

O N L I N E   I N F O R M A T I O N

# **City of Deer Park Municipal Court and Theater Building**

1302 Center St.

Deer Park, TX 77536

**Tremco Incorporated**

September 11, 2015

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## **1. Introduction**

Explanation of report objectives, methods of data collection and explanation of the seven categories of maintenance recommendations.

## **2. Executive Summary**

Summarized information, presented in numeric and graphical formats, to provide an overview of your roofing inventory: number of roofs, square footage, age and condition by facility.

## **3. Budget Summary**

Summarized budget information in graphical format for each facility.

## **4. Roof Details - City of Deer Park**

Full details of the roof data collected for City of Deer Park

# **SECTION 1.**

## **INTRODUCTION**

## REPORT CONTENT

Your report provides information essential to the analysis of your roofing investment and development of action plans. It will assist you to effectively and efficiently manage your roofing expenditures. The data you need in order to maintain your roofs in the optimum condition and preserve your substantial investment is provided.

Information is organized into the Executive Summary section followed by details for each roof. The Executive Summary provides overall information on your roofing inventory, asset value, the condition of roofs and budget amounts for maintenance, replacement and restoration work. Information is presented in numerical and graphical formats and is supported by data and recommendations for each individual roof area.

A roof area is defined by the following feature(s): An elevation change separation by walls, fire walls, expansion, control joints or a change of construction.

## INFORMATION COLLECTION

Information collected includes historical data, construction and condition information. The information is collected by well trained, experienced roof inspectors. The inspection consists of on-site interviews whenever possible, a visual examination of the roof and extractions of roof samples for analysis. All accessible roof projections and equipment are inspected.

Information about the roof insulation and deck are based on what the inspector is able to determine by field examination of a core where possible and a visual examination of the underside of the deck if accessible.

This report and associated recommendations are based on the conditions at the time of the inspection. Both conditions and recommendations will change with time, weather and normal wear and tear associated with roofs.

## CONDITION CATEGORIES

Your inspected roofing inventory has been classified into condition categories. Based on this analysis of certain key characteristics and noted conditions on each roof. Some conditions are clear indicators of future problems. Prompt attention to certain issues now may avoid or forestall a major expenditure later.

The condition categories are as follows:

- 1 . 0 - Red
- 2 . 10 - Red
- 3 . 20 - Red
- 4 . 30 - Amber
- 5 . 40 - Amber
- 6 . 50 - Amber
- 7 . 60 - Amber
- 8 . 70 - Amber
- 9 . 80 - Green
10. 90 - Green
11. 100 - Green
12. No Condition Recorded

The assignment of a roof to one of these categories is based on data collected. It does not take into account owner preferences or knowledge of a building or its anticipated future. These factors must be the subject of discussion using the inspection data as a base. This step may well result in a re-organization priority assessment.

## FOLLOW-UP WORK

Expanded recommendations, comprehensive specifications and pertinent cost estimates will be provided to you upon request, based on a more exhaustive on-site examination of the roof areas identified as priorities.

Use the services of Tremco Incorporated Account Executive to supplement the information in this report to help in establishing priorities and in the management of your roofing investment.

## **Section 2.**

### **Executive Summary**

- 2.1 Overview
- 2.2 Roofing Inventory Examined
- 2.3 Roof Inventory Distribution
- 2.4 Square Footage Distribution
- 2.5 Age Analysis by Square Feet
- 2.6 Condition Category by Square Feet
- 2.7 Roof Membrane Type by Square Feet
- 2.8 Age Analysis by Membrane Type
- 2.9 Condition by Membrane Type

## 2. Executive Summary

### 2.1 Overview

This section provides information in numeric and graphical formats to summarize the detailed data in the body of this report.

This section essentially answers four questions:

1. "What roofing inventory do we have?"
2. "What condition is it in?"
3. "What will it cost to undertake the necessary work?"
4. "Where can I save through maintenance and/or restoration?"

The contents of this section are as follows:

1. Summary of the roofing inventory examined with total number of buildings and square footage.
2. Analysis based on number of roofs.
3. Analysis based on square footage.
4. Analysis based on condition categories.
5. Analysis based on roof type.

## 2.2 Roofing Inventory Examined

Number of Buildings	1
Number of Individual Roof Areas	2
Total Square Footage	18,510

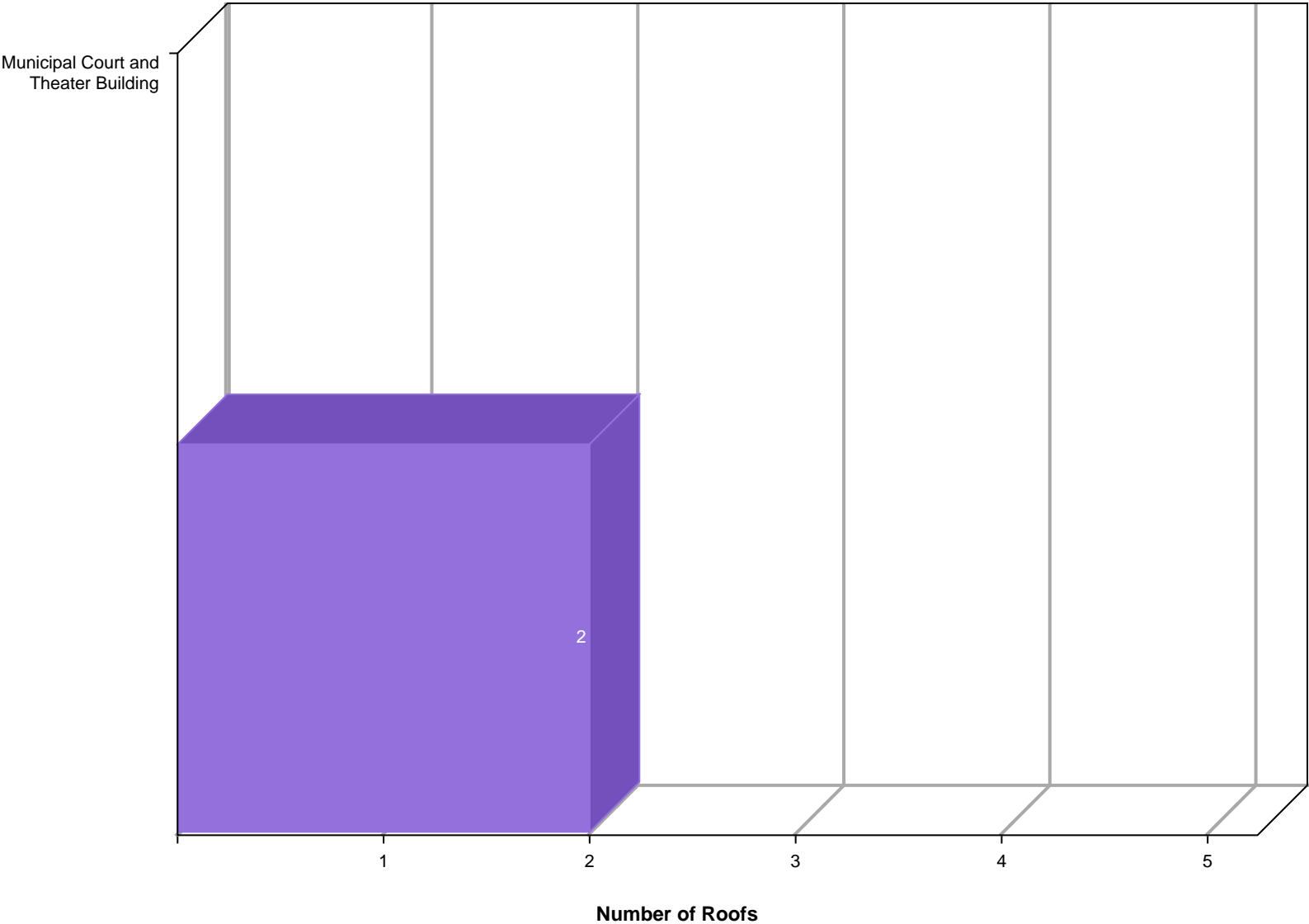
\* Please be aware that there are roofs without an asset value

City of Deer Park

Municipal Court and Theater Building

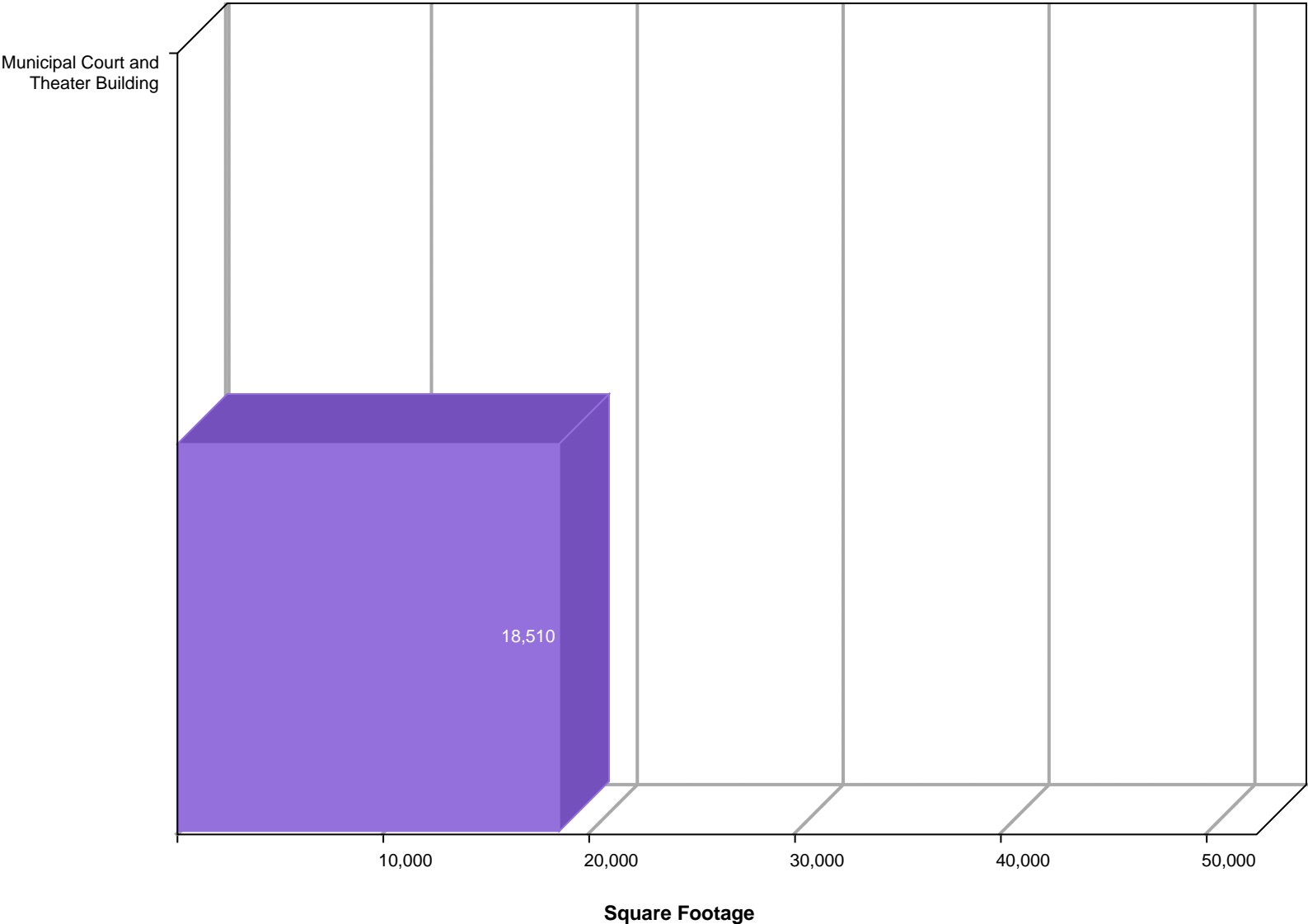
City of Deer Park	Asset Value	Sq. Ft.
<i>Municipal Court and Theater Building</i>		
Roof A		5,850
Roof B		12,660
<i>Building Total:</i>	<i>2 roof area(s)</i>	<i>18,510</i>

2.3 Roof Inventory Distribution

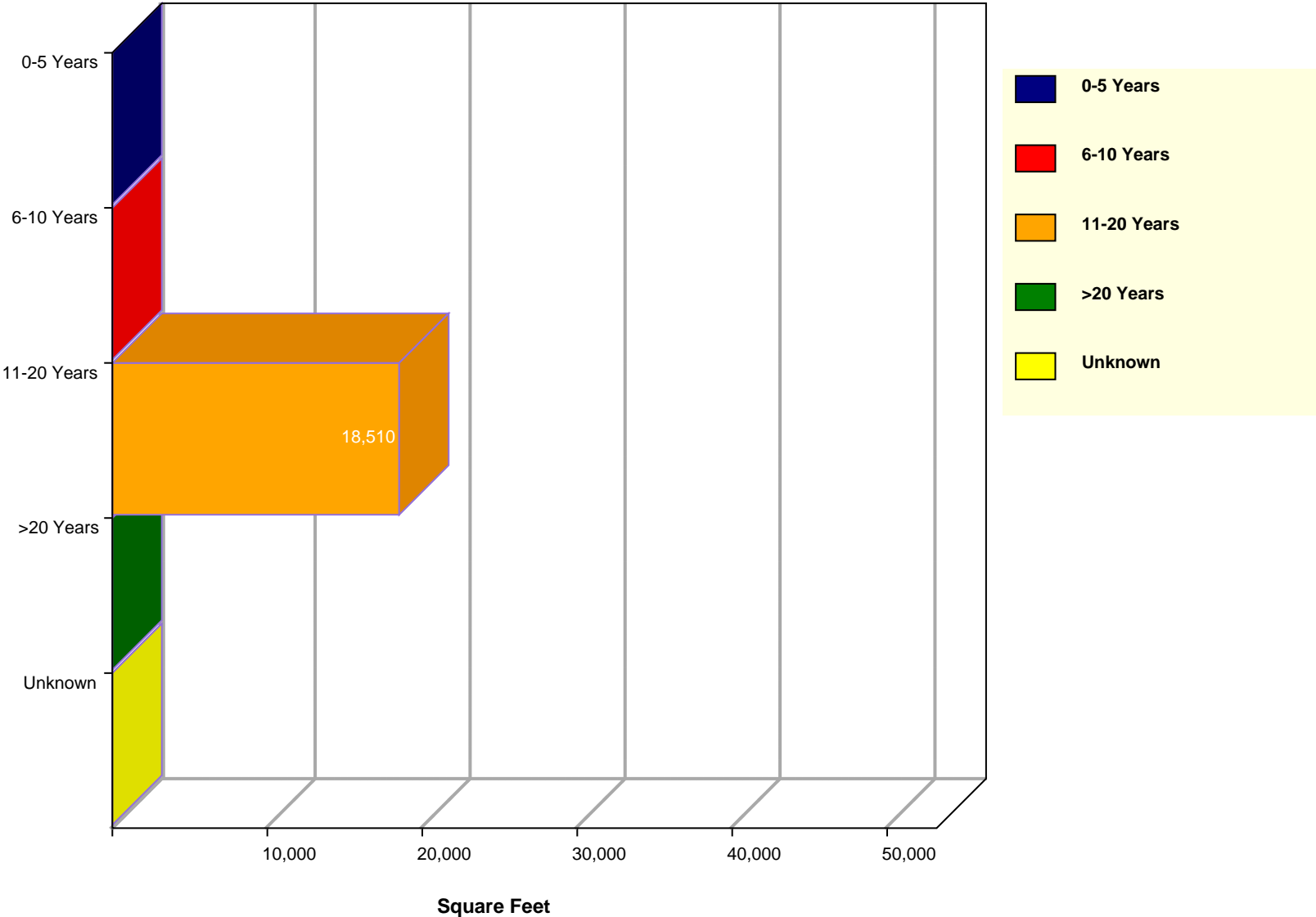




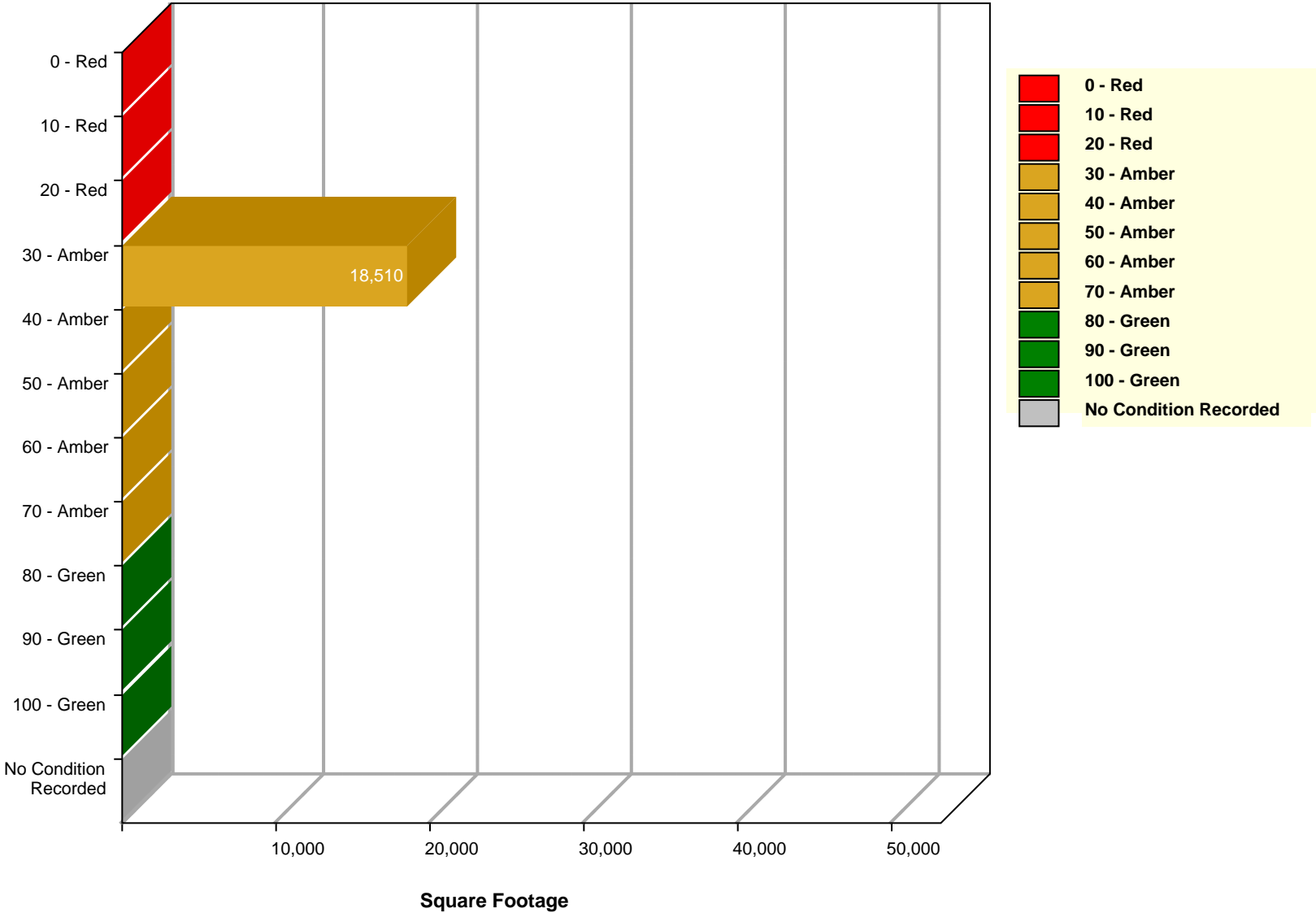
2.4 Square Footage Distribution



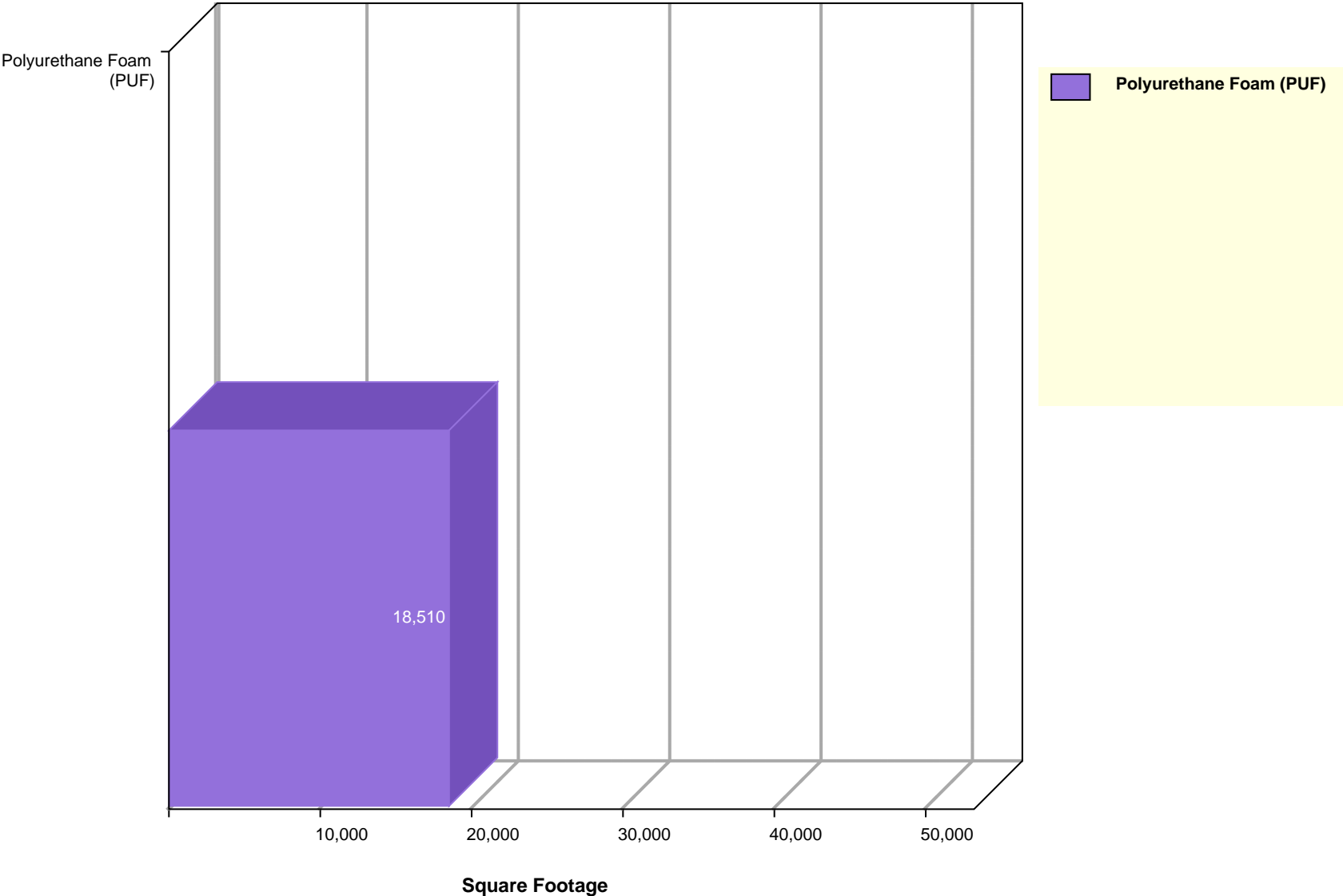
2.5 Age Analysis by Square Feet



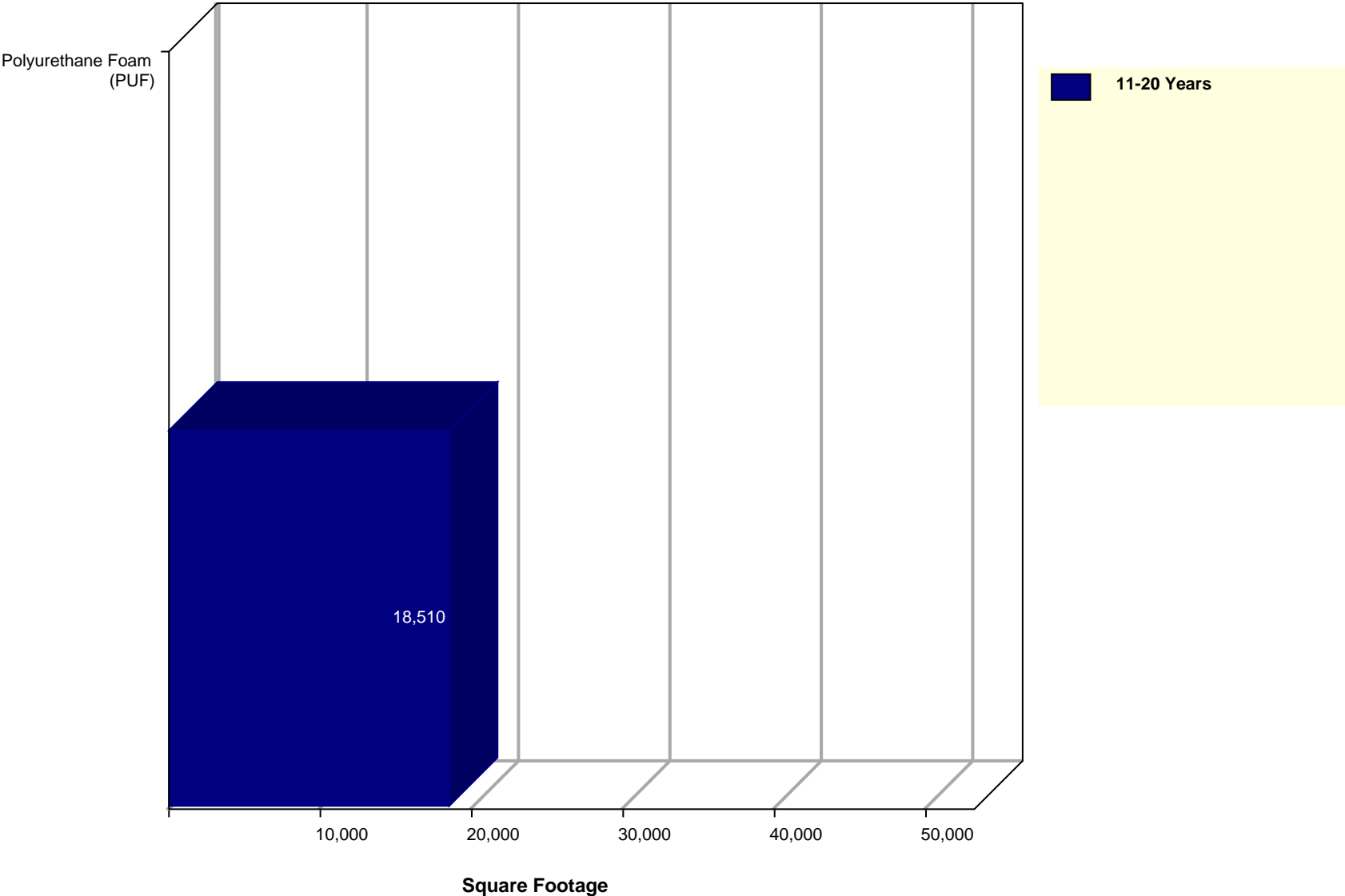
2.6 Condition Category by Square Feet



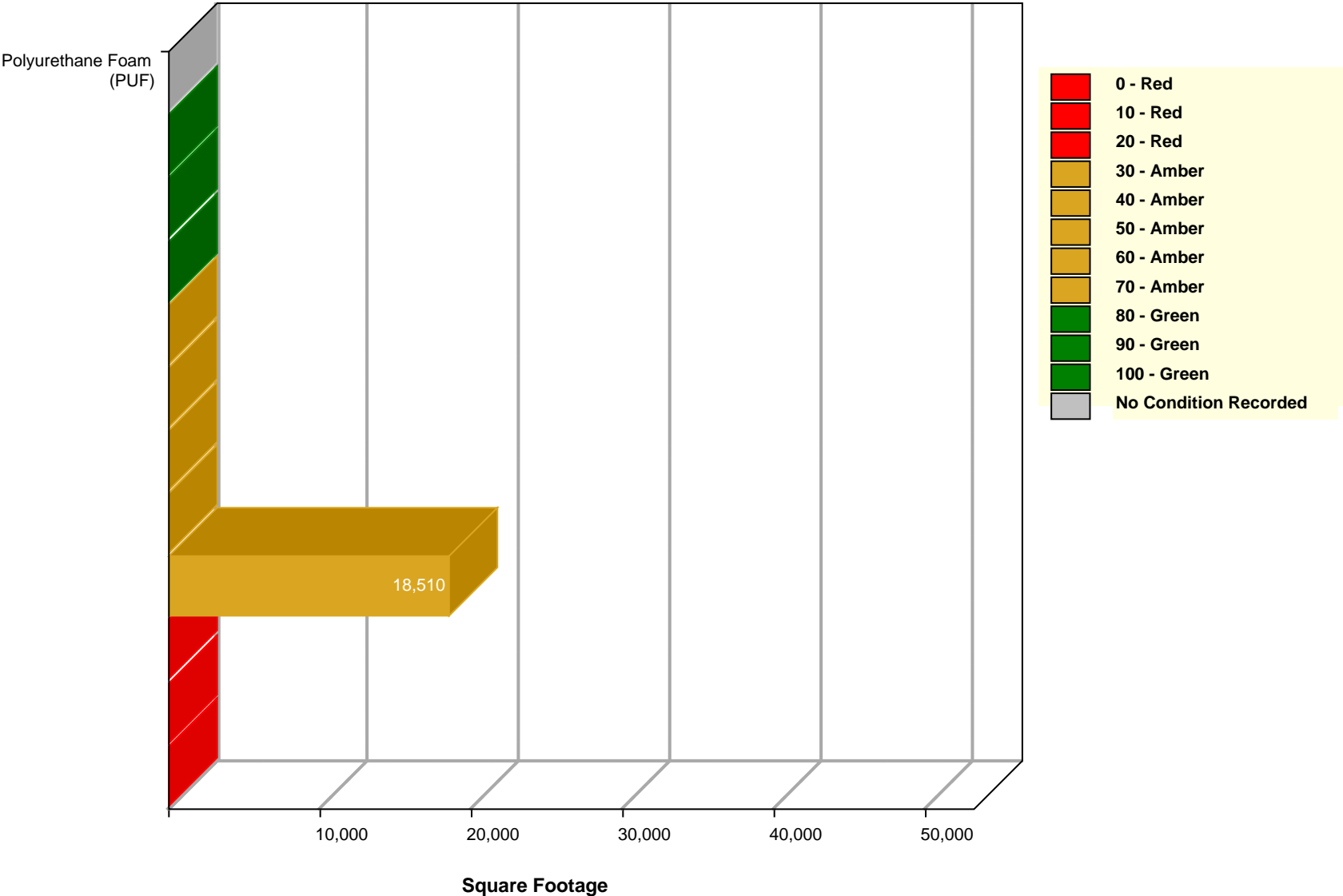
2.7 Roof Membrane Type by Square Feet



2.8 Age Analysis by Membrane Type



2.9 Condition by Membrane Type



3.1 Recommended Budget Summary by Roof

City of Deer Park

Municipal Court and Theater Building

Building name	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Subtotal										
Annual Total										

3.2 Recommended Budget Summary by Task

City of Deer Park

Municipal Court and Theater Building

Building name	Task	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
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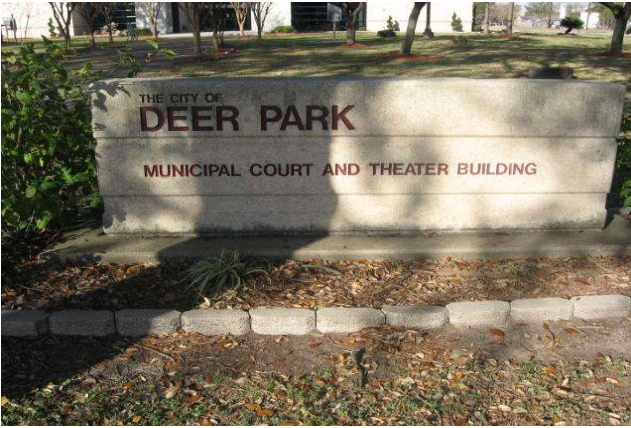
Subtotal

Annual Total



## Building Photos

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Building sign.



Ground view.



Ground view.



Ground view.

## Building Photos

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Ground view.

## Maintenance Summary - Work Performed


City of Deer Park

City of Deer Park	Type	Description	Completed
<i>Municipal Court and Theater Building</i>			
Roof A	TremCare	Sealed open wall joints.	July 11, 2015
Roof B	TremCare	Removed debris from the roof and drains. Sealed open wall joints.	July 11, 2015

Overall Roof Condition

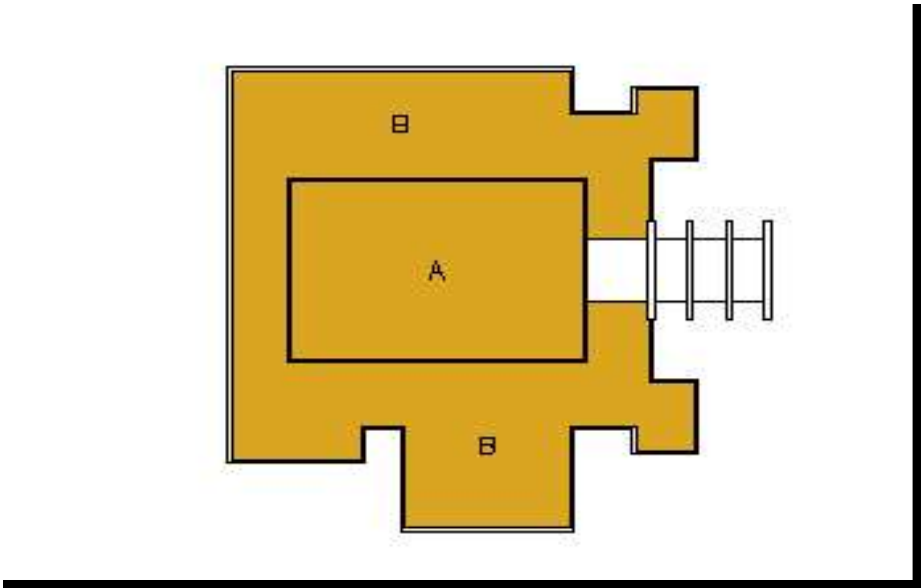
Number of Buildings	1
Number of Individual Roof Areas	2
Total Square Footage	18,510
City of Deer Park	Municipal Court and Theater Building

 30 - Amber

Region/Facility	Building	Roof	Sq. Ft.	Inspection Comments
City of Deer Park	Municipal Court and Theater Building	Roof A	5,850	
		Roof B	12,660	Insulation fasteners are backing out minor at this time monitor at this time. Roof has minor blistering monitor at this time.
	 Subtotal	2 Roof(s)	18,510	Sq. Ft.
	Grand Total	2 Roof(s)	18,510	Sq. Ft.

# Municipal Court and Theater Building

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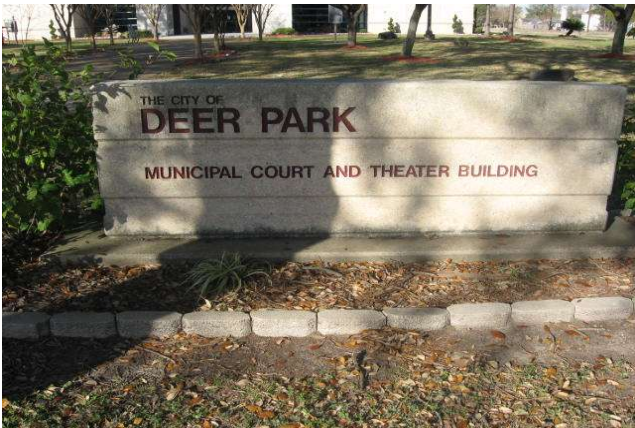


0 - Red
10 - Red
20 - Red
30 - Amber
40 - Amber
50 - Amber
60 - Amber
70 - Amber
80 - Green
90 - Green
100 - Green
No Condition Recorded

Check in with Kathy Holcomb, Engineering Department at City Hall, to gain access to the facility. (281) 478-7236

Tremco Incorporated





Building sign.



Ground view.



Ground view.



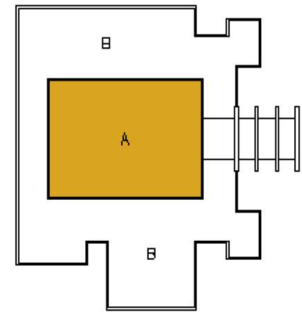
Ground view.



Ground view.

**GENERAL INFORMATION**

Roof Name	Roof A
Notes	Ladder access is located behind the stage.
Service Activity Type	TremCare Platinum
Service Activity Date	Jul 11 2015
Job Number	130441
Information Source	Specification
Year of Installation	2000 (Estimate)
Roof Leaks	No
Leak Sensitivity	Medium
Roof Size	5,850 sq. ft.
# of Stories	2
Is Ladder Required?	No
Overall Roof Condition	30 - Amber
Technician	Robert Hansen

**ROOF CONSTRUCTION**

Surfacing	Smooth White
Membrane	Polyurethane Foam (PUF)
Insulation	3" Polystyrene, Mechanically Attached
Deck Type	Metal

**DRAINAGE AND SLOPE**

Drainage	Overflow Scuppers, Internal Drains
Slope	1/4 inch(es) per foot, Saddles/Crickets

**PERIMETER, WALL AND COPING**

	Type	Condition(s)	Magnitude	Severity
<b>Perimeter Type</b>	Parapet Wall	Weathered	Moderate	Minor
<b>Wall Type</b>	Pre-cast Wall	Weathered	Moderate	Minor
<b>Coping Type</b>	Metal Coping	Fair Condition		
<b>Perimeter Wall and Flashing Type</b>	Polyurethane Foam (PUF)	Weathered	Moderate	Minor
<b>Projection Flashings Type</b>	Polyurethane Foam (PUF)	Weathered	Moderate	Minor



**PROJECTION AND EQUIPMENT**

Type	Total	Require Attention
Drain(s)	4	0
Hatch Cover(s)	1	0
Scupper(s) (Overflow)	8	0
Smoke Hatch(es)	2	0
Soil Stack(s)	1	0

**ROOF CONDITIONS**

Defect(s)	Magnitude	Severity
Weathered	Extensive	Minor

**MAINTENANCE SUMMARY**

Work Performed	
TremCare	Sealed open wall joints.



Overview.



Overview.



Overview.



Overview.



Overview.



Overview.



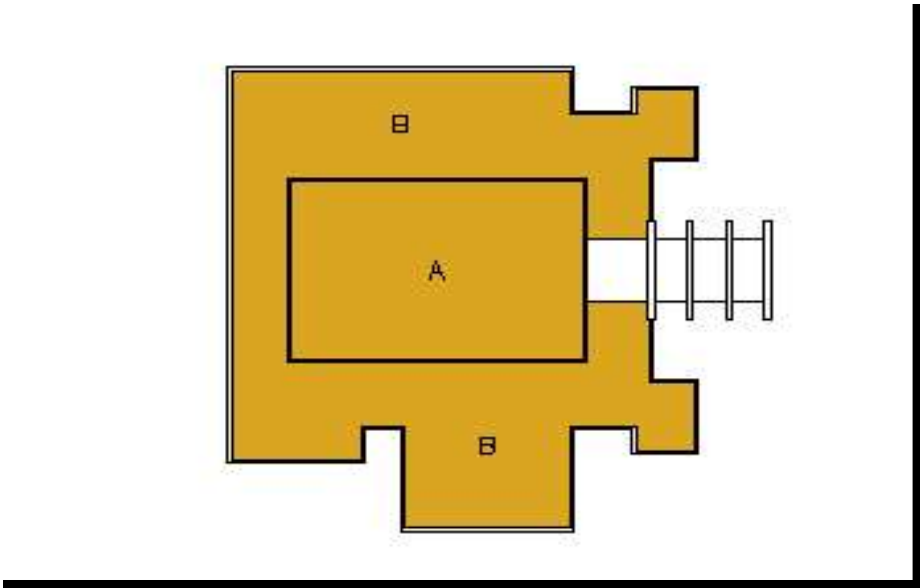
Open wall joints.



Sealed wall joints.

# Municipal Court and Theater Building

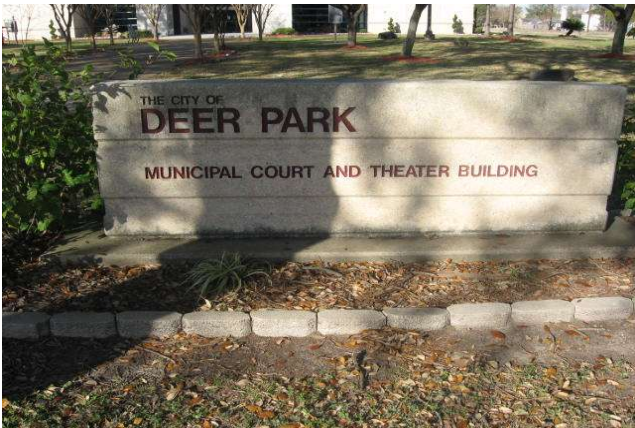
1302 Center St.  
Deer Park, TX 77536



0 - Red
10 - Red
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50 - Amber
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80 - Green
90 - Green
100 - Green
No Condition Recorded

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Tremco Incorporated



Building sign.



Ground view.



Ground view.



Ground view.

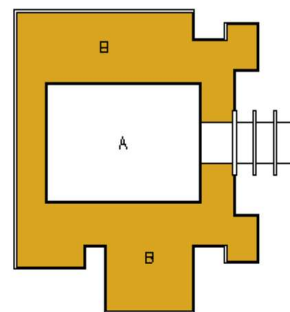




Ground view.

**GENERAL INFORMATION**

Roof Name	Roof B
Notes	Roof hatch is located in the storage room at the northeast corner of the building.
Service Activity Type	TremCare Platinum
Service Activity Date	Jul 11 2015
Job Number	130441
Information Source	Specification
Year of Installation	2000 (Estimate)
Roof Leaks	No
Leak Sensitivity	High
Roof Size	12,660 sq. ft.
# of Stories	1
Is Ladder Required?	No
Overall Roof Condition	30 - Amber
Inspection Comments	Insulation fasteners are backing out minor at this time monitor at this time. Roof has minor blistering monitor at this time.
Technician	Robert Hansen

**ROOF CONSTRUCTION**

Surfacing	Smooth White
Membrane	Polyurethane Foam (PUF)
Insulation	2-1/2" Polystyrene, Mechanically Attached
Deck Type	Metal

**DRAINAGE AND SLOPE**

Drainage	Overflow Scuppers, Internal Drains
Slope	1/4 inch(es) per foot, Saddles/Crickets

**PERIMETER, WALL AND COPING**

	Type	Condition(s)	Magnitude	Severity
<b>Perimeter Type</b>	Non-Parapet Wall	Weathered	Moderate	Moderate
	Parapet Wall	Weathered	Moderate	Moderate
<b>Wall Type</b>	Pre-cast Wall	Weathered	Moderate	Moderate
<b>Coping Type</b>	Metal Coping	Fair Condition		
<b>Perimeter Wall and Flashing Type</b>	Polyurethane Foam (PUF)	Weathered	Moderate	Moderate
<b>Projection Flashings Type</b>	Polyurethane Foam (PUF)	Weathered	Moderate	Moderate

**PROJECTION AND EQUIPMENT**

Type	Total	Require Attention
Drain(s)	8	0
Gas Pipe(s)	9	0
Hatch Cover(s)	1	0
Hot Pipe(s)	7	0
Scupper(s) (Overflow)	14	0
Sleeper(s) (Exposed)	25	0
Soil Stack(s)	8	0
Ventilator(s)	2	0
Ventilator(s) (Curb)	7	0

**ROOF CONDITIONS**

Defect(s)	Magnitude	Severity
Weathered	Moderate	Minor

**MAINTENANCE SUMMARY**

Work Performed		
TremCare	Removed debris from the roof and drains. Sealed open wall joints.	





Overview.



Overview.



Overview.



Overview.



Overview.



Overview.



Overview.



Overview.



Open coping joint.



Sealed coping joint.



Open wall joint.



Sealed wall joint.





Open wall joint.



Sealed wall joint.



Debris.



Removed debris.



Debris.



Removed debris.



Blister.



Fastener backout.



Fastener backout.