

2025



PROFESSIONAL MEMBER - RCI

ILIFF & ASSOCIATES INC. "A Roof Asset Management Corporation"

Commercial / Industrial Roofing Consultants (903) 567-7489

VISUAL ONLY - ROOF INSPECTION
CITY OF FARMERS BRANCH

DATE OF SURVEY: April 2, 2025
BUILDING NAME: Fire Station #3/Bob Phelps Fire Administration Building
ADDRESS: 13333 Hutton Dr.
Farmers Branch, TX
INSPECTOR: William Allen
ROOF CONSTRUCTION: White mineral surfaced modified bitumen (mop applied)
Ridgid insulation over metal deck
Architectural standing seam metal panels
Ridgid insulation over metal deck
ROOF AREA: Metal section: 16,087 sq. ft. BUR section: 4,903 sq. ft.
BLDG. HT: Varies: 24' - 38'
ACCESS METHOD: Roof hatch - northwest section

OBSERVATIONS/DEFECTS

PERIMETER WALL FLASHINGS (MEMBRANE)

- | | | |
|--|--|---|
| ☐ OPEN (AT TOP) | ☐ SPLIT/TORN | ☐ MODERATELY WORN |
| ☐ HEAVILY WORN | ☐ WRINKLED | ☐ OPEN VERTICAL LAPS |
| ☒ MODERATE TO HEAVY WEAR | ☒ SATISFACTORY | ☐ BLISTER |
- Blister development observed.

PERIMETER METAL COUNTER FLASHING

- | | | |
|--|--|---|
| ☒ SATISFACTORY | ☐ SEALANT FAILURE | ☐ DISLODGED |
| ☐ POOR COVERAGE | ☐ DAMAGE | ☐ LOOSE ☐ N/A |

PERIMETER METAL COPING

- | | | |
|--|--|---|
| ☐ UNSEALED JOINTS | ☐ SURFACE RUST | ☐ FASTENER BACKOUT |
| ☐ MISSING | ☒ SATISFACTORY | ☐ LOOSE |
| ☐ DAMAGED | ☐ PAINT LOSS | ☐ N/A |

SKYLIGHTS

BASE FLASHINGS: ☐ HEAVILY WORN ☐ MODERATELY WORN ☐ FAILED
☐ SATISFACTORY ☐ BROKEN/CRACKED LENS ☒ N/A

COUNTER FLASHING:

☐ MISSING ☐ DAMAGED ☐ LOOSE ☒ N/A ☐ SATISFACTORY

VISIBLE OSHA COMPLIANT FALL PROTECTION: ☐ YES ☐ NO ☒ N/A

A/C UNITS

☐ MISSING PANEL ☐ DAMAGED ☒ SATISFACTORY ☐ DRAINING ON ROOF

BASE FLASHINGS: ☐ HEAVILY WORN ☒ MODERATE TO HEAVILY WORN ☐ N/A

METAL COUNTER FLASHING: ☒ GOOD ☐ FAIR ☐ POOR ☐ N/A

EXHAUST UNITS

☐ POOR HOOD ATTACHMENT ☐ DAMAGED HOUSING ☒ SATISFACTORY
BASE FLASHINGS: ☐ HEAVILY WORN ☒ MODERATE TO HEAVILY WORN ☐ FAILED

DRAINAGE

☒ GOOD ☐ FAIR ☐ POOR

☒ PONDING LOCATION: Between scuppers.

☒ RESTRICTIVE DEBRIS - Seasonal leaf debris.

☐ UNSEALED GUTTER JOINTS

☐ DEBRIS IN GUTTERS

DOWNSPOUTS: ☒ GOOD ☐ FAIR ☐ POOR ☐ DAMAGED ☐ N/A

OVERFLOW DRAINAGE: ☐ GOOD ☐ FAIR ☐ POOR ☒ NONE

Roof has no provisions for overflow drainage.

ROOF VENTS

ATTACHMENT/INSTALLATION: ☐ IMPROPER ☒ SATISFACTORY
STRIPPING PLIES: ☐ GOOD ☒ BORDERLINE ☐ POOR ☐ SURFACE RUST

PITCH PANS

ATTACHMENT/INSTALLATION: ☐ IMPROPER ☒ SATISFACTORY

STRIPPING PLIES:

☐ GOOD ☒ BORDERLINE ☐ POOR ☐ FILLER LOSS ☐ LACK OF UV/RAIN SHIELDS

EQUIPMENT SCREEN

- ☐ FILLER LOSS AT PITCH PANS
☐ DAMAGED/DETERIORATED PANELS
☐ SATISFACTORY

☒ N/A

SUPPORTS: ☐ GOOD ☐ FAIR ☐ POOR ☐ DAMAGED

PERIMETER GRAVEL STOPS

- ☐ SATISFACTORY ☒ N/A
☐ DAMAGE
☐ SPLITS IN STRIPPING PLIES AT JOINTS
☐ DETERIORATED STRIPPING PLIES
☐ SURFACE LOSS W/EXPOSED FELTS
-

EXPANSION JOINTS

- ☐ SATISFACTORY ☒ N/A
☐ SLIPPAGE OF STRIPPING PLIES
☐ SPLITS/CRACKS IN LAP COVERS
☐ EXPOSED/DETERIORATED FELTS
☐ SPLITTING FELTS

BASE FLASHING: ☐ HEAVILY WORN ☐ MODERATELY WORN ☐ FAILED

MEMBRANE CONDITION

- ☐ SATISFACTORY ☐ FAIR ☒ BORDERLINE ☐ POOR
☐ ADVANCED AGING/DETERIORATION IN PONDING AREAS
☒ AREAS OF SURFACE LOSS - Minor
☐ AREAS OF SURFACE LOSS WITH EXPOSED/DETERIORATED FELTS
☐ MEMBRANE "SCRUBBING" AT PIPE SUPPORT BLOCKING
☒ MEMBRANE "CHECKING"
☐ IMPROPER REPAIRS
☐ PUNCTURES/DAMAGE
☐ IMPROPERLY INSTALLED EQUIPMENT: _____
-

DEBRIS: ☐ HEAVY ☐ MODERATE ☒ LIGHT - Seasonal leaf debris ☐ NONE

SURFACE BLISTERS: ☐ HEAVY THROUGHOUT FIELD ☐ MODERATE
☐ RANDOM/ISOLATED ☐ N/A

☐ NEW EQUIP. / ALTERATIONS: _____

OTHER: Overhanging tree limbs.

GENERAL OVERVIEW

GENERAL OVERALL CONDITION: ☐ GOOD ☐ BORDERLINE ☒ POOR

ESTIMATED SERVICE LIFE REMAINING: 0 - 1 YRS. W/SCHEDULED MAINT.

ESTIMATED MAINT. REPAIR BUDGET: \$ 1,000.00 (miscellaneous)

ESTIMATED REPLACEMENT COST (BUR): \$ 98K - \$ 120K

ESTIMATED REPLACEMENT COST (TPO): \$ 85K - \$ 105K

ESTIMATED REPLACEMENT YEAR: 2025 - 2026

ROOF WARRANTY STATUS:

Unknown.

ITEMS TO MONITOR FOR FUTURE CONSIDERATION:

Perimeter wall flashing.

A/C unit curb base flashings.

Metal flashings at dormers.

COMMENT(S):

Roof has no provisions for overflow drainage.

Recommend EIFS contractor repair all damage/split/cracked EIFS at parapet walls.

Recommend removal of seasonal leaf debris from roof and ALL conductor leads.

Recommend landscaping contractor trim back over hanging tree limbs that are scrubbing the roof surface.

The roof is considered to be in the extreme later stages of service life and replacement is recommended in lieu of large-scale repair attempts. Occasional reactive leak repair should be expected for the remaining estimated service life.

No roofing contractor repair recommendations issued this inspection.

ANOMALIES OBSERVED SINCE PREVIOUS REPORT:

Additional debris.

QUALITY OF RECENT MAINT. REPAIRS: ☒ N/A

STANDARD LIMITATIONS

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Restrictive debris.



Debris filled conductor head.



Previous repair.



Blister development along perimeter wall flashing.



Overhanging tree limbs.



Membrane cracking in field of roof.



Seasonal leaf debris.



Overview of 13333 Hutton Dr. April 2, 2025.

Facilities: Access It / Remove Access

07/14/2026 11:28 AM (CDT)

Access Needed	City Hall Nameplate
Type	Access
Employee's Name	Sophia Win
Job Title	Administrative Assistant (please note - <u>name plate will need to sit on a counter.</u> <u>Thanks</u>)
Supervisor's Name	Kim Jolly Chapman
Department	Parks and Recreation
Employee ID Number	4315
Building / Location Name	Parks

Ordered
7/14/26