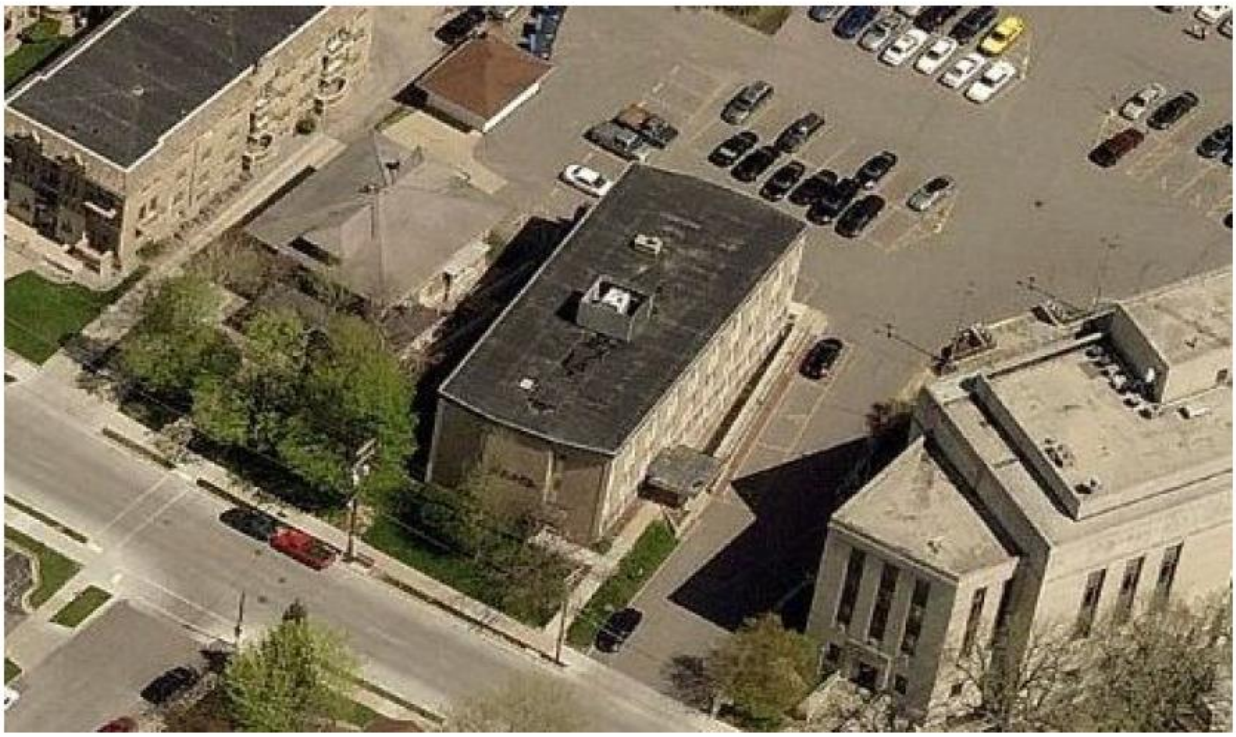
Roof Evaluation and Budgetary Estimate

Orrin King Building – 448 Algoma Boulevard, Oshkosh

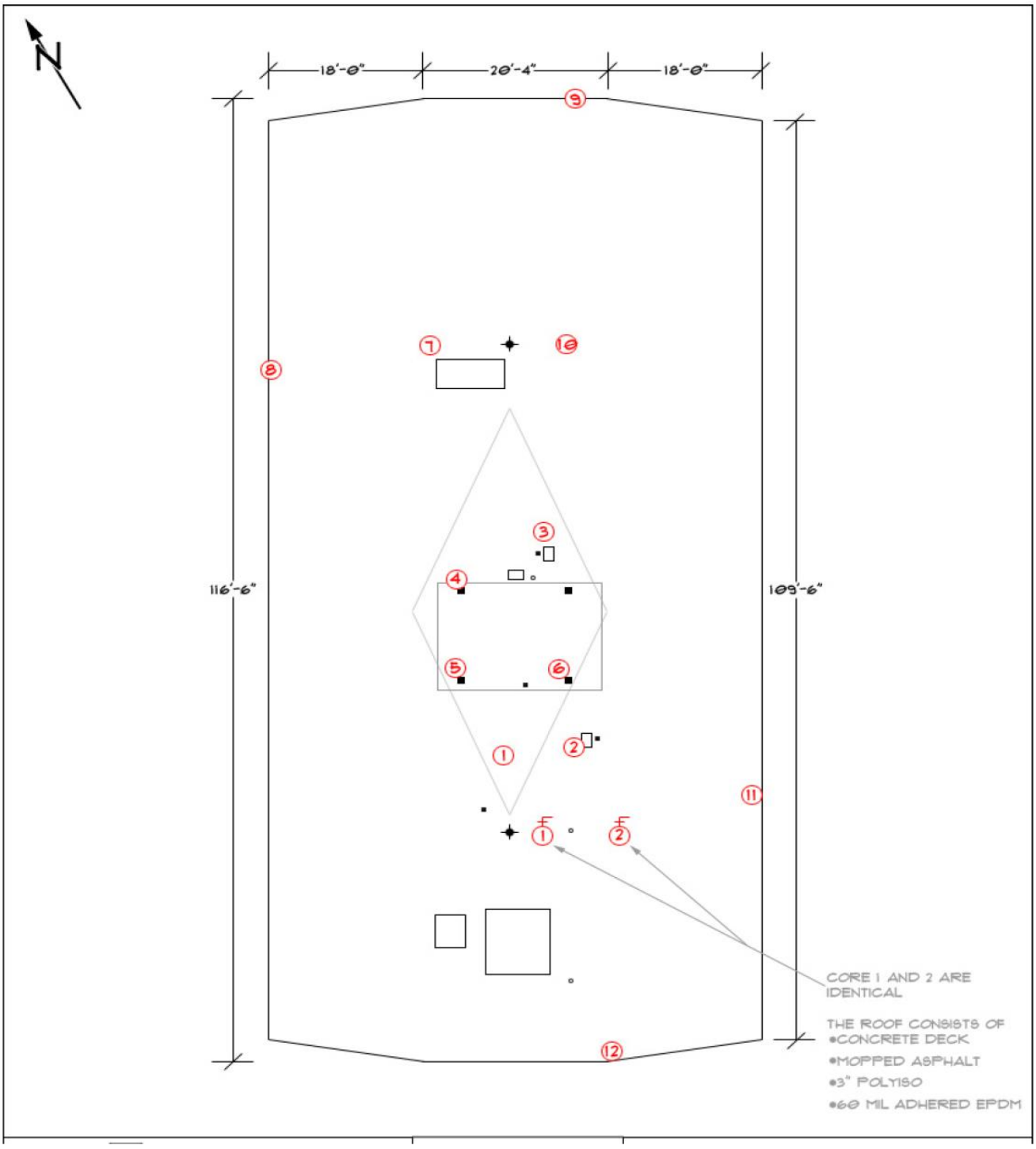


Report/Proposal Date: July 21, 2017

Prepared for: **Winnebago County**
Facilities and Property Management
1221 Knapp Street
Oshkosh, WI 54902

Prepared by: Oshkosh Industrial Roofing & Sheetmetal, LLC.
P.O. Box 1
Winnebago, WI 54985

Defect Map


N
18'-0"
20'-4"
18'-0"
116'-6"
109'-6"
CORE 1 AND 2 ARE IDENTICAL
THE ROOF CONSISTS OF
•CONCRETE DECK
•MOPPED ASPHALT
•3" POLYISO
•60 MIL ADHERED EPDM

Roof Inspection / Defect Images

Image #1 – Defect 1

Note: There is a large area of detached insulation, evident as a protruding blister.

The area of detached insulation is susceptible to wind uplift forces, and could cause a catastrophic loss in the event of a windstorm.

Image #2 – Defect 2

Note: Seams and flashings on this roof exhibit aging. The glue on this coverpatch has deteriorated and is separating from the substrate.

Image #3 – Defect 2 (Continued)

Note: Aging flashings on this roof exhibit weatherchecking and dry rot. There is a hole into the roof system at the base of this curb.

Image #4 – Defect 3 (Continued)

Note: Aging flashings on this roof exhibit weatherchecking and dry rot. There is a hole into the roof system at the base of this curb.

Image #5 – Defect 3 (Continued)

Note: Aging flashings on this roof exhibit weatherchecking and dry rot. There is a hole into the roof system at the base of this curb.

Image #6 – Defect 3 (Continued)

Note: Aging flashings on this roof exhibit weatherchecking and dry rot. There is a hole into the roof system at the base of this curb.

Image #7 – Defect 3 (Continued)

Note: Aging flashings on this roof exhibit weatherchecking and dry rot. There is a hole into the roof system at the base of this pitchpocket.

Image #8 – Defect 4

Note: The equipment stand sealer pockets have detached from the pipes due to rusting.

Image #9 – Defect 6 (Continued)

Note: The equipment stand sealer pockets have detached from the pipes due to rusting.

Image #10 – Defect 6

Note: The equipment stand sealer pockets have detached from the pipes due to rusting.

Image #11 – Defect 7 (Continued)

Note: Aging flashings on this roof exhibit weatherchecking and dry rot. There is a hole into the roof system at the base of this curb.

Image #12 – Defect 8 (Overview)

Note: There are numerous issues with the coping cap and wall base. The original flashing material is weatherchecked, and at the end of its service life. The coping seam cover sealant is deteriorated and likely permits water into the copings.

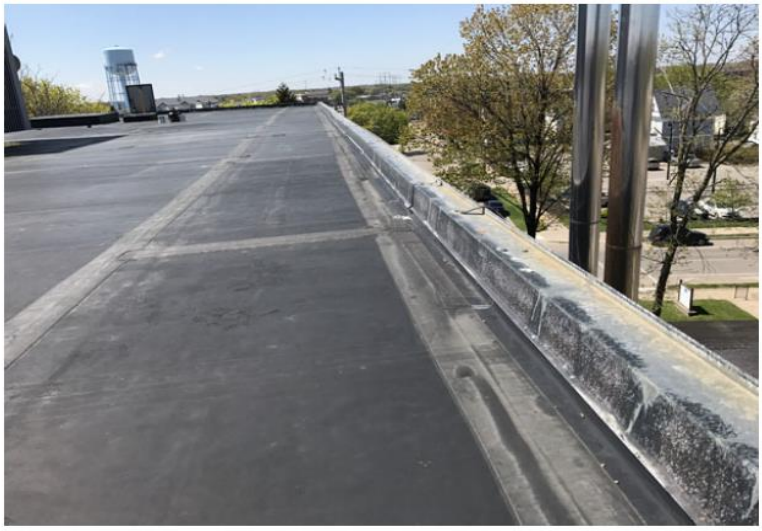


Image #13– Defect 8 (Detail)

Note: Coping seam cover sealant is suspect, and the EPDM flashing material below is aging and weatherchecked. The lower arrow indicates a hole through the flashing..

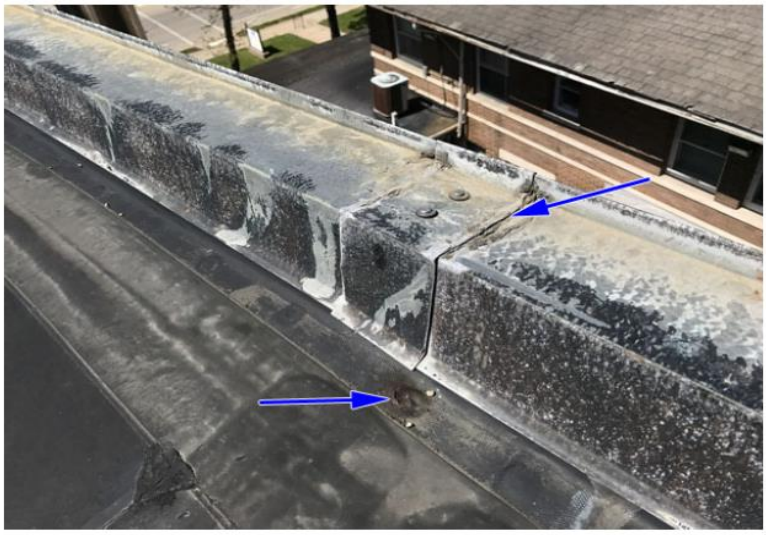


Image #14 – Defect 9

Note: Hole in coping cap metal.

Image #15 – Defect 10 (Continued)

Note: There are numerous prior repairs and patches in Area 10.

Image #16 – Defect 11

Note: Flashing material at the base of the copings is aging and weatherchecked. The protruding fastener head at the base of the wall will be a source of water entry.

Image #17 – Core Sample 1

Note: There are numerous protruding fastener heads at the base of the coping, all exist under the weatherchecked EPDM flashing.

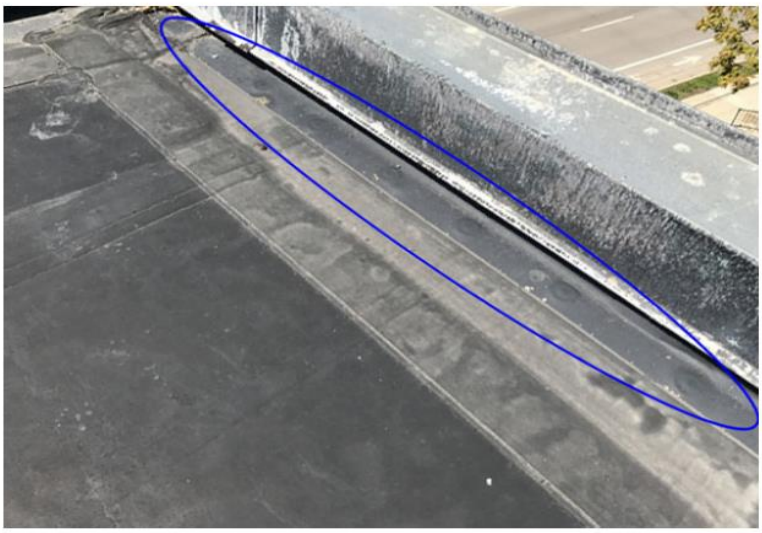


Image #18 – Core Sample 1

Note: The sample collected at Core #1 consists of one layer of 3" thick polyisocyanurate board insulation mopped to the concrete deck.

Image #19 – Core Sample 2

Note: The core sample location was repaired properly using appropriate materials and methods.

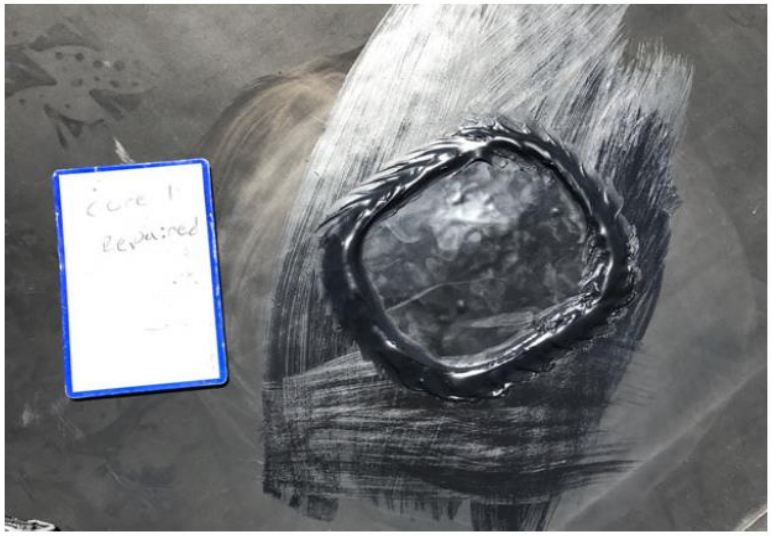


Image #20 – Core Sample 2 Repair

Note: Core #2 consisted of the same materials as Core #1.

The core sample location was repaired properly using appropriate materials and methods.

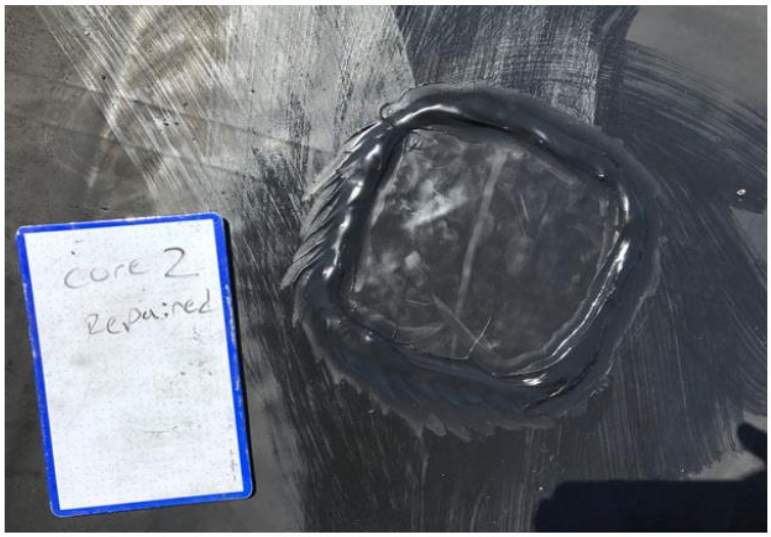


Image #20 – Core Sample Repair Overview

Note: The core sample locations are located on the south end of the building, on the east side of the drain.