

KNOPF & ASSOCIATES, INC.

Emailed 11/29/16

ROOFING CONSULTANTS

November 29, 2016

Town of Palm Beach Public Works
Mr. Brett Madison
951 Old Okeechobee Road, Suite D
West Palm Beach, FL 33401
bmadison@townofpalmbeach.com

Re: 2016 Roof Condition Evaluation Report
Bid #2016-27, Town of Palm Beach, Item #16
Par 3 Cart Storage (Old Clubhouse)

Dear Mr. Madison,

Pursuant to Bid No 2016-27, I visited the above site on Tuesday November 22, 2016 to perform a review of the roof specifically and roof areas from the ground. The purpose of this inspection was to evaluate the current condition of the existing roof systems (2), to verify if repair or replacement is needed.

My inspection was performed in a visual non-destructive manner and my report is supported with captioned photos, site evaluation form and roof plan showing general locations of deficient items found.

My report is as follows:

A walk around the facility at ground level found two (2) pockets of entrapped water in the paint coating on the east side wood fascia. These water pockets were punctured to relieve the water and reduce the chances of accelerated wood decay (photo 2). Moving around to the west side there is obvious wood decay and water stains on the same fascia, indicating possibly active leak areas from the low slope roof (photos 3 & 4).

This structure has two (2) roof systems, a main low slope roof, fully surrounding a steep sloped cement tile roof.

The main low slope roof is a gravel surfaced built-up asphalt roof membrane, which is not commonly used anymore. A search of the Town of Palm Beach permit file did not produce any viable records to determine the roof age, installing contractor, or system manufacturer.

Knopf & Associates, Inc.

November 29, 2016

Re: 2016 Roof Condition Evaluation Report
Bid #2016-27, Town of Palm Beach, Item #16
Par 3 Cart Storage (Old Clubhouse)

Pg ~ 2 ~

There is one decent size incomplete repair spanning between the low and steep sloped roofs at the east side (photo 5). Whomever started this repair should complete same to protect the area from UV degradation.

The cement tile roof is a 9" width Bermuda tile, mortar set over a #30/90 organic felt and from its appearance is the same age as the low slope roof. There are a few cracked tile, which remain in place and the white paint topping is discolored and peeling. These tile should be replaced.

Conclusion

Having completed my review of the site conditions, I am of the opinion, with proper repairs, of both roofs, cleaning and painting of the tile areas, the Town can expect four (4) perhaps five (5) years more service life.

Recommendation

Thought should be given to replacing the decayed fascia section, then proper preparation and painting of the fascia and soffit areas.

This completes my report, should you have any questions, please feel free to contact me.

Respectfully,



Leslie G. Knopf, CPRC
President 16-074

Enc:

- | | |
|---|--------|
| 1) Google Earth Aerial Photo | 1 pg. |
| 2) Roof Maintenance Inspection Checklist Form | 3 pgs. |
| 3) Knopf Photos | 3 pgs. |

Note: The original photos were lost, so they were re-taken 11/29/16.



KNOPF & ASSOCIATES, INC.

ROOFING CONSULTANTS

Roof Maintenance Inspection Checklist

General Roof Information		
Type of Roof: <u>Flat</u> <u>Sloped</u> PAC 3 CAR STORAGE (OLD CLUBHOUSE)		
Today's Date: <u>11/22/16</u> Date Installed: _____ Date of Last Maintenance: _____		
Reason for Inspection: _____		
Name of Inspector/ Maintenance Personnel: _____		
Roofing Material	Composition Concrete Engineered Environmentally Friendly <u>Hot Mopped</u> Metal Slate <u>Tile</u> Wood Shingles/Shakes Other: _____ _____ _____	
Physical, Visible Damage/ Structural Deformation		
Dirt, Rocks, Branches, Other Debris on Roof	GOLF BALLS	
Water Damage, Drainage, Gutter Problems		
Additional Notes/ Roof Damage	ACTIVE LEAKS _____ _____	
For Flat Roofs	Action: Repair/Replace	Comments/Notes
Roof Surface: Good, Fair, <u>Poor</u>	REPLACE	ADD SLOPE TO DRAIN
Coating: Good, Fair, Poor		
Deformations: Holes, Punctures, Cracks, Active Leaks, Visible Weathering		LEAKS, WEST EAVE PAINT AT FASCIA FAILING
Other Notable Problems	_____	

For Sloped Roofs	Action: Repair/Replace	Comments/Notes
Roof Surface: Good, Fair, Poor	REPLACE	
Asphalt Shingle/Tile/Shake, Slate: Missing/Curled/Bent/Worn/ Cracked		
Metal Roofs: Bent, Worn, Rusted, Corroded, Missing Panels/Fasteners		
Other Notable Problems		

Exterior Roofing			
Structural Component	Condition: Good, Fair, Poor	Repair/Replace	Comments/Notes
Chimneys			
Decking			
Dormers			
Drip Edges			
Fascia	FAIR		PAIN FALING
Gutters and Downspouts			
Hips			
Ridges			
Sheathing			
Skylights			

Soffit			
Starter Strips			
Underlayment			
Valleys			
Vents			
Other Components			
Interior Roofing			
Structural Component	Condition: Good, Fair, Poor	Repair/Replace	Comments/Notes
Ceiling Tiles			
Drywall			
Evidence of Leaks/Staining			
Insulation			
Rafters			
Roof Trusses			
Additional Notes/Comments	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		

Town of Palm Beach
Re: Par 3 Cart Storage
11/29/16
16-074

#1 Front view



#2 Example of water blister in paint at fascia, east side, typical of 2.



#3 Possible roof leak area at west side. Water stains from fascia.



Town of Palm Beach
Re: Par 3 Cart Storage
11/29/16
16-074

#4 Decayed fascia west side.



#5 Incomplete repair at east side, between roof levels.



#6 Overview of failing paint on tile



Town of Palm Beach
Re: Par 3 Cart Storage
11/29/16
16-074

#7 Example of random cracked
tile.



#8 Overview of tile, looking
east.

