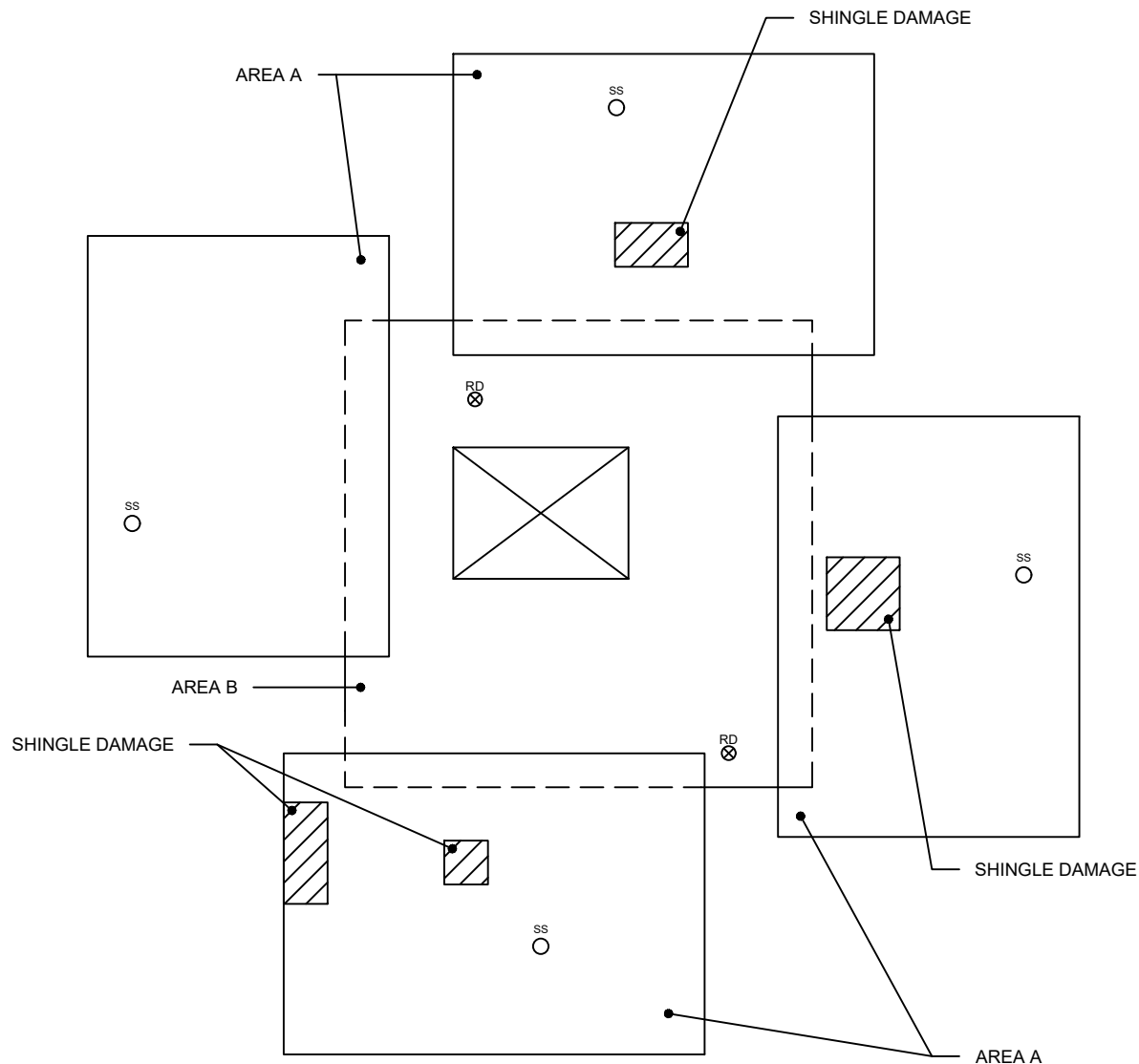
- DRAIN
- OVERFLOW
- DRAIN SUMP
- DOWN SPOUT
- SCUPPER
- OVERFLOW SCUPPER
- COLLECTOR BOX
- WALL DRAIN

### LINE WORK:

- EXP. JOINT
- MECH. SCREEN
- ROOF DIVIDER
- WALL EXP.

### NOTES:

- ANOMALY
- TEST LOCATION
- SLOPE
- PHOTO NUM.
- DETAIL NUM.



AERIAL IMAGE

R13 - TIMOTHY

N.T.S.

ROOF DESIGNATION	SQ. FT. ESTIMATED
AREA A	2,400
AREA B	1,000
TOTAL	3,400



**Interstate Roof Systems  
Consultants, Inc.**

Wisconsin<sup>(HQ)</sup>, Illinois, & Colorado  
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PROJECT INFO:

ISSUED DATES:

DESCRIPTION	DATE	DRAFTER
6803.V-22 RS	10/04/22	NDC



















TITLE:

**ROOF SKETCH**  
R13 - TIMOTHY









IRSC #:	SCALE:	SHEET #:
6803.V-22	N.T.S.	RS-25

## LEGEND





### PENETRATIONS:

-  ABANDONED
-  ANTENNA
-  CHIMNEY
-  DUCT
-  FLUE
-  HATCH
-  LADDER
-  PIPE CHASE
-  PIPE PORTAL
-  ROOF TOP UNIT
-  RTU ON RAILS
-  SAT. DISH
-  SKYLIGHT
-  SMOKE HATCH
-  SOIL STACK
-  VENT
-  ROOF PENETRATION
-  WALKWAY






### DRAINAGE:

-  DRAIN
-  OVERFLOW
-  DRAIN SUMP
-  DOWN SPOUT
-  SCUPPER
-  OVERFLOW SCUPPER
-  COLLECTOR BOX
-  WALL DRAIN

### LINE WORK:

-  EXP. JOINT
-  MECH. SCREEN
-  ROOF DIVIDER
-  WALL EXP.

### NOTES:

-  ANOMALY
-  TEST LOCATION
-  SLOPE
-  PHOTO NUM.
-  DETAIL NUM.

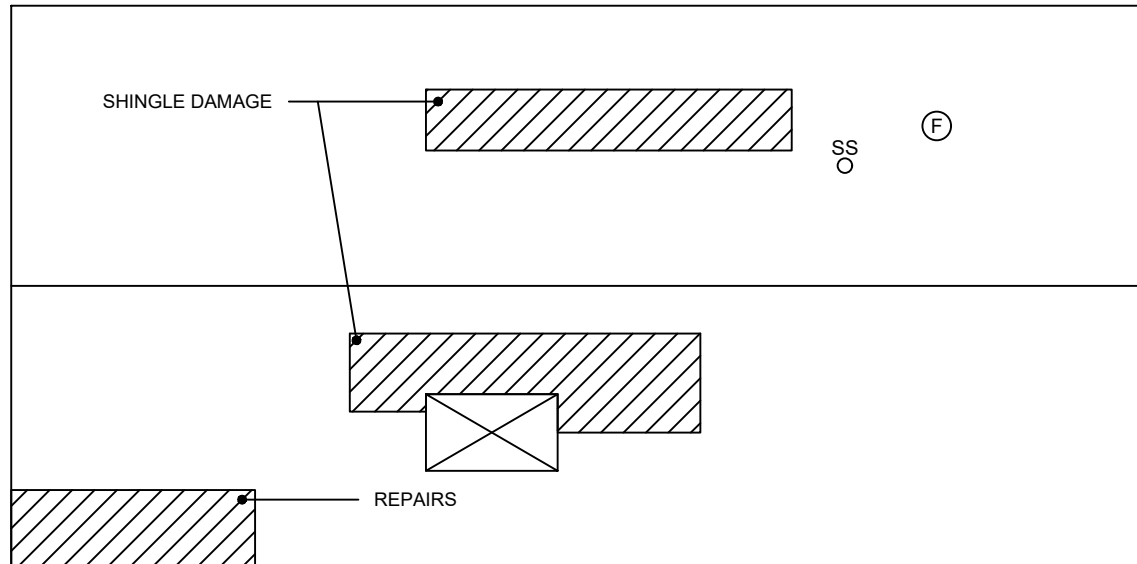
ROOF DESIGNATION	SQ. FT. ESTIMATED
AREA A	920
TOTAL	920



AERIAL IMAGE

R14 - RESIDENT DIRECTOR

N.T.S.



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PROJECT INFO:

ISSUED DATES:

DESCRIPTION	DATE	DRAFTER
6803.V-22 RS	10/04/22	NDC

TITLE:

**ROOF SKETCH**  
R14 - RESIDENT DIRECTOR

IRSC #:

6803.V-22

SCALE:

N.T.S.

SHEET #:

RS-26



## LEGEND

### PENETRATIONS:

- ABANDONED
- ANTENNA
- CHIMNEY
- DUCT
- FLUE
- HATCH
- LADDER
- PIPE CHASE
- PIPE PORTAL
- ROOF TOP UNIT
- RTU ON RAILS
- SAT. DISH
- SKYLIGHT
- SMOKE HATCH
- SOIL STACK
- VENT
- ROOF PENETRATION
- WALKWAY

### DRAINAGE:

- DRAIN
- OVERFLOW
- DRAIN SUMP
- DOWN SPOUT
- SCUPPER
- OVERFLOW SCUPPER
- COLLECTOR BOX
- WALL DRAIN

### LINE WORK:

- EXP. JOINT
- MECH. SCREEN
- ROOF DIVIDER
- WALL EXP.

### NOTES:

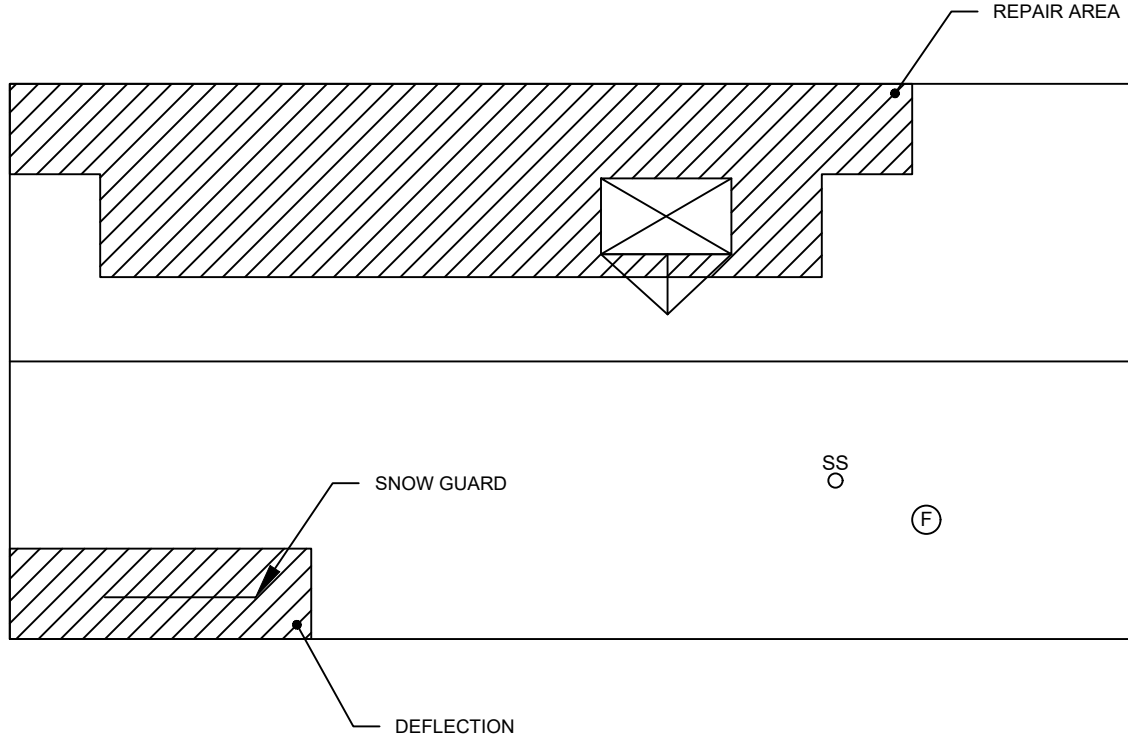
- ANOMALY
- TEST LOCATION
- SLOPE
- PHOTO NUM.
- DETAIL NUM.

ROOF DESIGNATION	SQ. FT. ESTIMATED
AREA A	920
TOTAL	920



AERIAL IMAGE  
R15 - GUEST HOUSE

N.T.S.



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PROJECT INFO:

ISSUED DATES:

DESCRIPTION	DATE	DRAFTER
6803.V-22 RS	10/04/22	NDC

TITLE:

**ROOF SKETCH**  
R15 - GUEST HOUSE

IRSC #:

6803.V-22

SCALE:

N.T.S.

SHEET #:

RS-27

## LEGEND

### PENETRATIONS:

- ABANDONED
- ANTENNA
- CHIMNEY
- DUCT
- FLUE
- HATCH
- LADDER
- PIPE CHASE
- PIPE PORTAL
- ROOF TOP UNIT
- RTU ON RAILS
- SAT. DISH
- SKYLIGHT
- SMOKE HATCH
- SOIL STACK
- VENT
- ROOF PENETRATION
- WALKWAY

### DRAINAGE:

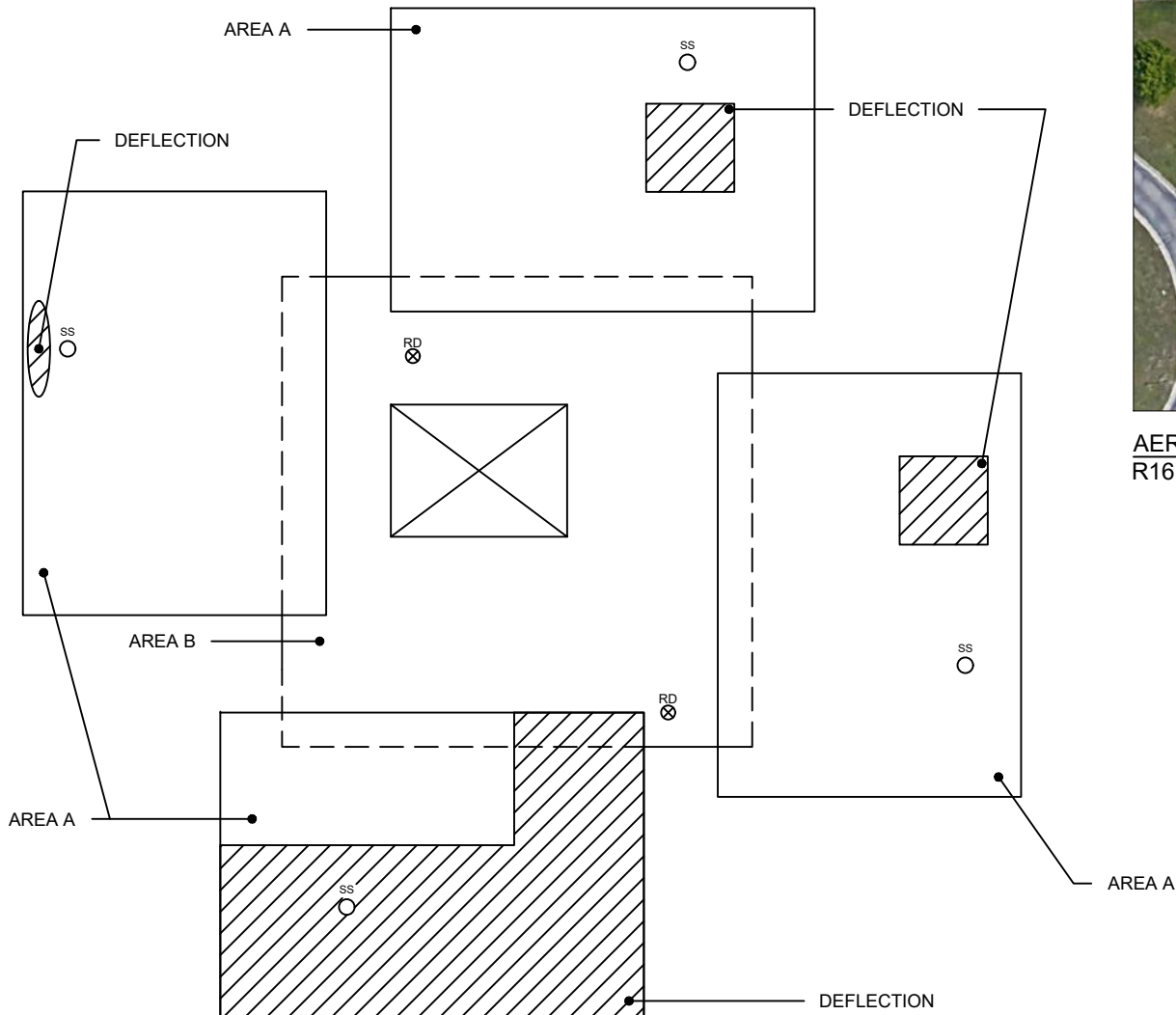
- RD DRAIN
- OF OVERFLOW
- DS DRAIN SUMP
- DS DOWN SPOUT
- = SCUPPER
- OF OVERFLOW SCUPPER
- CB COLLECTOR BOX
- WD WALL DRAIN

### LINE WORK:

- == EXP. JOINT
- M- MECH. SCREEN
- ROOF DIVIDER
- == WALL EXP.

### NOTES:

- ANOMALY
- TEST LOCATION
- SLOPE
- PHOTO NUM.
- DETAIL NUM.



AERIAL IMAGE  
R16 - SILAS

N.T.S.

ROOF DESIGNATION	SQ. FT. ESTIMATED
AREA A	2,400
AREA B	1,000
TOTAL	3,400



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PROJECT INFO:

ISSUED DATES:

DESCRIPTION	DATE	DRAFTER
6803.V-22 RS	10/04/22	NDC

TITLE:

**ROOF SKETCH**  
R16 - SILAS

IRSC #:	SCALE:	SHEET #:
6803.V-22	N.T.S.	RS-28

## LEGEND

### PENETRATIONS:

- ABANDONED
- ANTENNA
- CHIMNEY
- DUCT
- FLUE
- HATCH
- LADDER
- PIPE CHASE
- PIPE PORTAL
- ROOF TOP UNIT
- RTU ON RAILS
- SAT. DISH
- SKYLIGHT
- SMOKE HATCH
- SOIL STACK
- VENT
- ROOF PENETRATION
- WALKWAY

### DRAINAGE:

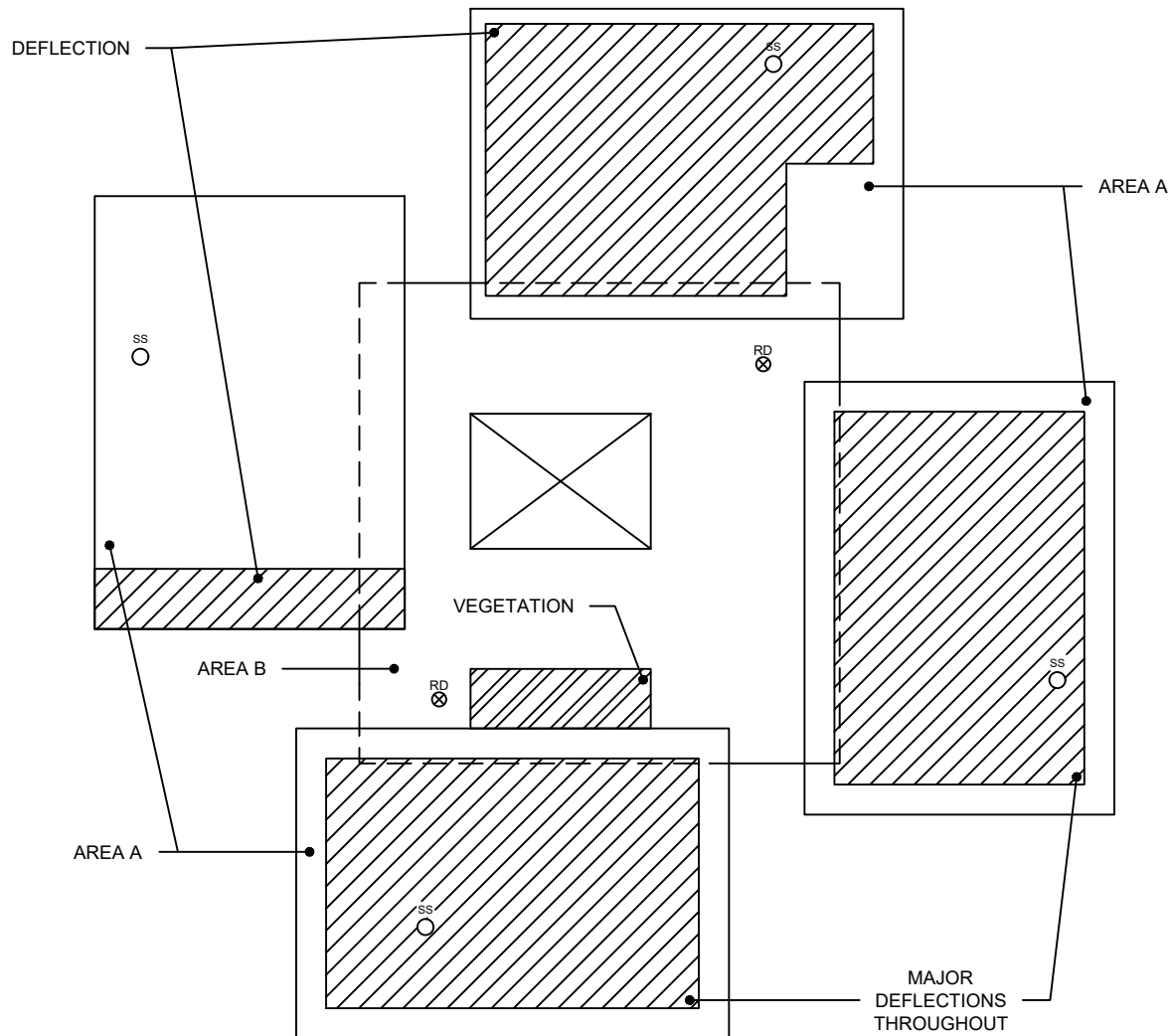
- DRAIN
- OVERFLOW
- DRAIN SUMP
- DOWN SPOUT
- SCUPPER
- OVERFLOW SCUPPER
- COLLECTOR BOX
- WALL DRAIN

### LINE WORK:

- EXP. JOINT
- MECH. SCREEN
- ROOF DIVIDER
- WALL EXP.

### NOTES:

- ANOMALY
- TEST LOCATION
- SLOPE
- PHOTO NUM.
- DETAIL NUM.



AERIAL IMAGE  
R17 - BARNABAS

N.T.S.

ROOF DESIGNATION	SQ. FT. ESTIMATED
AREA A	2,400
AREA B	1,000
TOTAL	3,400



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PROJECT INFO:

ISSUED DATES:

DESCRIPTION	DATE	DRAFTER
6803.V-22 RS	10/04/22	NDC

TITLE:

**ROOF SKETCH**  
R17 - BARNABAS

IRSC #:	SCALE:	SHEET #:
6803.V-22	N.T.S.	RS-29

# LEGEND

## PENETRATIONS:

- ABANDONED
- ANTENNA
- CHIMNEY
- DUCT
- FLUE
- HATCH
- LADDER
- PIPE CHASE
- PIPE PORTAL
- ROOF TOP UNIT
- RTU ON RAILS
- SAT. DISH
- SKYLIGHT
- SMOKE HATCH
- SOIL STACK
- VENT
- ROOF PENETRATION
- WALKWAY

## DRAINAGE:

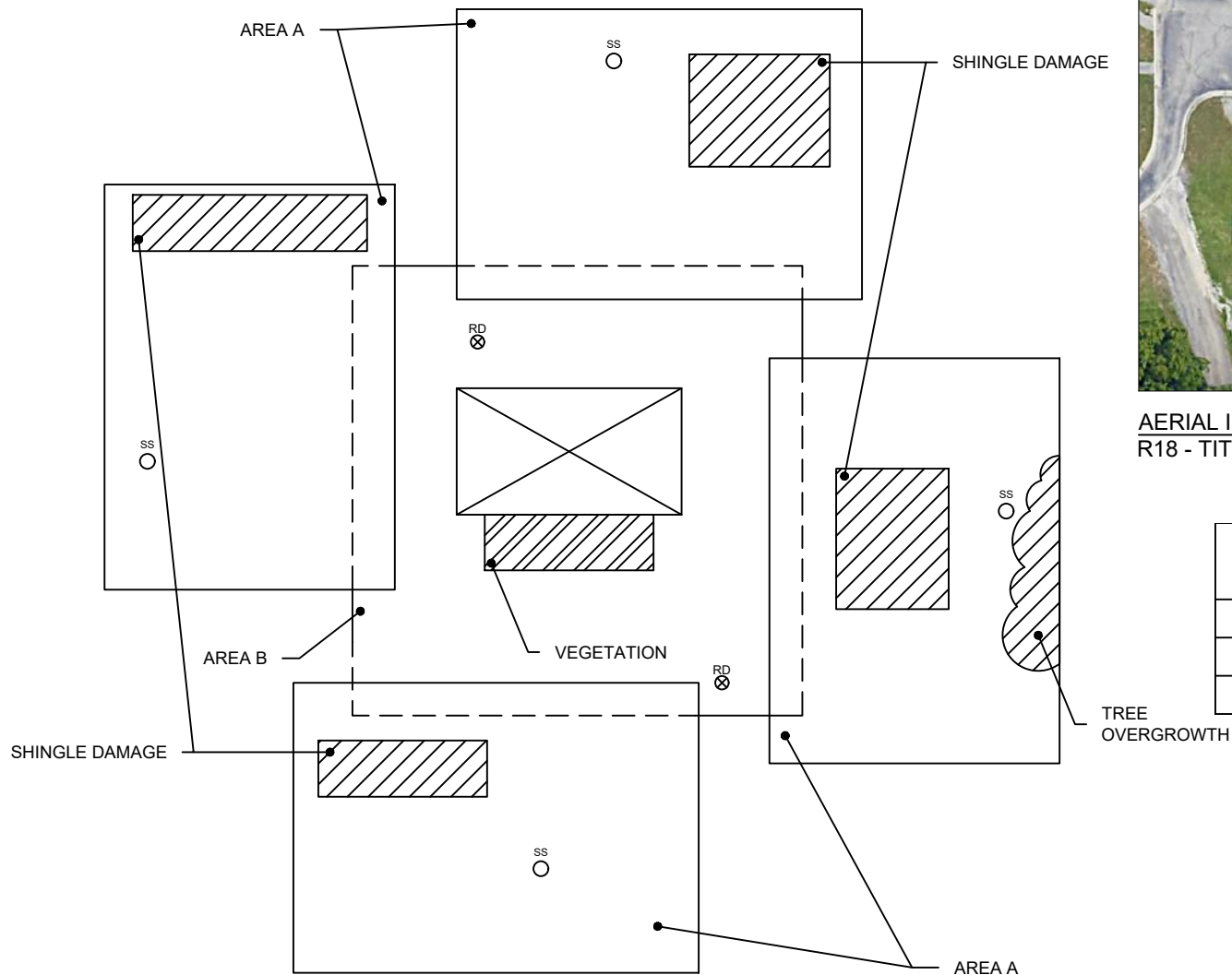
- DRAIN
- OVERFLOW
- DRAIN SUMP
- DOWN SPOUT
- SCUPPER
- OVERFLOW SCUPPER
- COLLECTOR BOX
- WALL DRAIN

## LINE WORK:

- EXP. JOINT
- MECH. SCREEN
- ROOF DIVIDER
- WALL EXP.

## NOTES:

- ANOMALY
- TEST LOCATION
- SLOPE
- PHOTO NUM.
- DETAIL NUM.



AERIAL IMAGE

R18 - TITUS

N.T.S.

ROOF DESIGNATION	SQ. FT. ESTIMATED
AREA A	2,400
AREA B	1,000
TOTAL	3,400



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## PROJECT INFO:

## ISSUED DATES:

DESCRIPTION	DATE	DRAFTER
6803.V-22 RS	10/04/22	NDC

## TITLE:

**ROOF SKETCH**  
R18 - TITUS

IRSC #:	SCALE:	SHEET #:
6803.V-22	N.T.S.	RS-30

# LEGEND

## PENETRATIONS:

- ABANDONED
- ANTENNA
- CHIMNEY
- DUCT
- FLUE
- HATCH
- LADDER
- PIPE CHASE
- PIPE PORTAL
- ROOF TOP UNIT
- RTU ON RAILS
- SAT. DISH
- SKYLIGHT
- SMOKE HATCH
- SOIL STACK
- VENT
- ROOF PENETRATION
- WALKWAY

## DRAINAGE:

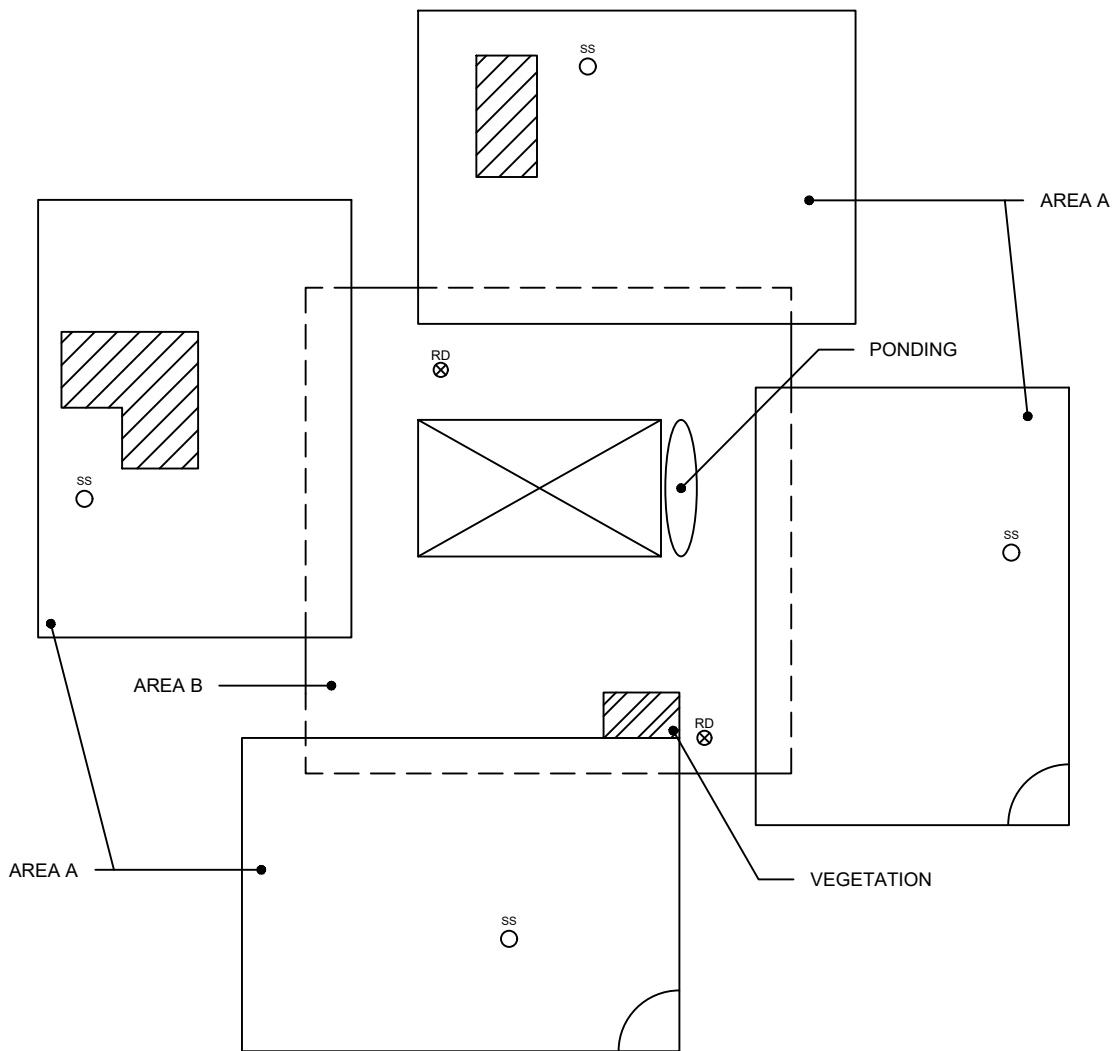
- DRAIN
- OVERFLOW
- DRAIN SUMP
- DOWN SPOUT
- SCUPPER
- OVERFLOW SCUPPER
- COLLECTOR BOX
- WALL DRAIN

## LINE WORK:

- EXP. JOINT
- MECH. SCREEN
- ROOF DIVIDER
- WALL EXP.

## NOTES:

- ANOMALY
- TEST LOCATION
- SLOPE
- PHOTO NUM.
- DETAIL NUM.



AERIAL IMAGE

R19 - JOHN MARK

N.T.S.

ROOF DESIGNATION	SQ. FT. ESTIMATED
AREA A	2,400
AREA B	1,000
TOTAL	3,400



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PROJECT INFO:

ISSUED DATES:

DESCRIPTION	DATE	DRAFTER
6803.V-22 RS	10/04/22	NDC

TITLE:

**ROOF SKETCH**  
R19 - JOHN MARK

IRSC #:

6803.V-22

SCALE:

N.T.S.


SHEET #:

RS-31












## LEGEND





### PENETRATIONS:

-  ABANDONED
-  ANTENNA
-  CHIMNEY
-  DUCT
-  FLUE
-  HATCH
-  LADDER
-  PIPE CHASE
-  PIPE PORTAL
-  ROOF TOP UNIT
-  RTU ON RAILS
-  SAT. DISH
-  SKYLIGHT
-  SMOKE HATCH
-  SOIL STACK
-  VENT
-  ROOF PENETRATION






### WALKWAY:

-  WALKWAY
-  DRAIN
-  OVERFLOW
-  DRAIN SUMP
-  DOWN SPOUT
-  SCUPPER
-  OVERFLOW SCUPPER
-  COLLECTOR BOX
-  WALL DRAIN

### LINE WORK:

-  EXP. JOINT
-  MECH. SCREEN
-  ROOF DIVIDER
-  WALL EXP.

### NOTES:

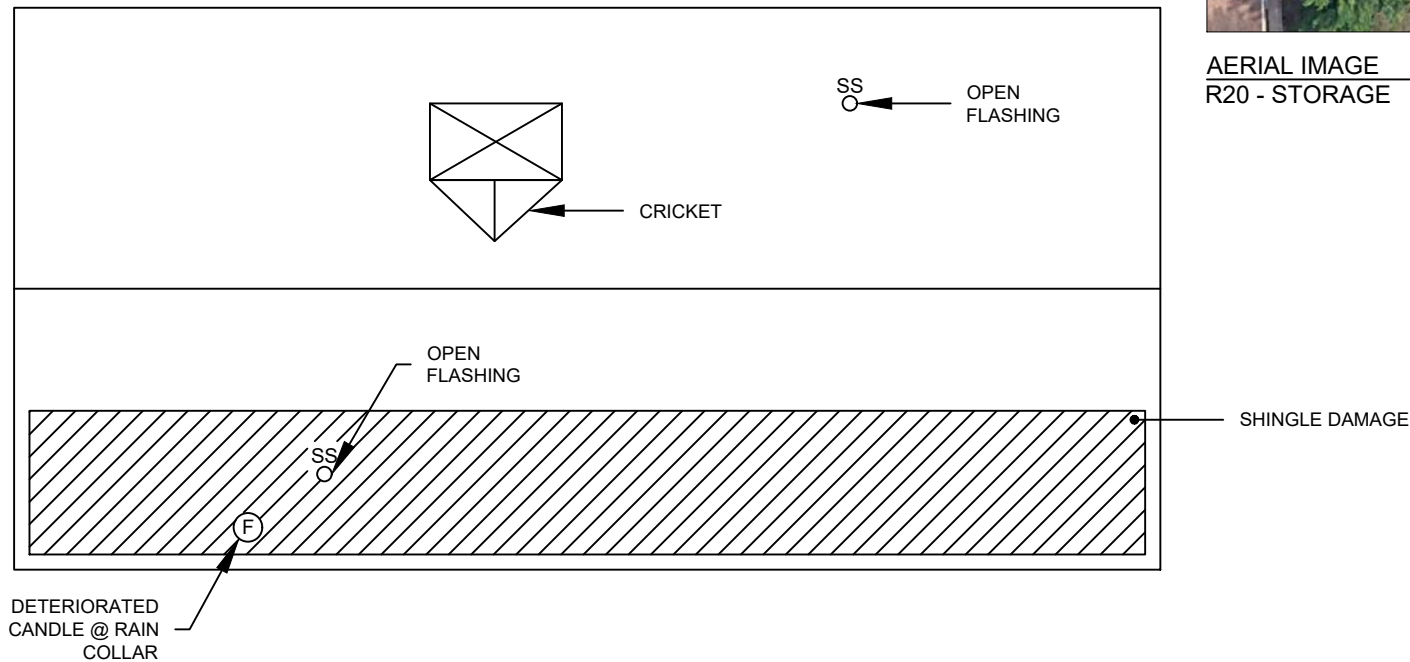
-  ANOMALY
-  TEST LOCATION
-  SLOPE
-  PHOTO NUM.
-  DETAIL NUM.

ROOF DESIGNATION	SQ. FT. ESTIMATED
AREA A	920
TOTAL	920



AERIAL IMAGE  
R20 - STORAGE

N.T.S.



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PROJECT INFO:

ISSUED DATES:

DESCRIPTION	DATE	DRAFTER
6803.V-22 RS	10/04/22	NDC

TITLE:

**ROOF SKETCH**  
R20 - STORAGE

IRSC #:

6803.V-22

SCALE:

N.T.S.

SHEET #:

RS-32

## LEGEND

### PENETRATIONS:

- ABANDONED
- ANTENNA
- CHIMNEY
- DUCT
- FLUE
- HATCH
- LADDER
- PIPE CHASE
- PIPE PORTAL
- ROOF TOP UNIT
- RTU ON RAILS
- SAT. DISH
- SKYLIGHT
- SMOKE HATCH
- SOIL STACK
- VENT
- ROOF PENETRATION
- WALKWAY

### DRAINAGE:

- DRAIN
- OVERFLOW
- DRAIN SUMP
- DOWN SPOUT
- SCUPPER
- OVERFLOW SCUPPER
- COLLECTOR BOX
- WALL DRAIN

### LINE WORK:

- EXP. JOINT
- MECH. SCREEN
- ROOF DIVIDER
- WALL EXP.

### NOTES:

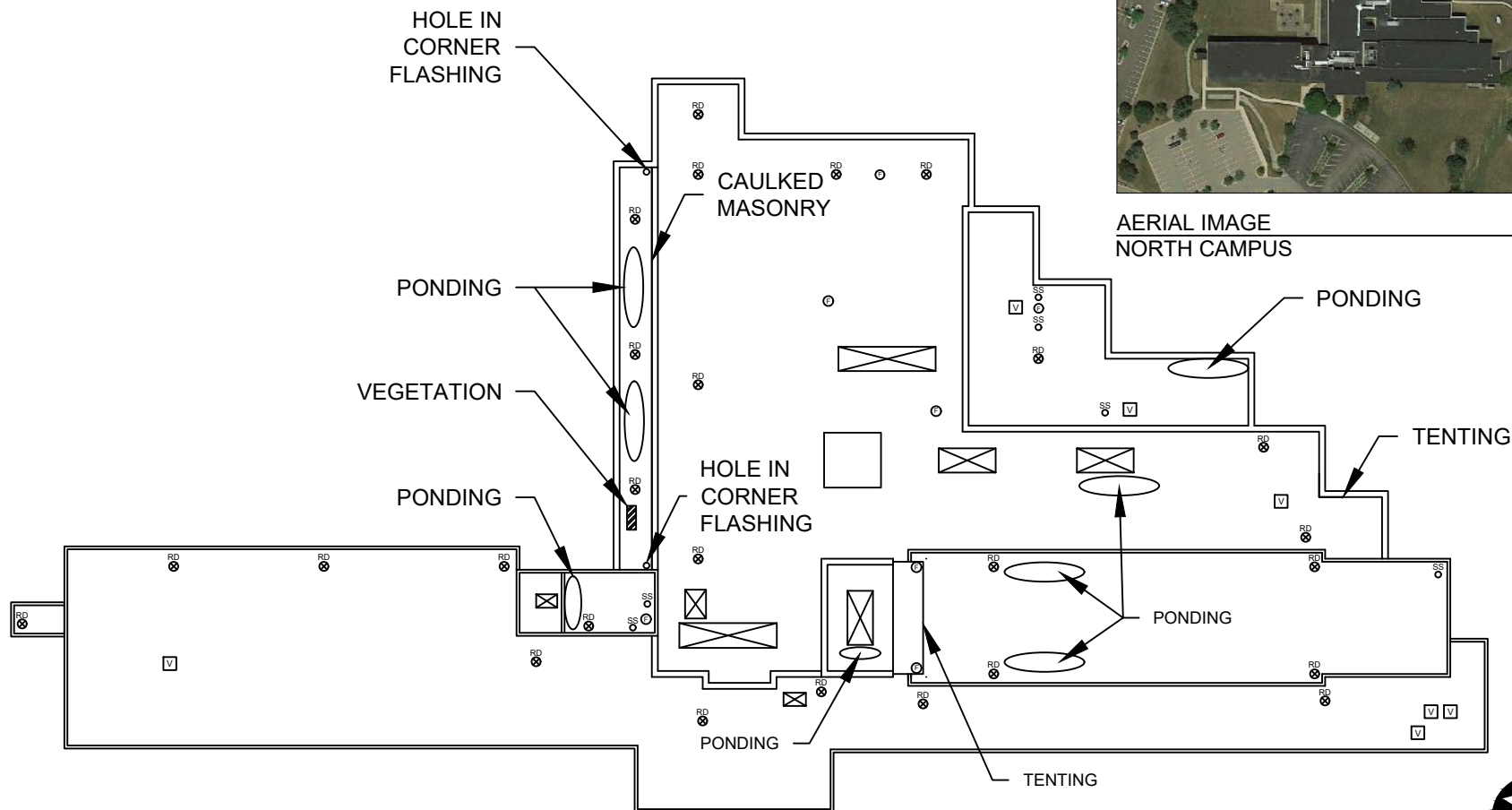
- ANOMALY
- TEST LOCATION
- SLOPE
- PHOTO NUM.
- DETAIL NUM.

ROOF DESIGNATION	SQ. FT. ESTIMATED
AREA A	58,500
TOTAL	58,500



AERIAL IMAGE  
NORTH CAMPUS

N.T.S.



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PROJECT INFO:

ISSUED DATES:

DESCRIPTION	DATE	DRAFTER
6803.V-22 RS	10/13/22	NDC

TITLE:

**ROOF SKETCH  
NORTH CAMPUS**

IRSC #:

6803.V-22

SCALE:

N.T.S.

SHEET #:

RS-33