

2026



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 9, 2026
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:

2026 - 2027

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, **ALL conductor heads** and gutters.

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.

ANOMALIES OBSERVED SINCE PREVIOUS REPORT:

Sealant failure at gutter joints.

QUALITY OF RECENT MAINT. REPAIRS: ☒ N/A

STANDARD LIMITATIONS

Professional services performed by Iliff & Associates, Inc. are conducted using a degree of care and skill normally exercised under similar circumstances by reputable Roofing Consultants practicing in this or similar localities. No warranty, expressed or implied is made. All information and/or opinions contained within written roof inspection reports issued by Iliff & Associates, Inc. are based solely upon visual examination of the roof only, and in no way represent nor include conditions that would require more in-depth study or testing including, but not limited to asbestos testing, core samples, infrared imagery or structural integrity of the existing deck system. Iliff & Associates, Inc. is not responsible for the opinions, conclusions, recommendations, and/or actions of others. All actions, comments, or other information provided by Iliff & Associates, Inc. are accurate for the time period in which they are made. The inspection does not include non-accessible areas or areas considered to be unsafe to access.



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REPAIR RECOMMENDATIONS

April 9, 2026

1. Remove all debris from all gutters.
2. Properly remove and replace the sealant at all gutter joints and downspout connections.





Seasonal leaf debris.



Previous wall flashing repair.



Seasonal leaf debris.



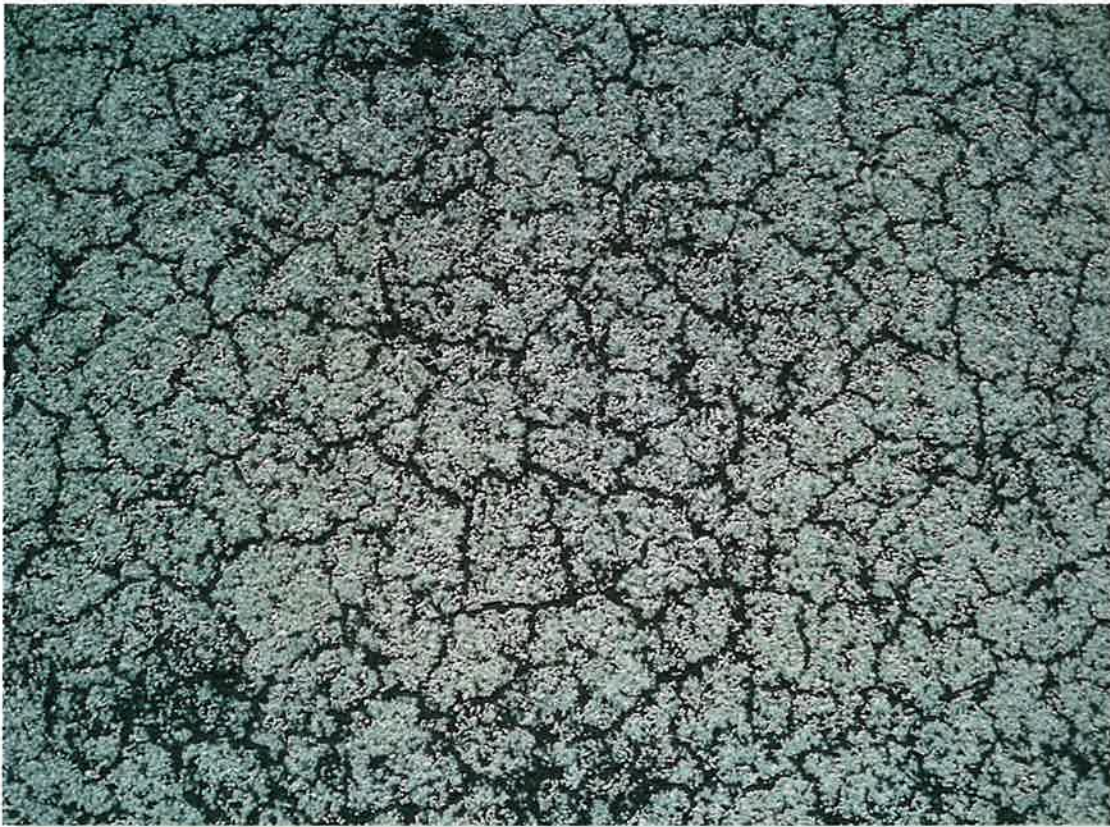
Previous wall flashing repair.



Sealant failure at downspout connection.



Overview of exhaust base flashings.



Membrane "checking".



Leaf debris in conductor head.



Leaf debris and gutter.



Overhanging tree limbs.



Overview of metal roof section.



Overview of 13333 Hutton Dr., April 9, 2026.