

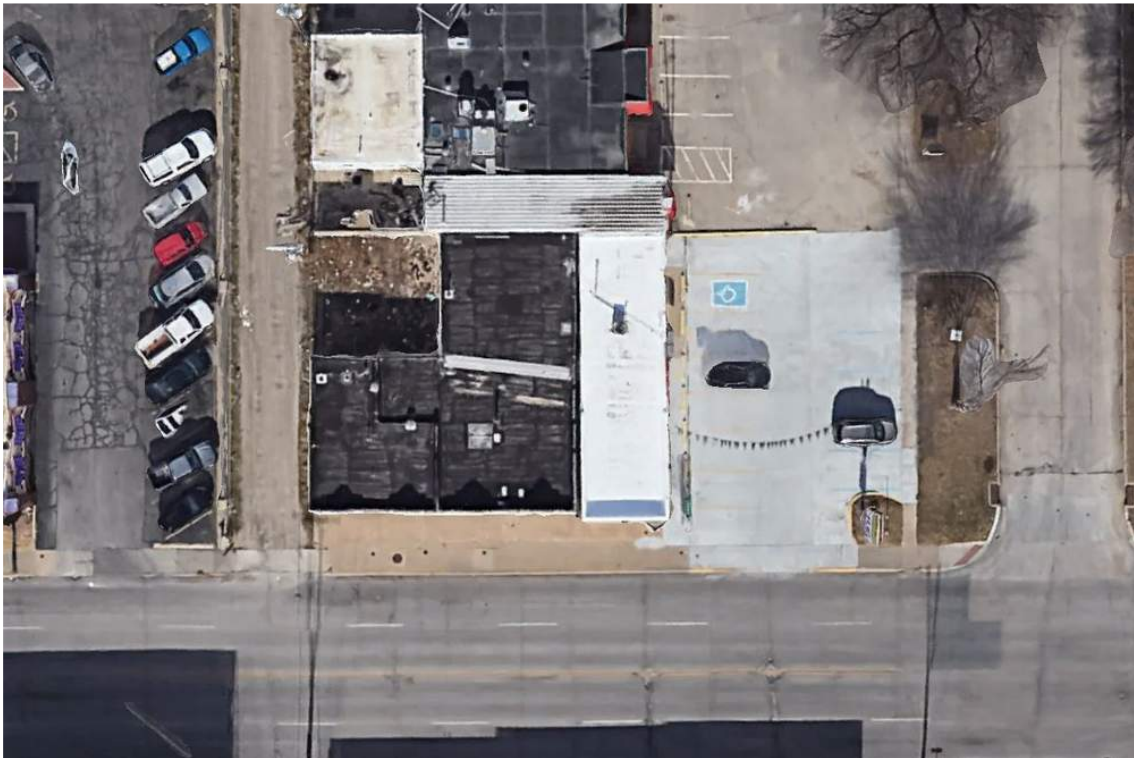
Evan Smith

Farha Roofing, LLC

8/28/2024 | 56 Photos



1028 East Harry



Section 1

Good afternoon, Taylor and Kevin

Thank you for the opportunity to assess the roof located at 1028 East Harry.

Overall roof condition is very poor. When assessing roofs we are looking at several items; field or membrane condition, walls / wall flashing, penetrations and then metal (termination bar, metal edge, coping cap, gutters and downspouts). The field is failing, and has been for some time - there is fiberglass showing due to delamination across the roof system. Additionally, there are several sq worth of roof that have been repaired with shingles. This is not the proper fix for a low slope (BUR) built up roof system. Wall flashings are failing, as well. There are loose wall flashings and the termination on top of the wall flashing (roof cement) has cracked and needs to be replaced. Penetrations; field wraps, soil vents are all caulked in and need to be either removed and replaced or new target sheets installed. There are no gutters and downspouts on the building which allows for water to properly flow away from the building. When installing the new system, I would recommend installing 6" box gutters with downspouts every 25'. The metal edge (where the gutters should be) is rusted out and will continue to be a concern until removed and replaced.

I would recommend a replacement here. Either an overlay of the existing system, or a complete removal and install of new.



Plank wood deck.

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Date: 8/28/2024, 3:57pm
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1/2" wood fiber.

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Overview, southwest elevation.

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Wall termination and flashing failing.
Will need new termination bar and or metal edge with new system.

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Soil vents need to be re flashed and or removed and replaced.

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Fiberglass on built up cap sheet showing. Membrane is scrimmed out and is potentially an active leak.

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Additional photo of failing wall flashing.

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BUR cracking / alligating and has been repaired with lucas 8500.
Not the correct application.

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Shingle repair made on a low slope BUR.

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Shingle repair on a BUR roof.
Not the correct application.

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Wall flashing(s) with silicone on a BUR roof.
Not the correct fix.

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Rusted out vent cap, needs to be removed and replaced.

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Membrane cracked out - alligating.

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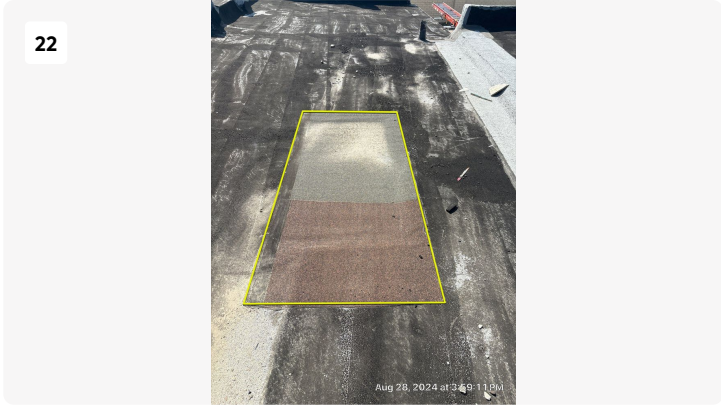
Additional photo of fiberglass and alligating.

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Failing wall flashing.

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Shingle repair on a BUR roof.
Not the correct application.

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Angle changed stripped in with cap sheet. Needs to be touched up with roof cement.

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Deleted penetration stripped in with modified cap sheet and 3 coursed.

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Penetration needs re flashed.

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Transition between BUR roof and metal roof is going to be an issue.
There will be leaks if membrane is not terminated correctly.

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Overview.

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Additional shingle repairs on BUR roof.

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Vent cap missing and roof cement cracked out.

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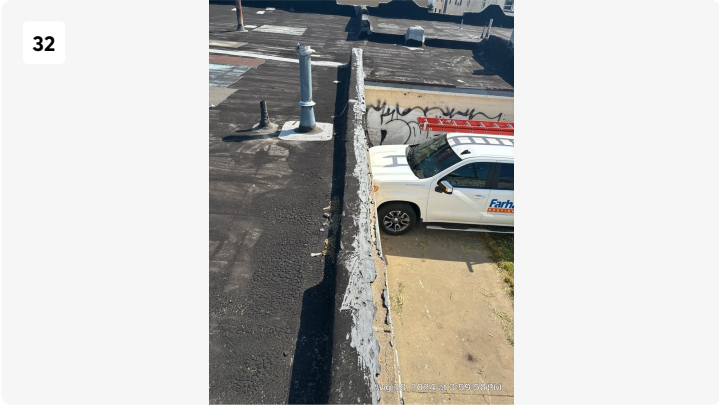
Field membrane and wall flashing both failing.

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Wall termination failing.

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Date: 8/28/2024, 3:59pm
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Metal edge rusted out.
Needs removed, replaced and stripped in.

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Defunct pitch pan, can be deleted.

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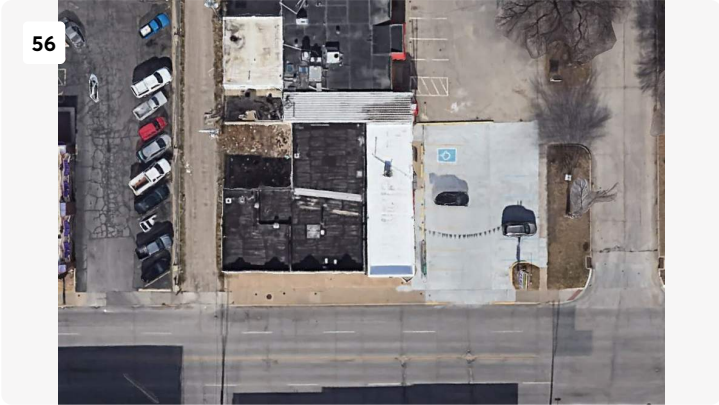
Roof next door has been roofed, and wall flashing terminated up and over the wall surface with termination bar. Good example of what 1028 could possibly look like.

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Missing masonry block.

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