

PROFESSIONAL MEMBER - RCI

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

Commercial / Industrial Roofing Consultants

(903) 567-7489

**VISUAL ONLY - ROOF INSPECTION
SINGLE-PLY
CITY OF FARMERS BRANCH**

DATE OF SURVEY: March 20, 2024
BUILDING NAME: Service Center
ADDRESS: 13333 Senlac Drive
Farmers Branch, TX
INSPECTOR: Mike Zwick
ROOF CONSTRUCTION: Fully adhered EPDM membrane
Ridgid insulation over lightweight concrete deck
Fully adhered TPO
Ridgid insulation over lightweight concrete deck
ROOF AREA: Approximately 7,708 sq. ft. - East EPDM sections
Approximately 4,321 sq. ft. - West TPO sections
BLDG. HT: Varies 15' to 20'
ACCESS METHOD: None

OBSERVATIONS / DEFECTS

PERIMETER WALL FLASHINGS (MEMBRANE)

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> SATISFACTORY - TPO | <input type="checkbox"/> MODERATELY WORN | <input type="checkbox"/> MISSING |
| <input type="checkbox"/> HEAVILY WORN | <input type="checkbox"/> WRINKLED | <input type="checkbox"/> OPEN VERTICAL LAPS |
| <input type="checkbox"/> SHRINKAGE | <input type="checkbox"/> GRANULAR LOSS | |

PERIMETER METAL COUNTER FLASHING/TERMINATION BAR

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> SATISFACTORY | <input type="checkbox"/> SEALANT FAILURE | <input type="checkbox"/> LOOSE |
| <input type="checkbox"/> POOR COVERAGE | <input type="checkbox"/> MODERATELY WORN SEALANT | <input type="checkbox"/> MISSING <input type="checkbox"/> N/A |

PERIMETER METAL COPING

- | | | |
|---------------------------------------|---|---|
| <input type="checkbox"/> SATISFACTORY | <input type="checkbox"/> SURFACE RUST | <input type="checkbox"/> MISSING COVERPLATE |
| <input type="checkbox"/> MISSING | <input type="checkbox"/> FASTENER BACKOUT | <input type="checkbox"/> UNSEALED JOINTS |
| <input type="checkbox"/> DAMAGED | <input type="checkbox"/> PAINT LOSS | <input checked="" type="checkbox"/> N/A |

SKYLIGHTS

BASE FLASHINGS: SATISFACTORY MODERATELY WORN SHRINKAGE
 HEAVILY WORN BROKEN/CRACKED LENS N/A

COUNTER FLASHING:

SATISFACTORY DAMAGED LOOSE N/A MISSING

VISIBLE OSHA COMPLIANT FALL PROTECTION: YES NO N/A

A/C UNITS

SATISFACTORY MISSING PANEL DAMAGED DRAINING ON ROOF

BASE FLASHINGS: HEAVILY WORN - EPDM MODERATELY WORK SHRINKAGE

METAL COUNTER FLASHING: GOOD FAIR POOR N/A

EXHAUST UNITS

SATISFACTORY - TPO POOR HOOD ATTACHMENT DAMAGED HOUSING

BASE FLASHINGS: SHRINKAGE HEAVILY WORN FAILED

DRAINAGE

GOOD FAIR POOR

PONDING LOCATION: Throughout field of roof - TPO.

RESTRICTIVE DEBRIS

UNSEALED GUTTER JOINTS

RUST IN GUTTERS

DOWNSPOUTS: GOOD FAIR POOR DAMAGED N/A

OVERFLOW DRAINAGE: GOOD FAIR POOR N/A

ROOF VENTS

ATTACHMENT/INSTALLATION: SATISFACTORY - TPO IMPROPER

FLASHINGS: GOOD - TPO FAIR POOR DELAMINATING

PITCH PANS

ATTACHMENT/INSTALLATION: SATISFACTORY IMPROPER

FLASHINGS:

GOOD FAIR POOR FILLER LOSS LACK OF UV/RAIN SHIELDS

EQUIPMENT SCREEN

- SATISFACTORY
 - DAMAGED/DETERIORATED PANELS
 - LOOSE PANELS
 - FILLER LOSS AT PITCH PANS
 - N/A
- SUPPORTS: GOOD FAIR POOR DAMAGED
-

PERIMETER GRAVEL STOP/DRAIN BAR

- SATISFACTORY N/A
 - DAMAGE
 - SPLITTING MEMBRANE
 - DELAMINATED STRIPPING PLY
 - SURFACE LOSS WITH EXPOSED FELTS
 - SHRINKAGE
-

DEMISING WALL

- SATISFACTORY N/A
 - HIGH PROFILESHRINKAGE
 - SPLITS/CRACKS IN LAP COVERS
 - DELAMINATED FLASHING
 - SHRINKAGE
 - WRINKLED
-

MEMBRANE CONDITION

- SATISFACTORY BORDERLINE - TPO BORDERLINE POOR - EPDM
 - ADVANCED AGING/DETERIORATION IN PONDING AREAS - TPO
 - DELAMINATING SEAMS - EPDM recover areas.
 - PREVIOUS REPAIRS - TPO
 - DISPLACED GRAVEL AT AREAS OF LEAK INVESTIGATION
 - MEMBRANE "SCRUBBING" AT PIPE SUPPORT BLOCKING
 - IMPROPER REPAIRS
 - SPLIT/TORN
 - IMPROPERLY INSTALLED EQUIPMENT: _____
-

DEBRIS: HEAVY MODERATE LIGHT NONE

NEW EQUIP. / ALTERATIONS: _____
OTHER: All TPO membrane cut edge with exposed reinforcement lacking cut edge sealant.

GENERAL OVERVIEW

GENERAL OVERALL CONDITION: GOOD BORDERLINE - TPO POOR - EPDM

ESTIMATED SERVICE LIFE REMAINING: 0 - 1 YRS. W/SCHEDULED MAINT.-West TPO section
0 YRS. W/SCHEDULED MAINT.-East EPDM section

ESTIMATED MAINT. REPAIR BUDGET: \$ 2,000.00

ESTIMATED REPLACEMENT COST (BUR) \$ 170K - \$ 196K (East EPDM sections)
\$ 86K - \$ 95K - (West TPO section)

ESTIMATED REPLACEMENT COST (TPO): \$ 131K - \$ 154K - (East EPDM sections)
\$ 65K - \$ 74K - (West TPO section)

ESTIMATED REPLACEMENT YEAR: 2022 - 2025 - TPO
2022 - EPDM

ROOF WARRANTY STATUS:
Unknown.

ITEMS TO MONITOR FOR FUTURE CONSIDERATION:

Areas of ponding - TPO.

Perimeter metal counter flashing sealant - TPO.

Perimeter metal edge metal stripping ply - TPO.

COMMENT(S):

Replacement is recommended in lieu of large-scale repairs. Reactive leak response should be considered the norm until time of replacement.

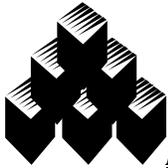
ANOMALIES OBSERVED SINCE PREVIOUS REPORT:

Repair recommendation addressed.

QUALITY OF RECENT MAINT. REPAIRS: SATISFACTORY

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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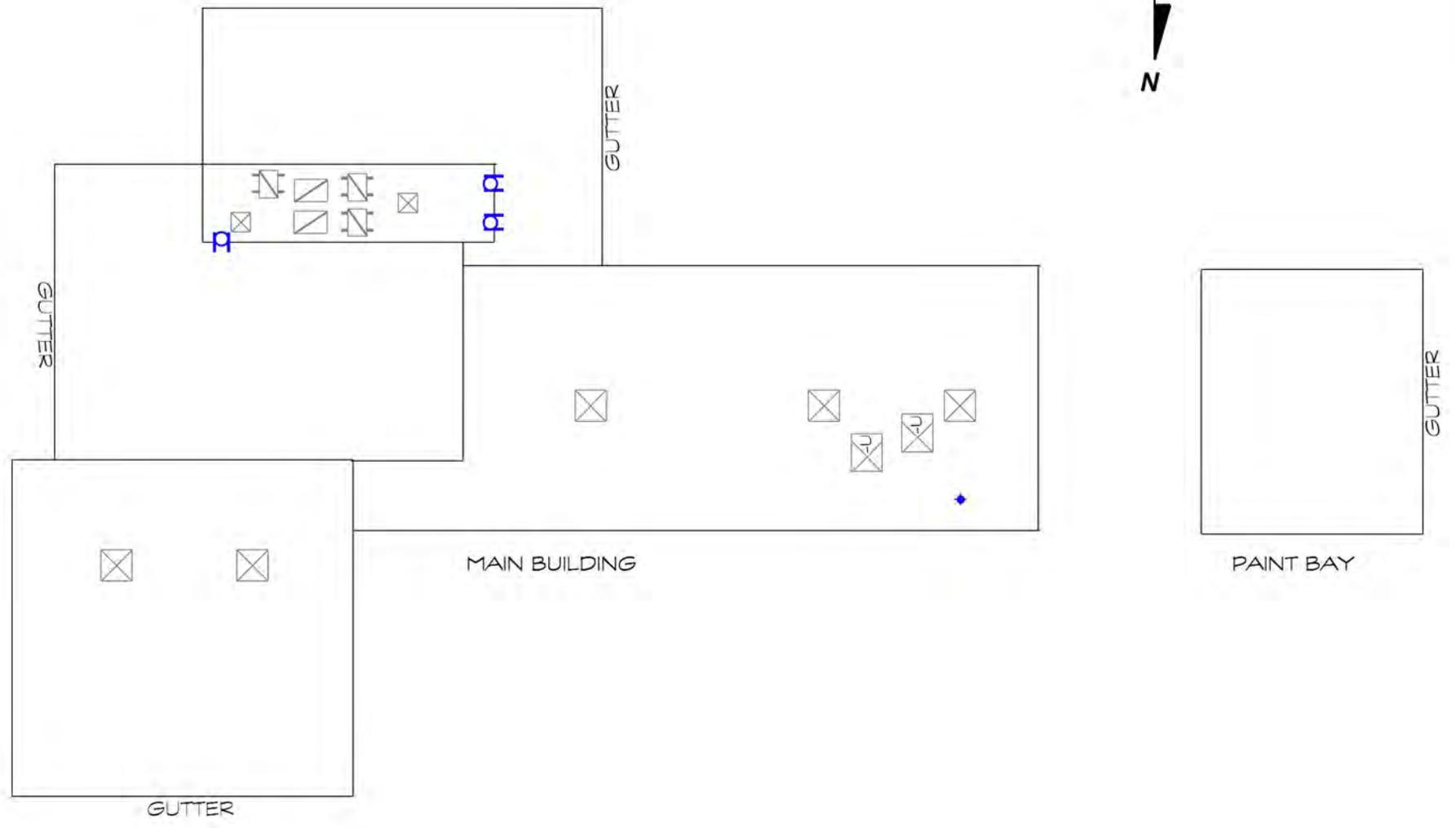
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REPAIR RECOMMENDATIONS

March 20, 2024

1. Properly repair the delaminating seams at the EPDM recover areas.



-  UNUSED CURB
-  A/C UNIT ON SLEEPERS
-  A/C UNIT ON CURB
-  EXHAUST
-  SCUPPER

REFERENCE DRAWING

ILIFF & ASSOCIATES INC.
P.O. BOX 3076
GRAPEVINE, TX 76099

13333 SENLAC DR. FARMERS BRACH, TX.	
DATE: 3-20-24	SCALE NTS
DRAWN BY MAZ	DRAWING NO. 13333SENLAC



Delaminating seams at EPDM recover.



Delaminated seams at EPDM recover.



Rusted through gutter.



Advanced aging / deterioration in ponding water areas.



Ponding water through-out TPO roof section.



Overview of the roof at 13333 Senlac Drive, March 20, 2024.