

Mountain View Whisman School District

Roof Assessment



Edith Landels ES
 115 West Dana St.
 Mountain View, CA 94041

Prepared By:
 Western Roofing Service
 15002 Wicks Blvd.
 San Leandro, CA 94577

Roof Area: Buildings 1, 2, 3, 4, 5, 6 Dimensional Asphalt Shingle Roofing

Roof System Overview	
Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Dimensional Asphalt Shingles
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	15 - 20yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Buildings 1, 2, 3, 4, 5, 6 Built-up Roofing

Roof System Overview	
Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Mineral Surfaced Cap Sheet
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacturer of record and age is unknown.



Roof Overview - Building 1&2



Roof Overview - Building 1&2



Typical Deficiency - Through roof penetrations do not appear to have proper roof jack. Recommend installing proper roof jack and storm collar.



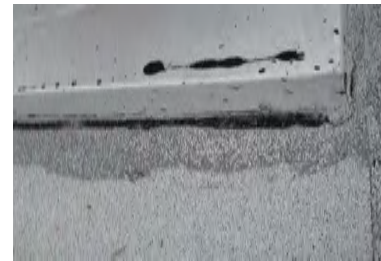
Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Condenser line sets and electrical have not been flashed properly. Recommend installing galvanized pitch pocket with cover.



Typical Deficiency - Debris have accumulated on roofs. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Corner detailing at mechanical curb penetrations show signs of cracking and delamination. Recommend touch up of mastic and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - LB electrical penetrations have not been flashed properly. Recommend installing galvanized pitch pocket with cover.



Roof Overview - Building 3



Roof Overview - Building 3



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Through roof penetrations do not appear to have proper roof jack. Recommend installing proper roof jack and storm collar.



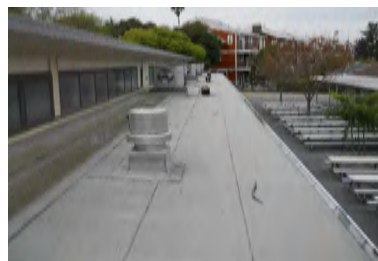
Typical Deficiency - Mineral surfaced cap sheet has blistered. Recommend relief cutting blister, imbed in layer of modified mastic, and apply target sheet of mineral surfaced cap sheet in cold applied adhesive.



Typical Deficiency - Pitch pocket sealants have dried out and pulled away from flashing. Recommend topping off pitch pocket with compatible sealer or modified mastic and application of acrylic or silicone coating to preserve and maintain repair.



Roof Overview - Building 4



Roof Overview - Building 4



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



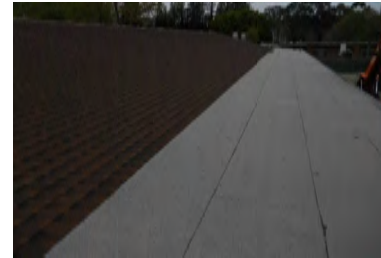
Typical Deficiency - Through roof penetrations do not appear to have proper roof jack. Recommend installing proper roof jack and storm collar.



Roof Overview - Building 5



Roof Overview - Building 5



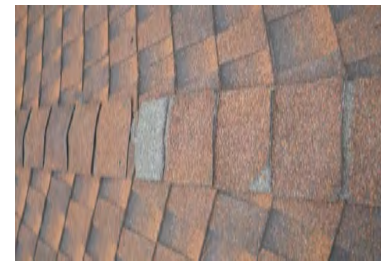
Roof Overview - Building 5



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 6



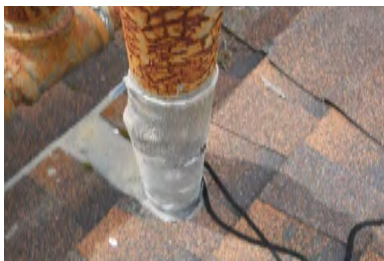
Typical Deficiency - Hip and ridge shingles are missing. Recommend replacing as needed.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Debris have accumulated on roofs. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Pipe jacks are missing band clamps and sealant. Recommend installing stainless steel band clamps, apply sealant, and install storm collar.

Condition Overview Roof Area: Buildings 1, 2, 3, 4, 5, 6 Dimensional Asphalt Shingle Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Several through roof pipe penetrations have been improperly flashed. Missing hip and ridge shingles throughout. Missing pipe clamps and storm collars.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Replace missing shingles as needed.

Install new pipe flashings with storm collars as needed.

Install stainless steel band clamps and storm collars as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Buildings 1, 2, 3, 4, 5, 6 Built-up Roofing

Existing roof system is performing as designed. Observed improperly flashed roof penetrations.

Blistering of mineral surfaced cap sheet. Cracking and delamination of mastics at base flashing curb penetrations. Cracking and shrinking of pitch pocket sealants at roof penetrations.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Install new flashings and roof safes at improperly flashed pipe penetrations.

Repair blisters at mineral surfaced cap sheet as needed.

Top off pitch pockets with modified mastic or compatible sealants as needed, coat with acrylic or silicone coating to preserve repair.

Install stainless steel band clamps and storm collars as needed.

Long Term Recommendations

None at this time.

Budget Estimates

Annual Roof/Gutter Cleaning and Inspection	\$13,500 - \$14,850
Deficiency Repairs	\$12,000 - \$13,200

Mountain View Whisman School District Roof Assessment



Gabriela Mistral ES
505 Escuela Ave.
Mountain View, CA 94040

Prepared By:
Western Roofing Service
15002 Wicks Blvd.
San Leandro, CA 94577

Roof Area: Building H, J, K, L - Dimensional Asphalt Shingles

Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Dimensional Asphalt Shingles
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	15 - 20yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Building H, J, K, L, M, N, P - Built-up Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Mineral Surfaced Cap Sheet
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Roof Area: Building N, P - Clay S Tile

Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Clay S Tile
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	15 - 20yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

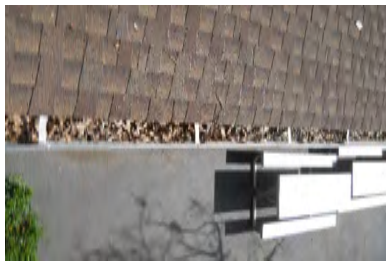
Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacturer of record and age unknown.



Roof Overview - Building H



Roof Overview - Building H



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building J



Roof Overview - Building J



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building K



Roof Overview - Building K



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Observed debris at field of roofing. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building L



Roof Overview - Building L



Typical Deficiency - Through roof penetrations has not been properly flashed. Recommend installing new roof jack and storm collar.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building M



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Observed debris at field of roofing. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building N



Roof Overview - Building N



Typical Deficiency - Mineral surfaced cap sheet is damaged from previous sleeper block that has been removed. Recommend repairing as needed.



Typical Deficiency - Through roof penetrations has not been properly flashed. Recommend installing new roof jack and storm collar.



Typical Deficiency - Through roof penetration is open. Recommend resealing and installing storm collar.



Typical Deficiency - Observed debris at field of roofing. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Leader pipe seam is broken. Recommend repairing and or replacement.



Roof Overview - Building P



Roof Overview - Building P



Typical Deficiency - Asphalt shingles are damaged and missing. Recommend replacing.



Typical Deficiency - Through roof penetration has not been properly sealed. Recommend re-sealing and installing storm collar.



Typical Deficiency - Observed debris at field of roofing. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.

Condition Overview Roof Area: Building H, J, K, L - Dimensional Asphalt Shingles

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Several through roof pipe penetrations have been improperly flashed. Missing and damaged mansard shingles. Missing pipe clamps and storm collars.

Immediate Recommendations:

- Remove all debris from field of roof, drain assemblies, gutters, and waterways.
- Repair shingles as needed.
- Install new pipe flashings with storm collars as needed.
- Install stainless steel band clamps and storm collars as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Building H, J, K, L, M, N, P - Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Damaged membrane. Open through roof pipe penetrations. Missing pipe clamps and storm collars.

Immediate Recommendations:

- Remove all debris from field of roof, drain assemblies, gutters, and waterways.
- Repair damaged membrane as needed.
- Install new pipe flashings with storm collars as needed.
- Install stainless steel band clamps and storm collars as needed.

Long Term Recommendations

Recommend tear off of existing canopy roofing and installation of new BUR roof system.

Condition Overview Roof Area: Building N, P Clay S Tile

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing.

Immediate Recommendations:

- Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Long Term Recommendations

None at this time.

Budget Estimates:

Annual Roof/Gutter Cleaning and Inspection	\$15,500 - \$17,050
Deficiency Repairs	\$14,500 - \$15,950

Mountain View Whisman School District

Roof Assessment



Monta Loma ES
 460 Thompson Ave.
 Mountain View, CA 94043

Prepared By:
 Western Roofing Service
 15002 Wicks Blvd.
 San Leandro, CA 94577

Roof Area: Buildings A, B, C, D, E, F, G, H, L, M, N, P Standing Seam Metal Roofing

Roof System Overview	
Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Standing Seam Metal Roofing
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	5 - 10yrs.
Estimated Useable Life Remaining	20 - 25yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Buildings K Standing Seam Metal Roofing

Roof System Overview	
Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Standing Seam Metal Roofing
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	0 - 5yrs.
Estimated Useable Life Remaining	25 - 30yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Buildings A, C, E, F, H Built-up Roofing

Roof System Overview	
Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Gravel
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacturer of record and age unknown.



Roof Overview - Building A



Roof Overview - Building A



Typical Deficiency - Roof transition is open.
Recommend removal of all temporary repairs and installation of as needed permanent repairs.



Typical Deficiency - Gutters are full of debris.
Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building C



Typical Deficiency - Gutters are full of debris.
Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Lead pipe jacks are missing band clamps and sealant.
Recommend installing stainless steel band clamps, apply sealant, and install storm collar.



Roof Overview - Building D



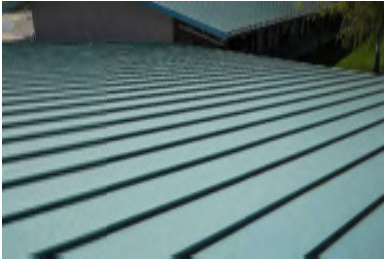
Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



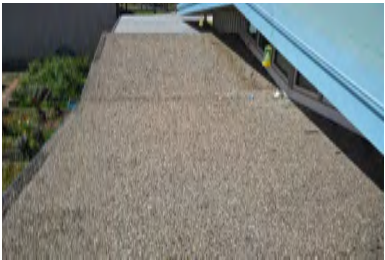
Roof Overview - Building E



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building F



Roof Overview - Building F



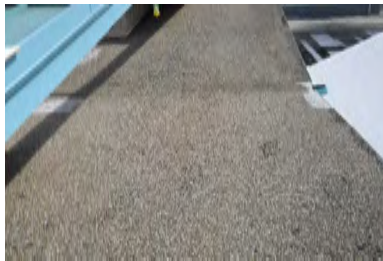
Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



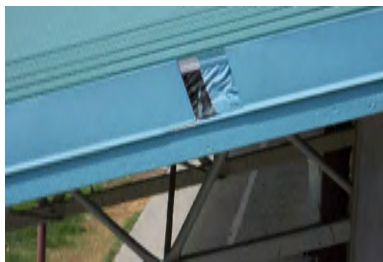
Roof Overview - Building G



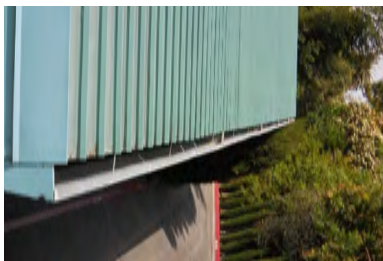
Roof Overview - Building H



Roof Overview - Building H



Typical Deficiency - Metal fascia detail is incomplete. Recommend repairing as necessary to provide a water tight application.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building M



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Roof transition/ cricket has been temporarily sealed. Recommend removal of all temporary repairs and installation of as needed permanent repairs.



Roof Overview - Building N



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building P



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.

Condition Overview Roof Area: Buildings A, B, C, D, E, F, G, H, L, M, N, P Standing Seam Metal Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Open roof transitions, and incomplete details. Missing pipe clamps and storm collars.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Repair incomplete details and open roof transitions.

Install stainless steel band clamps and storm collars as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Buildings K Standing Seam Metal Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Buildings A, C, E, F, H Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Displaced gravel exposing membrane to UV.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Re- distribute and adhere gravel with cold adhesive to cover exposed membrane.

Long Term Recommendations

None at this time

Budget Estimates

Annual Roof/Gutter Cleaning and Inspection	\$15,500 - \$17,050
Deficiency Repairs	\$21,000 - \$23,100

Mountain View Whisman School District

Roof Assessment



Slater/ Google ES
325 Gladys Ave.
Mountain View, CA 94043

Prepared By:
Western Roofing Service
15002 Wicks Blvd.
San Leandro, CA 94577

Roof Area: Buildings 1, 2, 3, 4, 5, 6 Dimensional Asphalt Shingle Roofing

Roof System Overview	
Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Dimensional Asphalt Shingles
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	5 - 10yrs.
Estimated Useable Life Remaining	20 - 25yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Buildings 1, 2, 3, 4, 5, 6, 7 Built-up Roofing

Roof System Overview	
Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Mineral Surfaced Cap Sheet
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacture of record and age is unknown.



Roof Overview - Building 1



Roof Overview - Building 1



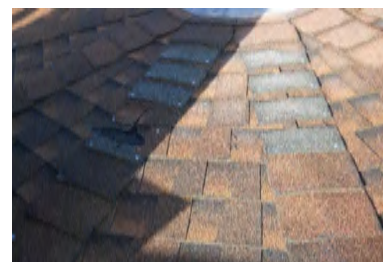
Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



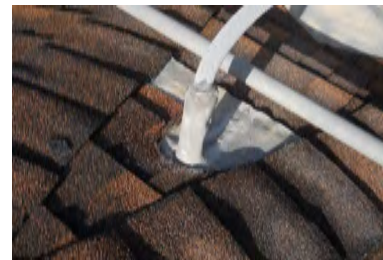
Roof Overview - Building 2



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Hip and ridge shingles are missing. Recommend replacing as needed.



Typical Deficiency - Pipe jacks are missing band clamps and sealant. Recommend installing stainless steel band clamps, apply sealant, and install storm collar.



Roof Overview - Building 3



Roof Overview - Building 3 and 4 Similar



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



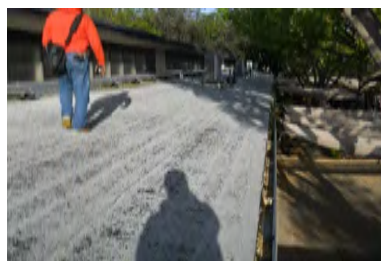
Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Pipe jacks are missing band clamps and sealant. Recommend installing stainless steel band clamps, apply sealant, and install storm collar.



Roof Overview - Building 5 and 6 Similar



Roof Overview - Building 5 and 6 Similar



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 7



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Blister between BUR plies. Recommend relieving blister, dry moisture, imbed ply in modified mastic, and apply sacrificial protection membrane in cold adhesive.

Condition Overview Roof Area: Buildings 1, 2, 3, 4, 5, 6 Dimensional Asphalt Shingle Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Missing hip, ridge, and field shingles throughout. Missing pipe clamps and storm collars.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.
Replace missing shingles as needed.
Install stainless steel band clamps and storm collars as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Buildings 1, 2, 3, 4, 5, 6, 7 Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Blistered cap sheet in 1 area. Substantial granule loss at mineral surfaced cap sheet.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.
Repair blistered membrane.

Long Term Recommendations

Install coating restoration to BUR mineral surfaced cap sheet.

Budget Estimates

Annual Roof/Gutter Cleaning and Inspection	\$13,500 - \$14,850
Deficiency Repairs	\$5,000 - \$5,500
Coating Restoration	\$390,000 - \$429,000

Mountain View Whisman School District

Roof Assessment



Theuerkauf ES
 1625 San Luis Ave.
 Mountain View, CA 94043

Prepared By:
 Western Roofing Service
 15002 Wicks Blvd.
 San Leandro, CA 94577

Roof Area: Buildings A, B, C, D, E, G, H Standing Seam Metal Roofing

Roof System Overview	
Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Standing Seam Metal Roofing
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	5 - 10yrs.
Estimated Useable Life Remaining	20 - 25yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

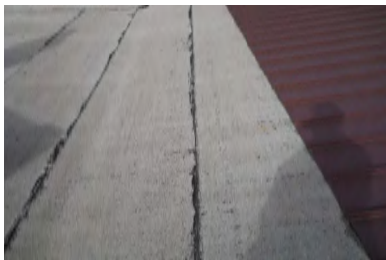
Roof Area: Buildings A, C, E, F, H Built-up Roofing

Roof System Overview	
Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Mineral Surfaced Cap Sheet
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacturer of record and age unknown.



Roof Overview - Building A



Roof Overview - Building A



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



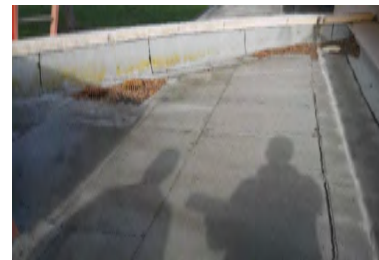
Typical Deficiency - Sealant at coping seams has begun to fail. Recommend removal and replacement of sealant as needed.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



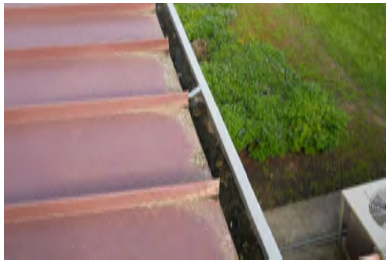
Roof Overview - Building B



Roof Overview - Building B



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



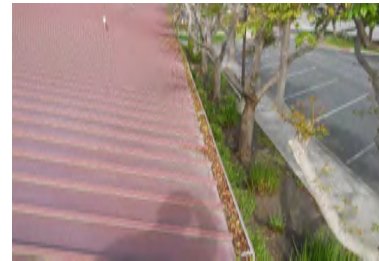
Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Roof Overview - Building C



Roof Overview - Building C



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Roof Overview - Building D



Roof Overview - Building D



Typical Deficiency - Ridge cap has buckled. Recommend removal and reinstallation incorporating an expansion plate for movement.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



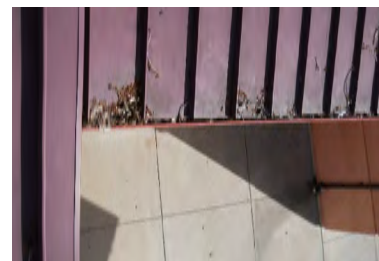
Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Roof transition/ cricket has been temporarily sealed. Recommend removal of all temporary repairs and installation of as needed permanent repairs.



Roof Overview - Building E



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Ridge closure pieces have buckled. Recommend removal and reinstallation as needed.



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage. Through wall scuppers should have debris screens. Recommend installation of gutter screens to promote positive drainage.



Typical Deficiency - Mineral surfaced cap sheet has blistered. Recommend relief cutting blister, imbed in layer of modified mastic, and apply target sheet of mineral surfaced cap sheet in cold applied adhesive.



Typical Deficiency - Damaged gutter. Recommend repair as needed.



Roof Overview - Building F



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



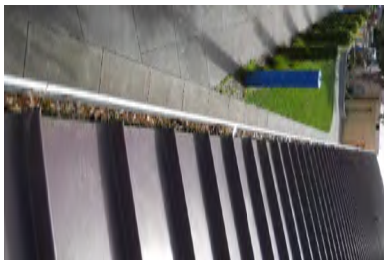
Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Roof Overview - Building G



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



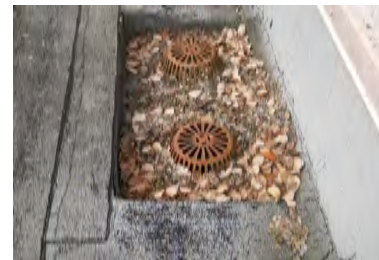
Roof Overview - Building H



Roof Overview - Building H



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Sealant at coping seams has begun to fail. Recommend removal and replacement of sealant as needed.

Condition Overview Roof Area: Buildings A, B, C, D, E, G, H Standing Seam Metal Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Missing pipe clamps and storm collars. Open ridge enclosures, damaged gutter, and buckled ridge cap details.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Install stainless steel band clamps and storm collars as needed.

Repair metal transitions, ridge cap, and gutter as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Buildings A, C, E, F, H Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Missing pipe clamps and storm collars. Blistered membrane. Sealant at coping seams has begun to fail.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Install stainless steel band clamps and storm collars as needed.

Repair blistered membrane.

Remove and replace sealants at coping seams.

Long Term Recommendations

None at this time

Budget Estimates

Annual Roof/Gutter Cleaning and Inspection	\$15,500 - \$17,050
Deficiency Repairs	\$14,000 - \$15,400

Mountain View Whisman School District

Roof Assessment



Whisman/ International School
 310 Easy Street
 Mountain View, CA 94043

Prepared By:
 Western Roofing Service
 15002 Wicks Blvd.
 San Leandro, CA 94577

Roof Area: Buildings Administration Office, 9 - Standing Seam Metal Roofing

Roof System Overview	
Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Standing Seam Metal Roofing
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	5 - 10yrs.
Estimated Useable Life Remaining	20 - 25yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

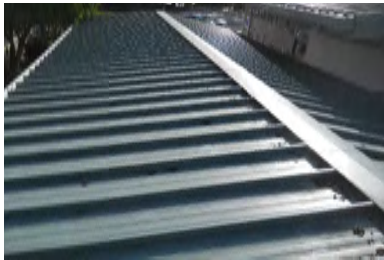
Roof Area: Buildings 1, 2, 3, 5, 7, 8, Restroom - Built-up Roofing

Roof System Overview	
Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Gravel
Condition	Poor
Approximate Age	15 - 20yrs.
Estimated Useable Life Remaining	0 - 5yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacturer of record and age unknown.



Roof Overview - Building Admin. Office



Roof Overview - Building Admin. Office



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 1



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



Roof Overview - Building 2



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



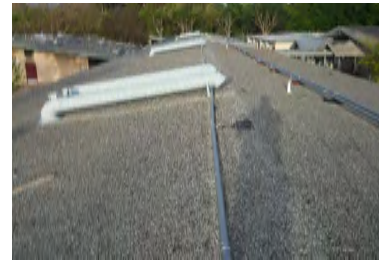
Typical Deficiency - Damaged solar panels. Recommend further investigation and repair by licensed solar contractor.



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 3



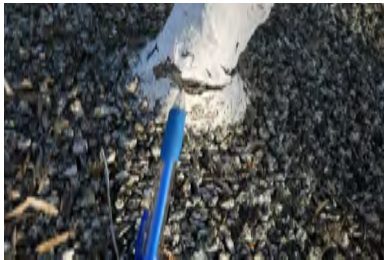
Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



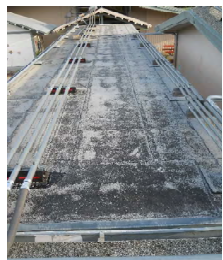
Typical Deficiency - Unistrut supports have been fastened directly through existing roof system. Recommend removal, repair of roof and refastening support to sleeper, floating block, etc..



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Roof Overview - Building 5



Roof Overview - Building 5



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Pitch pocket sealants have dried out and pulled away from flashing. Recommend topping off pitch pocket with compatible sealer or modified mastic and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Leak Reported Below. Recommend further review and assessment.



Roof Overview - Building 7



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - Debris have accumulated at field of roof. Recommend trimming trees back from roof eaves, clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 8



Typical Deficiency - Through roof penetrations do not appear to have proper roof jack. Recommend installing proper roof jack and storm collar.



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



Roof Overview - Building 9



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of sealants..



Typical Deficiency - Corner of gutter is damaged. Recommend repair and seal as needed.



Roof Overview - Building Restrooms



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.

Condition Overview Roof Area: Buildings Administration Office, 9 - Standing Seam Metal Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Open roof transitions, and incomplete details. Sealants have begun to dry out. Gutter damage.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Remove and replace damaged sealants.

Repair gutter as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Buildings 1, 2, 3, 5, 7, 8, Restroom - Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Displaced gravel exposing membrane to UV. Damaged solar panels. Mastics around pipes and pitch pockets have begun to dry up. Incorrectly mounted roof top conduits. Incorrect roof jacks.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Re- distribute and adhere gravel with cold adhesive to cover exposed membrane.

Touch up mastics at penetrations and pitch pockets.

Remove and replace incorrect roof jacks.

Remove incorrectly roof mounted conduits and remount correctly, repair roofing as needed.

Long Term Recommendations

Tear-off and install new BUR roofing at all gravel roof areas.

Budget Estimates

Annual Roof/Gutter Cleaning and Inspection	\$13,500 - \$14,850
Deficiency Repairs	\$20,500 - \$22,550
BUR Re-roof	\$1,180,000 - \$1,298,000

