INDEPENDENT ROOFING CONSULTANTS

Roofing Solutions

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November 30, 2023

Mr. Matt Riveras
DONICA, LLC
P.O. Box 2063
Windser, CA 95492

Reference: Roofing Evaluation
894-896 Lakeport Blvd.
Lakeport, CA 95453

Dear Mr. Riveras:

1.00 <u>ABSTRACT</u>

1.01 A Roofing Evaluation was performed at the referenced site on November 27, 2023.

1.02 Our Survey will appraise the overall condition of the roofing systems, provide an estimate of remaining service life capabilities, identify deficient conditions or maintenance items in need of attention and develop recommendations for remedial action.

1.03 Although budget estimates provided have been developed on a conservative basis, these figures are based on present roof conditions and current material and labor rates for the geographic area. These figures may change based on subsequent assessments and/or required emergency services.

2.00 EXECUTIVE SUMMARY

2.01 Roofing System Size and Description

Roof Sizes: Main Roof 13,175 sf
Tile Mansard 3,643 sf

The present roofing system consists of a mineral-surfaced fiberglass cap sheet set into hot asphalt over 2 fiberglass plies set into hot asphalt over a fiberglass base sheet mechanically-attached to a plywood substrate.

2.02 Life Expectancy

Based on observed conditions and core sample analysis, the Main Roof system should be considered in fair condition and is estimated to be capable of providing 4-5 years of additional service life providing proactive maintenance is continued.

The Mansard Tile system was found in good condition and is estimated to be capable of providing 10 years of additional service life.

3.00 BUDGETARY CONSIDERATIONS

3.01 An estimated budget of $2,125 should be anticipated to perform recommended repairs.

3.02 An estimated budget of $850 should be allocated for annual preventative maintenance requirements.

We welcome your questions and comments. Please do not hesitate to contact the undersigned at your convenience.

Sincerely,

INDEPENDENT ROOFING CONSULTANTS

Ted Christensen

Ted Christensen
Vice President

TC/jd

4.00 SPECIFIC FIELD OBSERVATIONS and RECOMMENDATIONS

4.01 Main Roof

A. Examination of the core sample revealed interply asphalt weights to be within industry and manufacturer guidelines. The asphalt itself was found moderately brittle, which is consistent with system age.

B. As part of our Evaluation, pull test were taken from the plywood substrate in 10 locations as noted in the separate, attached report. Pull tests results did not reveal compromised or underperforming plywood. Swales in the roofing system at roof level generally indicate compromised substrate, broken or displace subpurlins, etc. No such anomalies were noted during this Evaluation. However, pull test results and visual observations are not a substitute for a structural engineering review and should not be relied upon as such.

C. Minor granular-surfacing loss was noted in isolated locations. **Monitor on an annual basis for scrim exposure. If encountered address with a three-course repair consisting of roofing cement and fiberglass reinforcement fabric. Complete each repair by broadcasting ceramic roofing granules into the exposed cement to refusal.**

D. Various repairs to the cap sheet surface were noted consisting of APP modified material and an emulsion coating. Minor peeling of the emulsion coating was identified in several locations**. Remove loose materials, prime each location and apply new emulsion coating.**

E. A newer HVAC unit is in place along the east perimeter. This unit is supported by pressure-treated wood members placed on proper roof protection material.

F. The Main Roof is divided into 2 sections by a short parapet wall, which is covered by a wall covering assembly consisting of a fiberglass cap sheet set into hot asphalt over a fiberglass base sheet mopped to the concrete wall surface. This assembly wraps the top of the parapet wall to create a monolithic, watertight assembly. This same assembly is in place along the west perimeter wall.

G. The base flashing assembly along the east perimeter consists of a granular-surfaced SBS modified sheet set into hot asphalt over a mopped base sheet. The same assembly was utilized at south perimeters although the base sheet was nailed to a plywood substrate along the base of the Tile Mansard.

H. A surface-mounted metal counterflashing is in place along the east wall to cover the top of the base flashing assembly. Sealant along the top of the counterflashing was found in good condition at this time. The base flashing assemblies along the south perimeter are terminated beneath the Tile Mansard ridge to protect the base flashing termination.

I. Drainage is accomplished by moderate slope to gutter assemblies positioned along the north perimeter. Other than minor silt build-up gutter assemblies were found in serviceable condition at this time.

J. Plumbing and conduit penetrations have been addressed with galvanized cone flashings incorporated into the roofing system and further sealed with an emulsion coating. Roof penetrations were found in a watertight condition at this time.

4.02 Tile Mansard

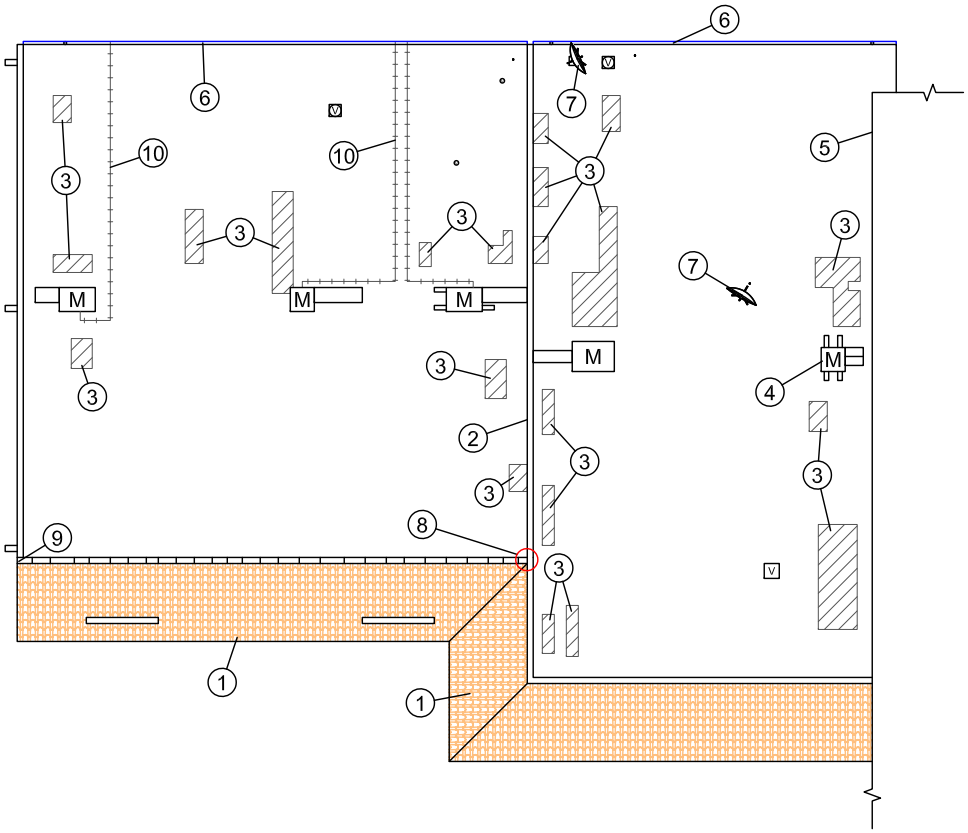
A. The overall tile system was found in good condition with minor repairs required.

B. Degraded roof cement was identified in one corner location. **Remove all degraded material and replace with brush-grade urethane sealant to create a watertight condition.**

C. One tile termination has been sealed with an aluminum-surfaced, self-adhering flashing tape that has been damage by bird activity. Unfortunately, birds are attracted to the shiny surface of the tape. **Remove present tape remnants and replace with a self-adhering, black polymer tape, such as Eternabond.**

SPECIFIC FIELD OBSERVATIONS:

1. TILE MANSARD.
2. DIVIDER WALL.
3. PREVIOUS MEMBRANE REPAIR.
4. NEW MECHANICAL UNIT.
5. COUNTERFLASHING METAL AT BASE OF WALL.
6. GUTTER ASSEMBLY.
7. SATELLITE DISH.
8. BIRD DAMAGE TO PREVIOUS TILE REPAIR.
9. DEGRADED ROOF CEMENT AT TILE TERMINATION.
10. CONDENSATE DRAIN LINE.



ROOF PLAN - 2023 Roofing Evaluation

1/32" = 1' - 0"

DEFICIENCIES		LEGEND		ROOF STATISTICS	
×	GEN. DEFICIENCY	M D	MECH. UNIT / DUCT	YEAR OF INSTALLATION:	?
	PONDING	RH S	ROOF HATCH/SKYLIGHT	ROOF SIZE:	13,175 SQ. FT.
	BLISTER	F V	EXHAUST FAN/VENT	TILE SIZE:	2,113 SQ. FT.
	BARE SPOT	⊗	DRAIN		
	RIDGING	T V	T-TOP VENT/VENT		
	SPLIT	=	SCUPPER		
▲	TEST CUT	EJ	EXPANSION JOINT		

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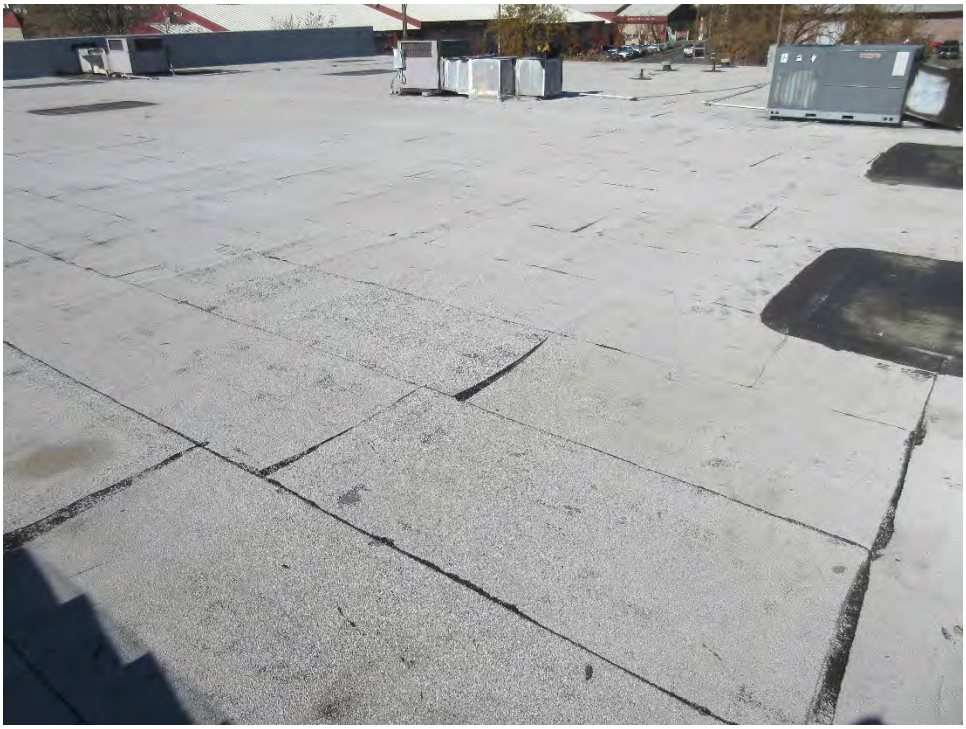
894-896 LAKEPORT BLVD.

LAKEPORT, CA 95453

DWG.NO. 11248BW01
LAST REV: 12/04/23
DB: BAG RB: BAG

Photograph #1

Overview.



Photograph #2

Overview.

Photograph #3

Overview.

Photograph #4

Overview.

Photograph #5

Overview.

Photograph #6

Overview.

Photograph #7

Minor granular surfacing loss.

Photograph #8

Previous membrane repair.

Photograph #9

Previous membrane repair.

Photograph #10

Previous membrane repair.

Photograph #11

Minor peeling of the emulsion.

Photograph #12

Newer mechanical unit installed.

Photograph #13

Divider wall.

Photograph #14

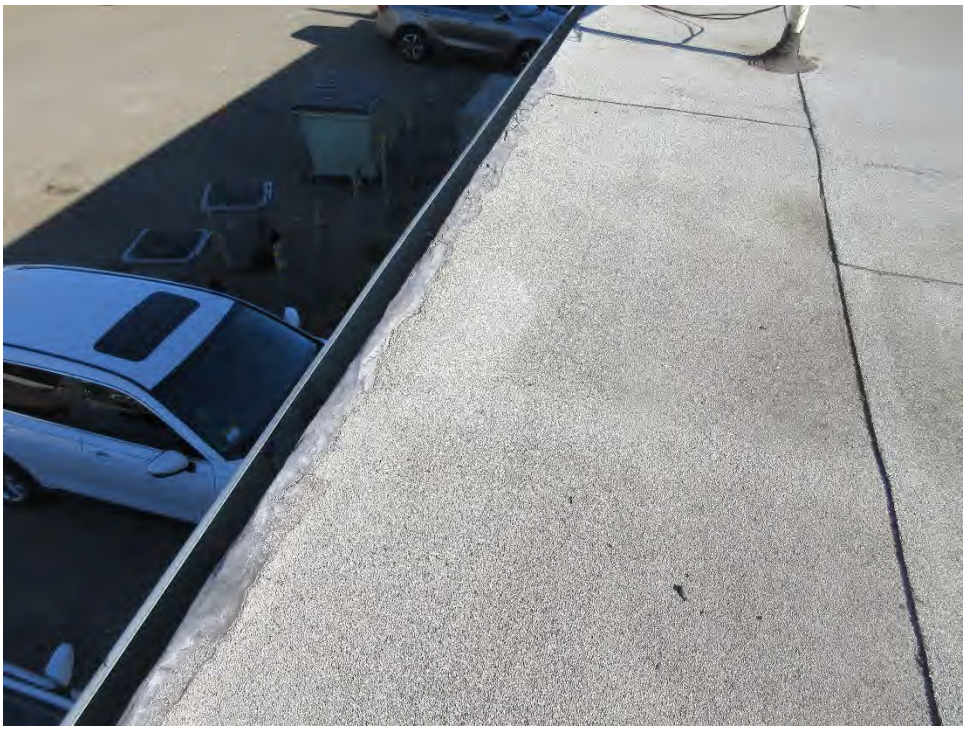
West wall covering.

Photograph #15

Base flashing at base of east wall. Note counterflashing metal.

Photograph #16

Base flashing at south perimeter.



Photograph #17

Gutter example.

Photograph #18

Typical penetration flashing.

Photograph #19

Tile mansard.

Photograph #20

Degraded roof cement at tile termination.

Photograph #21

Bird damage to foil-tape repair.

Pull Test Report

Job Name	894 Lakeport Boulevard
Job Location	Lakeport, CA
Roof Area (sqft)	5,993
Building Height (ft)	24'
Project Type	Re-roof
Thickness of Existing Roof Assembly	1/4"
Roof Cover Type	M/A Single Ply
New System Manufacturer	Unknown
Fastener(s) Tested	Heavy Duty #14, Extra Heavy Duty

Report Number	PT-16582
Test Date / Time	11/29/2023 4:00:00 PM
Ambient Temperature	55°F
Tester Manufacturer	DMD Force-2000
Max Cap of Tester (lbs)	2,000
Test Performed By	Zachary Moore
Test Cut Area Repaired By	Mat Conefry
Test Witnessed By	Mat Conefry

Insulation Manufacturer	Insulation Type	Thickness
Unknown	Unknown	Unknown

Deck Type	Thickness
Wood-Plywood	1/2"

Disclaimer: Manufacturer's installation requirements shall be followed when using any of the tested fasteners or adhesives. Neither the technician performing the pullout tests, nor his/her company is responsible for the waterproofing integrity of the repairs. This test report does not certify the structural integrity of the roof deck.

Test Results

Test Location Number	Pull Value (lbf)	Fastener Tested	Penetration (in)	Bit Diameter (in)	Comments
1	394	OMG Heavy Duty #14	1"		
2	407	OMG Heavy Duty #14	1"		
3	294	OMG Heavy Duty #14	1"		
4	336	OMG Heavy Duty #14	1"		
5	251	OMG Heavy Duty #14	1"		
6	309	OMG Extra Heavy Duty	1"		
7	309	OMG Extra Heavy Duty	1"		
8	306	OMG Extra Heavy Duty	1"		
9	336	OMG Extra Heavy Duty	1"		
10	313	OMG Extra Heavy Duty	1"		

Roof Image/Diagram

888 Lakeport Boulevard - Building 2

END OF REPORT

Pull Test Report

Job Name	896 Lakeport Boulevard
Job Location	Lakeport, CA
Roof Area (sqft)	7,182
Building Height (ft)	24'
Project Type	Re-roof
Thickness of Existing Roof Assembly	1/4"
Roof Cover Type	M/A Single Ply
New System Manufacturer	Unknown
Fastener(s) Tested	Heavy Duty #14, Extra Heavy Duty

Report Number	PT-16581
Test Date / Time	11/29/2023 3:00:00 PM
Ambient Temperature	55°F
Tester Manufacturer	DMD Force-2000
Max Cap of Tester (lbs)	2,000
Test Performed By	Zachary Moore
Test Cut Area Repaired By	Mat Conefry
Test Witnessed By	Mat Conefry

Insulation Manufacturer	Insulation Type	Thickness
Unknown	Unknown	Unknown

Deck Type	Thickness
Wood-Plywood	1/2"

Disclaimer: Manufacturer's installation requirements shall be followed when using any of the tested fasteners or adhesives. Neither the technician performing the pullout tests, nor his/her company is responsible for the waterproofing integrity of the repairs. This test report does not certify the structural integrity of the roof deck.

Test Results

Test Location Number	Pull Value (lbf)	Fastener Tested	Penetration (in)	Bit Diameter (in)	Comments
1	691	OMG Heavy Duty #14	1"		Beam
2	417	OMG Heavy Duty #14	1"		
3	242	OMG Heavy Duty #14	1"		
4	284	OMG Heavy Duty #14	1"		
5	267	OMG Heavy Duty #14	1"		
6	372	OMG Extra Heavy Duty	1"		
7	317	OMG Extra Heavy Duty	1"		
8	263	OMG Extra Heavy Duty	1"		
9	305	OMG Extra Heavy Duty	1"		
10	334	OMG Extra Heavy Duty	1"		

Roof Image/Diagram

888 Lakeport Boulevard - Building 1

END OF REPORT