

2023 Dexter Community Schools Roof Evaluation

Comprehensive Roof Data by Building

Building	Roof ID	Roof Type	Deck Type	Bottom			Size (SF)	Appr Yr		Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
				Insul	Top Insul	Drain Type		Inst.	Age					
Dexter High	A	TPO - Fully Adh	Steel	Iso	Iso	Internal	9,300	2002	21	3	3 to 5	\$ 195,300	Minor wrinkles	
Dexter High	A1	TPO - Fully Adh	Steel	Iso	Iso	Internal	120	2002	21	3	3 to 5	\$ 2,520		
Dexter High	A2	TPO - Fully Adh	Steel	Iso	Iso	Internal	120	2002	21	3	3 to 5	\$ 2,520		
Dexter High	A3	TPO - Fully Adh	Steel	Iso	Iso	Internal	800	2002	21	3	3 to 5	\$ 16,800	Minor ponding/debris and vegetation. Displaced wall panel	Repair loose wall panel
Dexter High	B	EPDM - Fully Adh	Steel	Iso	Iso	Internal	7,300	2002	21	3	3 to 5	\$ 153,300	Small area of wet insulation. Foreign object on roof (cinder block)	Clear roof of debris
Dexter High	C	TPO - Fully Adh	Steel	Iso	Iso	Eave	31,500	2002	21	3	3 to 5	\$ 661,500	Loose stripping material on diverters. Evidence of repairs	
Dexter High	D	EPDM - Fully Adh	Steel	Iso	Iso	Internal	13,900	2002	21	3	3 to 5	\$ 291,900	Small area of wet insulation. Displaced wall panel	Repair loose wall panel
Dexter High	E	EPDM - Fully Adh	Steel	Iso	Iso	Internal	7,100	2002	21	3	3 to 5	\$ 149,100	Vegetation/debris. Foreign objects on roof	Clear roof of debris
Dexter High	F	EPDM - Fully Adh	Steel	Iso	Iso	Internal	800	2002	21	3	3 to 5	\$ 16,800		
Dexter High	G	EPDM - Fully Adh	Steel	Iso	Iso	Internal	15,800	2002	21	3	3 to 5	\$ 331,800	Repairs evident	
Dexter High	H	EPDM - Fully Adh	Steel	Iso	XPS	Internal	3,300	2002	21	3	3 to 5	\$ 69,300	Displaced ballast stone, permeable fabric and insulation board	
Dexter High	I	TPO - Fully Adh	Steel	Iso	Iso	Internal	13,100	2002	21	3	3 to 5	\$ 275,100	Missing drain strainer - sediment stains	Replace drain strainers
Dexter High	J	TPO - Fully Adh	Steel	Iso	Iso	Internal	4,700	2002	21	3	3 to 5	\$ 98,700	Missing drain strainer - sediment stains	Replace drain strainers
Dexter High	K	Panels	Steel	Iso	Iso	Eave	525	2002	21	3	3 to 5	\$ 11,025		
Dexter High	L	EPDM - Fully Adh	Steel	Iso	Iso	Internal	11,000	2002	21	3	3 to 5	\$ 231,000		
Dexter High	M	EPDM - Fully Adh	Steel	Iso	Iso	Internal	18,700	2002	21	3	3 to 5	\$ 392,700	Two small areas of wet insulation. Debris/vegetation	Clear roof of debris
Dexter High	N	EPDM - Fully Adh	Steel	Iso	Iso	Internal	18,400	2002	21	3	3 to 5	\$ 386,400	Small area of wet insulation. Loose patches/failed lap sealant	
Dexter High	N1	EPDM - Fully Adh	Steel	Iso	Iso	Internal	19,700	2002	21	3	3 to 5	\$ 413,700	Two small areas of wet insulation. Repairs evident	
Dexter High	N2	EPDM - Fully Adh	Steel	Iso	Iso	Internal	120	2002	21	3	3 to 5	\$ 2,520		
Dexter High	O	TPO - Fully Adh	Steel	Iso	Iso	Internal	2,200	2002	21	3	3 to 5	\$ 46,200	Incompatible materials used to flash curb	
Dexter High	P	TPO - Fully Adh	Steel	Iso	Iso	Internal	2,200	2002	21	3	3 to 5	\$ 46,200		
Dexter High	P1	TPO - Fully Adh	Steel	Iso	Iso	Internal	140	2002	21	3	3 to 5	\$ 2,940		
Dexter High	P2	Panels	Steel	Iso	Iso	Eave	175	2002	21	3	3 to 5	\$ 3,675		
Anchor/Beacon	A	EPDM - Fully Adh	Steel	Iso	Iso	Internal	45,000	1998	25	4	1 to 2	\$ 945,000	Vegetation/debris. Loose seams. Two small areas of wet insulation	Clear roof of debris. Seal loose seams
Anchor/Beacon	A1	EPDM - Fully Adh	Steel	Iso	Iso	Internal	70	1998	25	4	1 to 2	\$ 1,470	Foreign objects on roof. Blocked drain	Clear roof of debris
Anchor/Beacon	A2	EPDM - Fully Adh	Steel	Iso	Iso	Internal	36	1998	25	4	1 to 2	\$ 756		
Anchor/Beacon	A3	EPDM - Fully Adh	Steel	Iso	Iso	Internal	70	1998	25	4	1 to 2	\$ 1,470		
Anchor/Beacon	A4	EPDM - Fully Adh	Steel	Iso	Iso	Internal	125	1998	25	4	1 to 2	\$ 2,625		
Anchor/Beacon	A5	EPDM - Fully Adh	Steel	Iso	Iso	Internal	36	1998	25	4	1 to 2	\$ 756		
Anchor/Beacon	A6	EPDM - Fully Adh	Steel	Iso	Iso	Internal	100	1998	25	4	1 to 2	\$ 2,100		

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				Insul	Top Insul			Inst.	Age					
Anchor/Beacon	B	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,800	1998	25	4	1 to 2	\$ 58,800	Blocks on roof membrane without protection pads	Install protection pads beneath blocks
Anchor/Beacon	C	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,400	1998	25	4	1 to 2	\$ 50,400		
Anchor/Beacon	D	Mtl-Stand Seam	N/A	N/A	N/A	Eave	2,500	1998	25	1	10+	\$ 52,500		
Anchor/Beacon	E	EPDM - Fully Adh	Steel	Iso	Iso	Internal	8,500	1998	25	4	1 to 2	\$ 178,500	Ponding. Loose seams	Seal loose seams
Anchor/Beacon	F	EPDM - Fully Adh	Steel	Iso	Iso	Internal	1,100	1998	25	4	1 to 2	\$ 23,100	Foreign objects on roof. Leaves in drain Blocked drain	Clear roof of debris. Clean drain strainer
Anchor/Beacon	G	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,700	2019	4	1	10+	\$ 56,700		
Anchor/Beacon	H	EPDM - Fully Adh	Steel	Iso	Iso	Internal	3,700	2019	4	1	10+	\$ 77,700		
Anchor/Beacon	I	EPDM - Fully Adh	Steel	Iso	Iso	Internal	4,200	2019	4	1	10+	\$ 88,200		
Anchor/Beacon	J	EPDM - Fully Adh	Steel	Iso	Iso	Internal	4,200	2019	4	1	10+	\$ 88,200		
Anchor/Beacon	K	EPDM - Fully Adh	Steel	Iso	Iso	Internal	800	2019	4	1	10+	\$ 16,800		
Anchor/Beacon	L	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,300	2019	4	1	10+	\$ 48,300		
Anchor/Beacon	N	EPDM - Fully Adh	Steel	Iso	Iso	Internal	3,000	2019	4	1	10+	\$ 63,000		
Anchor/Beacon	M	EPDM - Fully Adh	Steel	Iso	Iso	Internal	52,000	2019	4	1	10+	\$ 1,092,000		
Anchor/Beacon	M1	EPDM - Fully Adh	Steel	Iso	Iso	Internal	70	2019	4	1	10+	\$ 1,470		
Anchor/Beacon	M2	EPDM - Fully Adh	Steel	Iso	Iso	Internal	36	2019	4	1	10+	\$ 756		
Anchor/Beacon	M3	EPDM - Fully Adh	Steel	Iso	Iso	Internal	36	2019	4	1	10+	\$ 756		
Anchor/Beacon	M4	EPDM - Fully Adh	Steel	Iso	Iso	Internal	70	2019	4	1	10+	\$ 1,470		
Mill Creek	A	EPDM - Fully Adh	Steel	Iso	Iso	Internal	6,800	2002	21	3	3 to 5	\$ 142,800	Unsecured ladder. Displaced walkpads. Delaminated base flashing/diagonal wrinkles.	Reset walkpads
Mill Creek	B	EPDM - Fully Adh	Steel	Iso	Iso	Internal	1,050	2002	21	3	3 to 5	\$ 22,050		
Mill Creek	C	EPDM - Fully Adh	Steel	Iso	Iso	Internal	6,200	2002	21	3	3 to 5	\$ 130,200	Diagonal wrinkles	
Mill Creek	D	EPDM - Fully Adh	Steel	Iso	Iso	Internal	4,600	2002	21	3	3 to 5	\$ 96,600	Ponding.	
Mill Creek	E	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,400	2002	21	3	3 to 5	\$ 50,400		
Mill Creek	F	EPDM - Fully Adh	Steel	Iso	Iso	Internal	300	2002	21	3	3 to 5	\$ 6,300		
Mill Creek	G	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,500	2002	21	3	3 to 5	\$ 52,500	Diagonal wrinkles	
Mill Creek	H	EPDM - Fully Adh	Steel	Iso	Iso	Internal	11,000	2002	21	5	0	\$ 231,000	Disbonded EPDM (Slated for Replace)	Replacement Scheduled
Mill Creek	H1	EPDM - Fully Adh	Steel	Iso	Iso	Internal	72	2002	21	3	3 to 5	\$ 1,512		
Mill Creek	H2	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,400	2020	3	1	10+	\$ 50,400		
Mill Creek	H3	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,500	2020	3	1	10+	\$ 52,500		
Mill Creek	I	EPDM - Fully Adh	Steel	Iso	Iso	Internal	350	2002	21	5	0	\$ 7,350	Disbonded EPDM (Slated for Replace)	Replacement Scheduled
Mill Creek	J	EPDM - Fully Adh	Steel	Iso	Iso	Internal	21,000	2002	21	5	0	\$ 441,000	Disbonded EPDM (Slated for Replace)	Replacement Scheduled
Mill Creek	K	EPDM - Fully Adh	Steel	Iso	Iso	Internal	17,600	2019	4	1	10+	\$ 369,600		
Mill Creek	L	EPDM - Fully Adh	Steel	Iso	Iso	Internal	300	2002	21	3	3 to 5	\$ 6,300	Small area of wet insulation	
Mill Creek	M	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,700	2002	21	3	3 to 5	\$ 56,700		
Mill Creek	N	EPDM - Fully Adh	Steel	Iso	Iso	Internal	400	2002	21	3	3 to 5	\$ 8,400		

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				Insul	Top Insul	Drain Type		Inst.	Age					
Mill Creek	O	EPDM - Fully Adh	Steel	Iso	Iso	Internal	300	2002	21	3	3 to 5	\$ 6,300		
Mill Creek	P	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,100	2002	21	3	3 to 5	\$ 44,100	Small area of wet insulation	
Wylie	A	EPDM - Fully Adh	Steel	Iso	Iso	Internal	10,700	2006	17	2	6 to 9	\$ 224,700	Branches overhanging roof - leaves accumulating. Debris in drain	Trim branches. Clear debris from roof
Wylie	B	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,500	2011	12	2	6 to 9	\$ 52,500		
Wylie	C	EPDM - Fully Adh	Steel	Iso	Iso	Internal	12,000	2011	12	2	6 to 9	\$ 252,000	Two small areas of wet insulation	
Wylie	D	EPDM - Fully Adh	Steel	Iso	Iso	Internal	25,800	1999	24	4	1 to 2	\$ 541,800	Repairs evident. Ponding	
Wylie	E	EPDM - Fully Adh	Steel	Iso	Iso	Internal	3,200	1999	24	4	1 to 2	\$ 67,200	Repairs evident	
Wylie	F	EPDM - Fully Adh	Steel	Iso	Iso	Internal	1,050	2011	12	2	6 to 9	\$ 22,050		
Wylie	G	EPDM - Fully Adh	Steel	Iso	Iso	Internal	5,800	2011	12	2	6 to 9	\$ 121,800	Repaired seams	
Wylie	H	EPDM - Fully Adh	Steel	Iso	Iso	Internal	8,600	1999	24	3	3 to 5	\$ 180,600	Ponding	
Wylie	I	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	1,800	1999	24	3	3 to 5	\$ 37,800	Leaves in gutter	Clean gutter
Wylie	J	EPDM - Fully Adh	Steel	Iso	Iso	Internal	3,000	2011	12	2	6 to 9	\$ 63,000		
Wylie	K	EPDM - Fully Adh	Steel	Iso	Iso	Internal	10,000	2011	12	2	6 to 9	\$ 210,000		
Wylie	L	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,000	2011	12	2	6 to 9	\$ 42,000	Foreign objects on roof. Leaves in drain strainer	Clear roof of debris. Clean drain strainer
Wylie	M	EPDM - Fully Adh	Steel	Iso	Iso	Internal	1,100	1999	24	4	1 to 2	\$ 23,100		
Wylie	N	EPDM - Fully Adh	Steel	Iso	Iso	Internal	6,800	1999	24	4	1 to 2	\$ 142,800		
Wylie	O	Mtl-Stand Seam	NA	N/A	N/A	Eave	850	1999	24	1	10+	\$ 17,850		
Wylie	P	EPDM - Fully Adh	Steel	Iso	Iso	Internal	1,800	2011	12	2	6 to 9	\$ 37,800		
Wylie	Q	EPDM - Fully Adh	Steel	Iso	Iso	Internal	500	2011	12	2	6 to 9	\$ 10,500		
Wylie	R	EPDM - Fully Adh	Steel	Iso	Iso	Internal	500	2011	12	2	6 to 9	\$ 10,500	Foreign objects on roof.	Clear roof of debris. Clean drain strainer
Wylie	S	EPDM - Fully Adh	Steel	Iso	Iso	Internal	15,500	2011	12	2	6 to 9	\$ 325,500	Overhanging branches. Leaves in drains	Trim branches. Clear debris from roof
Wylie	T	EPDM - Fully Adh	Steel	Iso	Iso	Internal	400	2011	12	2	6 to 9	\$ 8,400		
Creekside	A	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	6,200	2011	12	2	6 to 9	\$ 130,200	Overhanging branches.	Trim branches
Creekside	A1	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	120	2011	12	2	6 to 9	\$ 2,520		
Creekside	B	EPDM - Fully Adh	Steel	Iso	Iso	Internal/Gut	16,300	2002	21	3	3 to 5	\$ 342,300	Two small areas of wet insulation. Loose seams	Seal loose seams
Creekside	C	EPDM - Fully Adh	Steel	Iso	Iso	Internal	1,700	2013	10	2	6 to 9	\$ 35,700		
Creekside	D	EPDM - Fully Adh	Steel	Iso	Iso	Internal	5,000	2011	12	2	6 to 9	\$ 105,000	Ponding	
Creekside	E	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	14,200	2011	12	2	6 to 9	\$ 298,200	Small area of wet insulation	
Creekside	F	TPO - Fully Adh	Steel	Iso	Iso	Gutter	15,000	2005	18	2	6 to 9	\$ 315,000		
Creekside	G	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	14,000	2002	21	3	3 to 5	\$ 294,000	Small area of wet insulation. Ponding	
Creekside	H	EPDM - Fully Adh	Steel	Iso	Iso	Internal	575	2011	12	2	6 to 9	\$ 12,075	Debris/Vegetation in drain	Clear roof of debris. Clean drain strainer
Creekside	I	EPDM - Fully Adh	Steel	Iso	Iso	Internal	3,100	2011	12	2	6 to 9	\$ 65,100	Debris/Vegetation in drain	Clear roof of debris. Clean drain strainer
Creekside	J	EPDM - Fully Adh	Steel	Iso	Iso	Internal	325	2011	12	2	6 to 9	\$ 6,825		
Creekside	K	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	2,250	2013	10	2	6 to 9	\$ 47,250		

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				Insul	Top Insul			Inst.	Age					
Creekside	L	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	3,900	2007	16	2	6 to 9	\$ 81,900	small area of wet insulation	
Creekside	M	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	5,200	2007	16	2	6 to 9	\$ 109,200	Ponding. Repairs evident	
Creekside	N	Mtl-Stand Seam	Steel	Iso	Iso	Gutter	11,600	2011	12	2	6 to 9	\$ 243,600		
Creekside	O	EPDM - Fully Adh	Steel	Iso	Iso	Scupper	185	2011	12	2	6 to 9	\$ 3,885		
Creekside	P	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	7,100	2013	10	2	6 to 9	\$ 149,100	Corroding counterflashing	
Creekside	Q	EPDM - Fully Adh	Steel	Iso	Iso	Internal	3,700	2005	18	2	6 to 9	\$ 77,700		
Creekside	R	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	1,200	2005	18	2	6 to 9	\$ 25,200		
Creekside	S	EPDM - Fully Adh	Steel	Iso	Iso	Internal	4,000	2011	12	2	6 to 9	\$ 84,000	Ponding	
Creekside	T	EPDM - Fully Adh	Steel	Iso	Iso	Internal	3,600	2011	12	2	6 to 9	\$ 75,600		
Bates	A	EPDM - Fully Adh	Steel	Iso	Iso	Internal	4,900	2001	22	4	1 to 2	\$ 102,900	Disbonded EPDM. Failed lap sealant	Seal seams. Install batten bars and strip in to prevent further spreading
Bates	A1	EPDM - Fully Adh	Steel	Iso	Iso	Internal	35	2001	22	4	1 to 2	\$ 735		
Bates	B	Mtl-Stand Seam	N/A			Gutter	2,800	1998	25	1	10+	\$ 58,800		
Bates	C	Mtl-Stand Seam	N/A			Gutter	5,700	1998	25	1	10+	\$ 119,700		
Bates	D	EPDM - Fully Adh	Steel	Iso	Iso	Internal	7,000	2001	22	4	1 to 2	\$ 147,000	Debris/Vegetation. Ponding. Failed lap sealant	Seal loose seams
Bates	E	EPDM - Fully Adh	Steel	Iso	Iso	Internal	750	2001	22	3	3 to 5	\$ 15,750	Ponding	
Bates	F	EPDM - Fully Adh	Steel	Iso	Iso	Internal	4,200	2001	22	4	1 to 2	\$ 88,200	Debris/vegetation/ponding. Failed lap sealant. Damaged stack	Clear roof of debris. Clean drain strainers. Seal open seams. Repair damaged stack
Bates	G	EPDM - Fully Adh	Steel	Iso	Iso	Scupper	90	2001	22	4	1 to 2	\$ 1,890	Ponding	
Bates	H	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,500	2001	22	2	6 to 9	\$ 52,500	Loose seam/failed lap sealant	Seal loose seams
Bates	I	EPDM - Fully Adh	Steel	Iso	Iso	Internal	270	2001	22	3	3 to 5	\$ 5,670		
Bates	J	EPDM - Fully Adh	Steel	Iso	Iso	Internal	3,500	2001	22	2	6 to 9	\$ 73,500		
Bates	K	EPDM - Fully Adh	Steel	Iso	Iso	Internal	300	2001	22	4	1 to 2	\$ 6,300		
Bates	L	EPDM - Fully Adh	Steel	Iso	Iso	Internal	10,500	2001	22	4	1 to 2	\$ 220,500	Small area of wet insulation. Loose patches/failed lap sealant	Seal loose seams
Jenkins	A	EPDM - Fully Adh	Wood	Iso	Iso	Scupper	450	1998	25	3	3 to 5	\$ 9,450		
Jenkins	B	EPDM - Fully Adh	Wood	Iso	Iso	Scupper	560	1998	25	3	3 to 5	\$ 11,760	Accumulated leaves impeding drainage	Clear roof of debris
Jenkins	C	EPDM - Fully Adh	Wood	Iso	Iso	Scupper	265	1998	25	4	1 to 2	\$ 5,565	Loose seam/failed lap sealant. Debris/leaves impeding drainage. Rusted counterflashing	Seal loose seams. Clear roof of debris
Jenkins	D	Mtl-Stand Seam	N/A	N/A	N/A	Gutter	1,100	1998	25	1	10+	\$ 23,100	Leaves in gutter	Clear gutter of leaves
Jenkins	E	Shingle	Wood	N/A	N/A	Gutter	3,500	1998	25	4	1 to 2	\$ 73,500		
Jenkins	F	Mtl-Stand Seam	N/A	N/A	N/A	Eave	1,100	1998	25	1	10+	\$ 23,100		
Jenkins	G	Shingle	Wood	N/A	N/A	Gutter	4,300	1998	25	4	1 to 2	\$ 90,300		

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Jenkins	H	EPDM - Fully Adh	Wood	Iso	Iso	Internal	3,150	1998	25	4	1 to 2	\$ 66,150	Leaves/branches on the roof. Repaired laps. Loose seams	Clean roof of debris. Clean drains. Seal loose seams
Jenkins	I	mtl-Corrugated	N/A	N/A	N/A	Eave	475	1998	25	2	6 to 9	\$ 9,975		
Transportation	A	Shingle	Wood	N/A	N/A	Gutter	1,600	2012	11	2	6 to 9	\$ 33,600		
Transportation	B	EPDM - Fully Adh	Steel	Iso	Iso	Internal	900	2012	11	2	6 to 9	\$ 18,900	Vegetation impeding drainage	Clear roof of debris. Clean drains
Transportation	C	Mtl-Stand Seam	N/A	N/A	N/A	Gutter	6,700	1998	25	2	6 to 9	\$ 140,700	Rusted fasteners. Deteriorated sealant	Reseal penetration with deteriorated sealant
Al Ritt	Cncsn	Shingle	Wood	N/A	N/A	Gutter	6,000	2011	12	3	3 to 5	\$ 126,000	Exposed fasteners. Nail pops	Drive nails flat. Caulk seal exposed fasteners
Al Ritt	Equip	EPDM - Fully Adh	Steel	Iso	Iso	Internal	1,400	1998	25	5	0	\$ 29,400	Loose seams. Damaged fascia board	Seal loose seams. Schedule for replacement
Al Ritt	Press	Coating	Steel	N/A	N/A	Eave	600	2011	12	3	3 to 5	\$ 12,600	Improperly flashed penetrations	

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Priority Listing

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				Insul	Top Insul	Drain Type		Inst.	Age					
Al Ritt	Equip	EPDM - Fully Adh	Steel	Iso	Iso	Internal	1,400	1998	25	5	0	\$ 29,400	Loose seams. Damaged fascia board	Seal loose seams. Schedule for replacement
Mill Creek	H	EPDM - Fully Adh	Steel	Iso	Iso	Internal	11,000	2002	21	5	0	\$ 231,000	Disbonded EPDM (Slated for Replace)	Replacement Scheduled
Mill Creek	I	EPDM - Fully Adh	Steel	Iso	Iso	Internal	350	2002	21	5	0	\$ 7,350	Disbonded EPDM (Slated for Replace)	Replacement Scheduled
Mill Creek	J	EPDM - Fully Adh	Steel	Iso	Iso	Internal	21,000	2002	21	5	0	\$ 441,000	Disbonded EPDM (Slated for Replace)	Replacement Scheduled
Anchor/Beacon	A	EPDM - Fully Adh	Steel	Iso	Iso	Internal	45,000	1998	25	4	1 to 2	\$ 945,000	Vegetation/debris. Loose seams. Two small areas of wet insulation	Clear roof of debris. Seal loose seams
Anchor/Beacon	A1	EPDM - Fully Adh	Steel	Iso	Iso	Internal	70	1998	25	4	1 to 2	\$ 1,470	Foreign objects on roof. Blocked drain	Clear roof of debris
Anchor/Beacon	A2	EPDM - Fully Adh	Steel	Iso	Iso	Internal	36	1998	25	4	1 to 2	\$ 756		
Anchor/Beacon	A3	EPDM - Fully Adh	Steel	Iso	Iso	Internal	70	1998	25	4	1 to 2	\$ 1,470		
Anchor/Beacon	A4	EPDM - Fully Adh	Steel	Iso	Iso	Internal	125	1998	25	4	1 to 2	\$ 2,625		
Anchor/Beacon	A5	EPDM - Fully Adh	Steel	Iso	Iso	Internal	36	1998	25	4	1 to 2	\$ 756		
Anchor/Beacon	A6	EPDM - Fully Adh	Steel	Iso	Iso	Internal	100	1998	25	4	1 to 2	\$ 2,100		
Anchor/Beacon	B	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,800	1998	25	4	1 to 2	\$ 58,800	Blocks on roof membrane without protection pads	Install protection pads beneath blocks
Anchor/Beacon	C	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,400	1998	25	4	1 to 2	\$ 50,400		
Anchor/Beacon	E	EPDM - Fully Adh	Steel	Iso	Iso	Internal	8,500	1998	25	4	1 to 2	\$ 178,500	Ponding. Loose seams	Seal loose seams
Anchor/Beacon	F	EPDM - Fully Adh	Steel	Iso	Iso	Internal	1,100	1998	25	4	1 to 2	\$ 23,100	Foreign objects on roof. Leaves in drain Blocked drain	Clear roof of debris. Clean drain strainer
Bates	A	EPDM - Fully Adh	Steel	Iso	Iso	Internal	4,900	2001	22	4	1 to 2	\$ 102,900	Disbonded EPDM. Failed lap sealant	Seal seams. Install batten bars and strip in to prevent further spreading
Bates	A1	EPDM - Fully Adh	Steel	Iso	Iso	Internal	35	2001	22	4	1 to 2	\$ 735		
Bates	D	EPDM - Fully Adh	Steel	Iso	Iso	Internal	7,000	2001	22	4	1 to 2	\$ 147,000	Debris/Vegetation. Ponding. Failed lap sealant	Seal loose seams
Bates	F	EPDM - Fully Adh	Steel	Iso	Iso	Internal	4,200	2001	22	4	1 to 2	\$ 88,200	Debris/vegetation/ponding. Failed lap sealant. Damaged stack	Clear roof of debris. Clean drain strainers. Seal open seams. Repair damaged stack
Bates	G	EPDM - Fully Adh	Steel	Iso	Iso	Scupper	90	2001	22	4	1 to 2	\$ 1,890	Ponding	
Bates	K	EPDM - Fully Adh	Steel	Iso	Iso	Internal	300	2001	22	4	1 to 2	\$ 6,300		
Bates	L	EPDM - Fully Adh	Steel	Iso	Iso	Internal	10,500	2001	22	4	1 to 2	\$ 220,500	Small area of wet insulation. Loose patches/failed lap sealant	Seal loose seams
Jenkins	C	EPDM - Fully Adh	Wood	Iso	Iso	Scupper	265	1998	25	4	1 to 2	\$ 5,565	Loose seam/failed lap sealant. Debris/leaves impeding drainage. Rusted counterflashing	Seal loose seams. Clear roof of debris

2023 Dexter Community Schools Roof Evaluation

Priority Listing

Building	Roof ID	Roof Type	Deck Type	Bottom		Drain Type	Size (SF)	Appr Yr		Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
				Insul	Top Insul			Inst.	Age					
Jenkins	E	Shingle	Wood	N/A	N/A	Gutter	3,500	1998	25	4	1 to 2	\$ 73,500		
Jenkins	G	Shingle	Wood	N/A	N/A	Gutter	4,300	1998	25	4	1 to 2	\$ 90,300		
Jenkins	H	EPDM - Fully Adh	Wood	Iso	Iso	Internal	3,150	1998	25	4	1 to 2	\$ 66,150	Leaves/branches on the roof. Repaired laps. Loose seams	Clean roof of debris. Clean drains. Seal loose seams
Wylie	D	EPDM - Fully Adh	Steel	Iso	Iso	Internal	25,800	1999	24	4	1 to 2	\$ 541,800	Repairs evident. Ponding	
Wylie	E	EPDM - Fully Adh	Steel	Iso	Iso	Internal	3,200	1999	24	4	1 to 2	\$ 67,200	Repairs evident	
Wylie	M	EPDM - Fully Adh	Steel	Iso	Iso	Internal	1,100	1999	24	4	1 to 2	\$ 23,100		
Wylie	N	EPDM - Fully Adh	Steel	Iso	Iso	Internal	6,800	1999	24	4	1 to 2	\$ 142,800		
Al Ritt	Cncsn	Shingle	Wood	N/A	N/A	Gutter	6,000	2011	12	3	3 to 5	\$ 126,000	Exposed fasteners. Nail pops	Drive nails flat. Caulk seal exposed fasteners
Al Ritt	Press	Coating	Steel	N/A	N/A	Eave	600	2011	12	3	3 to 5	\$ 12,600	Improperly flashed penetrations	
Bates	E	EPDM - Fully Adh	Steel	Iso	Iso	Internal	750	2001	22	3	3 to 5	\$ 15,750	Ponding	
Bates	I	EPDM - Fully Adh	Steel	Iso	Iso	Internal	270	2001	22	3	3 to 5	\$ 5,670		
Creekside	B	EPDM - Fully Adh	Steel	Iso	Iso	Internal/Gut	16,300	2004	19	3	3 to 5	\$ 342,300	Two small areas of wet insulation. Loose seams	Seal loose seams
Creekside	G	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	14,000	2004	19	3	3 to 5	\$ 294,000	Small area of wet insulation. Ponding	
Dexter High	A	TPO - Fully Adh	Steel	Iso	Iso	Internal	9,300	2002	21	3	3 to 5	\$ 195,300	Minor wrinkles	
Dexter High	A1	TPO - Fully Adh	Steel	Iso	Iso	Internal	120	2002	21	3	3 to 5	\$ 2,520		
Dexter High	A2	TPO - Fully Adh	Steel	Iso	Iso	Internal	120	2002	21	3	3 to 5	\$ 2,520		
Dexter High	A3	TPO - Fully Adh	Steel	Iso	Iso	Internal	800	2002	21	3	3 to 5	\$ 16,800	Minor ponding/debris and vegetation. Displaced wall panel	Repair loose wall panel
Dexter High	B	EPDM - Fully Adh	Steel	Iso	Iso	Internal	7,300	2002	21	3	3 to 5	\$ 153,300	Small area of wet insulation. Foreign object on roof (cinder block)	Clear roof of debris
Dexter High	C	TPO - Fully Adh	Steel	Iso	Iso	Eave	31,500	2002	21	3	3 to 5	\$ 661,500	Loose stripping material on diverters. Evidence of repairs	
Dexter High	D	EPDM - Fully Adh	Steel	Iso	Iso	Internal	13,900	2002	21	3	3 to 5	\$ 291,900	Small area of wet insulation. Displaced wall panel	Repair loose wall panel
Dexter High	E	EPDM - Fully Adh	Steel	Iso	Iso	Internal	7,100	2002	21	3	3 to 5	\$ 149,100	Vegetation/debris. Foreign objects on roof	Clear roof of debris
Dexter High	F	TPO - Fully Adh	Steel	Iso	Iso	Internal	800	2002	21	3	3 to 5	\$ 16,800		
Dexter High	G	EPDM - Fully Adh	Steel	Iso	Iso	Internal	15,800	2002	21	3	3 to 5	\$ 331,800	Repairs evident	
Dexter High	H	EPDM - Fully Adh	Steel	Iso	XPS	Internal	3,300	2002	21	3	3 to 5	\$ 69,300	Displaced ballast stone, permeable fabric and insulation board	
Dexter High	I	TPO - Fully Adh	Steel	Iso	Iso	Internal	13,100	2002	21	3	3 to 5	\$ 275,100	Missing drain strainer - sediment stains	Replace drain strainers
Dexter High	J	TPO - Fully Adh	Steel	Iso	Iso	Internal	4,700	2002	21	3	3 to 5	\$ 98,700	Missing drain strainer - sediment stains	Replace drain strainers
Dexter High	K	Panels	Steel	Iso	Iso	Eave	525	2002	21	3	3 to 5	\$ 11,025		
Dexter High	L	EPDM - Fully Adh	Steel	Iso	Iso	Internal	11,000	2002	21	3	3 to 5	\$ 231,000		
Dexter High	M	EPDM - Fully Adh	Steel	Iso	Iso	Internal	18,700	2002	21	3	3 to 5	\$ 392,700	Two small areas of wet insulation. Debris/vegetation	Clear roof of debris

2023 Dexter Community Schools Roof Evaluation

Priority Listing

Building	Roof ID	Roof Type	Bottom				Drain Type	Size (SF)	Appr Yr		Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
			Deck Type	Insul	Top Insul	Inst.			Age						
Dexter High	N	EPDM - Fully Adh	Steel	Iso	Iso	Internal	18,400	2002	21	3	3 to 5	\$ 386,400	Small area of wet insulation. Loose patches/failed lap sealant		
Dexter High	N1	EPDM - Fully Adh	Steel	Iso	Iso	Internal	19,700	2002	21	3	3 to 5	\$ 413,700	Two small areas of wet insulation. Repairs evident		
Dexter High	N2	EPDM - Fully Adh	Steel	Iso	Iso	Internal	120	2002	21	3	3 to 5	\$ 2,520			
Dexter High	O	TPO - Fully Adh	Steel	Iso	Iso	Internal	2,200	2002	21	3	3 to 5	\$ 46,200	Incompatible materials used to flash curb		
Dexter High	P	TPO - Fully Adh	Steel	Iso	Iso	Internal	2,200	2002	21	3	3 to 5	\$ 46,200			
Dexter High	P1	TPO - Fully Adh	Steel	Iso	Iso	Internal	140	2002	21	3	3 to 5	\$ 2,940			
Dexter High	P2	Panels	Steel	Iso	Iso	Eave	175	2002	21	3	3 to 5	\$ 3,675			
Jenkins	A	EPDM - Fully Adh	Wood	Iso	Iso	Scupper	450	1998	25	3	3 to 5	\$ 9,450			
Jenkins	B	EPDM - Fully Adh	Wood	Iso	Iso	Scupper	560	1998	25	3	3 to 5	\$ 11,760	Accumulated leaves impeding drainage	Clear roof of debris	
Mill Creek	A	EPDM - Fully Adh	Steel	Iso	Iso	Internal	6,800	2002	21	3	3 to 5	\$ 142,800	Unsecured ladder. Displaced walkpads. Delaminated base flashing/diagonal wrinkles.	Reset walkpads	
Mill Creek	B	EPDM - Fully Adh	Steel	Iso	Iso	Internal	1,050	2002	21	3	3 to 5	\$ 22,050			
Mill Creek	C	EPDM - Fully Adh	Steel	Iso	Iso	Internal	6,200	2002	21	3	3 to 5	\$ 130,200	Diagonal wrinkles		
Mill Creek	D	EPDM - Fully Adh	Steel	Iso	Iso	Internal	4,600	2002	21	3	3 to 5	\$ 96,600	Ponding.		
Mill Creek	E	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,400	2002	21	3	3 to 5	\$ 50,400			
Mill Creek	F	EPDM - Fully Adh	Steel	Iso	Iso	Internal	300	2002	21	3	3 to 5	\$ 6,300			
Mill Creek	G	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,500	2002	21	3	3 to 5	\$ 52,500	Diagonal wrinkles		
Mill Creek	H1	EPDM - Fully Adh	Steel	Iso	Iso	Internal	72	2002	21	3	3 to 5	\$ 1,512			
Mill Creek	L	EPDM - Fully Adh	Steel	Iso	Iso	Internal	300	2002	21	3	3 to 5	\$ 6,300	Small area of wet insulation		
Mill Creek	M	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,700	2002	21	3	3 to 5	\$ 56,700			
Mill Creek	N	EPDM - Fully Adh	Steel	Iso	Iso	Internal	400	2002	21	3	3 to 5	\$ 8,400			
Mill Creek	O	EPDM - Fully Adh	Steel	Iso	Iso	Internal	300	2002	21	3	3 to 5	\$ 6,300			
Mill Creek	P	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,100	2002	21	3	3 to 5	\$ 44,100	Small area of wet insulation		
Wylie	H	EPDM - Fully Adh	Steel	Iso	Iso	Internal	8,600	1999	24	3	3 to 5	\$ 180,600	Ponding		
Wylie	I	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	1,800	1999	24	3	3 to 5	\$ 37,800	Leaves in gutter	Clean gutter	
Bates	H	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,500	2001	22	2	6 to 9	\$ 52,500	Loose seam/failed lap sealant	Seal loose seams	
Bates	J	EPDM - Fully Adh	Steel	Iso	Iso	Internal	3,500	2001	22	2	6 to 9	\$ 73,500			
Creekside	A	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	6,200	2004	19	2	6 to 9	\$ 130,200	Overhanging branches.	Trim branches	
Creekside	A1	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	120	2004	19	2	6 to 9	\$ 2,520			
Creekside	C	EPDM - Fully Adh	Steel	Iso	Iso	Internal	1,700	2004	19	2	6 to 9	\$ 35,700			
Creekside	D	EPDM - Fully Adh	Steel	Iso	Iso	Internal	5,000	2004	19	2	6 to 9	\$ 105,000	Ponding		
Creekside	E	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	14,200	2004	19	2	6 to 9	\$ 298,200	Small area of wet insulation		
Creekside	F	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	15,000	2004	19	2	6 to 9	\$ 315,000			
Creekside	H	EPDM - Fully Adh	Steel	Iso	Iso	Internal	575	2004	19	2	6 to 9	\$ 12,075	Debris/Vegetation in drain	Clear roof of debris. Clean drain strainer	
Creekside	I	EPDM - Fully Adh	Steel	Iso	Iso	Internal	3,100	2004	19	2	6 to 9	\$ 65,100	Debris/Vegetation in drain	Clear roof of debris. Clean drain strainer	
Creekside	J	EPDM - Fully Adh	Steel	Iso	Iso	Internal	325	2004	19	2	6 to 9	\$ 6,825			

2023 Dexter Community Schools Roof Evaluation

Priority Listing

Building	Roof ID	Roof Type	Deck Type	Bottom			Size (SF)	Appr Yr		Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
				Insul	Top Insul	Drain Type		Inst.	Age					
Creekside	K	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	2,250	2004	19	2	6 to 9	\$ 47,250		
Creekside	L	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	3,900	2004	19	2	6 to 9	\$ 81,900	small area of wet insulation	
Creekside	M	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	5,200	2004	19	2	6 to 9	\$ 109,200	Ponding. Repairs evident	
Creekside	N	Mtl-Stand Seam	Steel	Iso	Iso	Gutter	11,600	2004	19	2	6 to 9	\$ 243,600		
Creekside	O	EPDM - Fully Adh	Steel	Iso	Iso	Scupper	185	2004	19	2	6 to 9	\$ 3,885		
Creekside	P	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	7,100	2004	19	2	6 to 9	\$ 149,100	Corroding counterflashing	
Creekside	Q	EPDM - Fully Adh	Steel	Iso	Iso	Internal	3,700	2004	19	2	6 to 9	\$ 77,700		
Creekside	R	EPDM - Fully Adh	Steel	Iso	Iso	Gutter	1,200	2004	19	2	6 to 9	\$ 25,200		
Creekside	S	EPDM - Fully Adh	Steel	Iso	Iso	Internal	4,000	2004	19	2	6 to 9	\$ 84,000	Ponding	
Creekside	T	EPDM - Fully Adh	Steel	Iso	Iso	Internal	3,600	2004	19	2	6 to 9	\$ 75,600		
Jenkins	I	mtl-Corrugated	N/A	N/A	N/A	Eave	475	1998	25	2	6 to 9	\$ 9,975		
Transportation	A	Shingle	Wood	N/A	N/A	Gutter	1,600	2012	11	2	6 to 9	\$ 33,600		
Transportation	B	EPDM - Fully Adh	Steel	Iso	Iso	Internal	900	2012	11	2	6 to 9	\$ 18,900	Vegetation impeding drainage	Clear roof of debris. Clean drains
Transportation	C	Mtl-Stand Seam	N/A	N/A	N/A	Gutter	6,700	1998	25	2	6 to 9	\$ 140,700	Rusted fasteners. Deteriorated sealant	Reseal penetration with deteriorated sealant
Wylie	A	EPDM - Fully Adh	Steel	Iso	Iso	Internal	10,700	2006	17	2	6 to 9	\$ 224,700	Branches overhanging roof - leaves accumulating. Debris in drain	Trim branches. Clear debris from roof
Wylie	B	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,500	2011	12	2	6 to 9	\$ 52,500		
Wylie	C	EPDM - Fully Adh	Steel	Iso	Iso	Internal	12,000	2011	12	2	6 to 9	\$ 252,000	Two small areas of wet insulation	
Wylie	F	EPDM - Fully Adh	Steel	Iso	Iso	Internal	1,050	2011	12	2	6 to 9	\$ 22,050		
Wylie	G	EPDM - Fully Adh	Steel	Iso	Iso	Internal	5,800	2011	12	2	6 to 9	\$ 121,800	Repaired seams	
Wylie	J	EPDM - Fully Adh	Steel	Iso	Iso	Internal	3,000	2011	12	2	6 to 9	\$ 63,000		
Wylie	K	EPDM - Fully Adh	Steel	Iso	Iso	Internal	10,000	2011	12	2	6 to 9	\$ 210,000		
Wylie	L	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,000	2011	12	2	6 to 9	\$ 42,000	Foreign objects on roof. Leaves in drain strainer	Clear roof of debris. Clean drain strainer
Wylie	P	EPDM - Fully Adh	Steel	Iso	Iso	Internal	1,800	2011	12	2	6 to 9	\$ 37,800		
Wylie	Q	EPDM - Fully Adh	Steel	Iso	Iso	Internal	500	2011	12	2	6 to 9	\$ 10,500		
Wylie	R	EPDM - Fully Adh	Steel	Iso	Iso	Internal	500	2011	12	2	6 to 9	\$ 10,500	Foreign objects on roof.	Clear roof of debris. Clean drain strainer
Wylie	S	EPDM - Fully Adh	Steel	Iso	Iso	Internal	15,500	2011	12	2	6 to 9	\$ 325,500	Overhanging branches. Leaves in drains	Trim branches. Clear debris from roof
Wylie	T	EPDM - Fully Adh	Steel	Iso	Iso	Internal	400	2011	12	2	6 to 9	\$ 8,400		
Anchor/Beacon	D	Mtl-Stand Seam	N/A	N/A	N/A	Eave	2,500	1998	25	1	10+	\$ 52,500		
Anchor/Beacon	G	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,700	2019	4	1	10+	\$ 56,700		
Anchor/Beacon	H	EPDM - Fully Adh	Steel	Iso	Iso	Internal	3,700	2019	4	1	10+	\$ 77,700		
Anchor/Beacon	I	EPDM - Fully Adh	Steel	Iso	Iso	Internal	4,200	2019	4	1	10+	\$ 88,200		
Anchor/Beacon	J	EPDM - Fully Adh	Steel	Iso	Iso	Internal	4,200	2019	4	1	10+	\$ 88,200		
Anchor/Beacon	K	EPDM - Fully Adh	Steel	Iso	Iso	Internal	800	2019	4	1	10+	\$ 16,800		
Anchor/Beacon	L	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,300	2019	4	1	10+	\$ 48,300		
Anchor/Beacon	M	EPDM - Fully Adh	Steel	Iso	Iso	Internal	52,000	2019	4	1	10+	\$ 1,092,000		

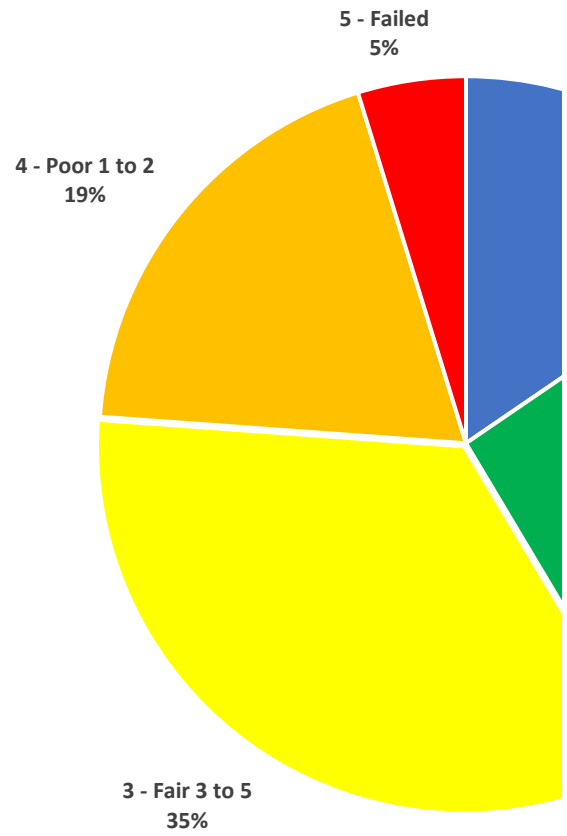
2023 Dexter Community Schools Roof Evaluation

Priority Listing

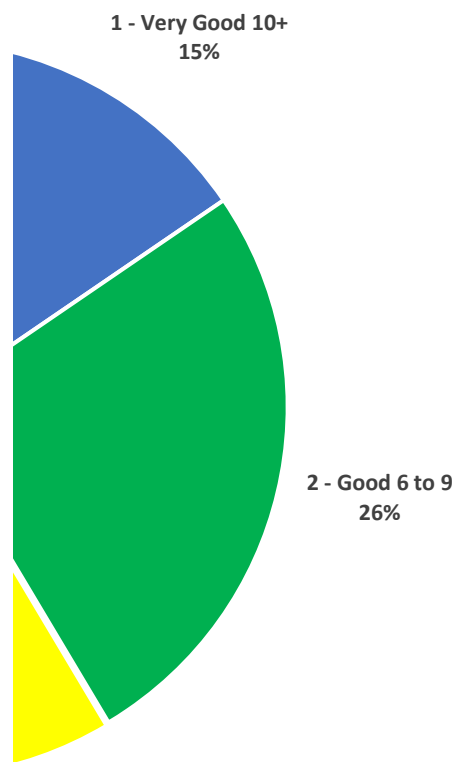
Building	Roof ID	Roof Type	Deck Type	Bottom		Drain Type	Size (SF)	Appr Yr		Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
				Insul	Top Insul			Inst.	Age					
Anchor/Beacon	M1	EPDM - Fully Adh	Steel	Iso	Iso	Internal	70	2019	4	1	10+	\$ 1,470		
Anchor/Beacon	M2	EPDM - Fully Adh	Steel	Iso	Iso	Internal	36	2019	4	1	10+	\$ 756		
Anchor/Beacon	M3	EPDM - Fully Adh	Steel	Iso	Iso	Internal	36	2019	4	1	10+	\$ 756		
Anchor/Beacon	M4	EPDM - Fully Adh	Steel	Iso	Iso	Internal	70	2019	4	1	10+	\$ 1,470		
Anchor/Beacon	N	EPDM - Fully Adh	Steel	Iso	Iso	Internal	3,000	2019	4	1	10+	\$ 63,000		
Bates	B	Mtl-Stand Seam	N/A			Gutter	2,800	1998	25	1	10+	\$ 58,800		
Bates	C	Mtl-Stand Seam	N/A			Gutter	5,700	1998	25	1	10+	\$ 119,700		
Jenkins	D	Mtl-Stand Seam	N/A	N/A	N/A	Gutter	1,100	1998	25	1	10+	\$ 23,100	Leaves in gutter	Clear gutter of leaves
Jenkins	F	Mtl-Stand Seam	N/A	N/A	N/A	Eave	1,100	1998	25	1	10+	\$ 23,100		
Mill Creek	H2	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,400	2020	3	1	10+	\$ 50,400		
Mill Creek	H3	EPDM - Fully Adh	Steel	Iso	Iso	Internal	2,500	2020	3	1	10+	\$ 52,500		
Mill Creek	K	EPDM - Fully Adh	Steel	Iso	Iso	Internal	17,600	2019	4	1	10+	\$ 369,600		
Wylie	O	Mtl-Stand Seam	NA	N/A	N/A	Eave	850	1999	24	1	10+	\$ 17,850		

Row Labels	Sum of Size (SF)
1 - Very Good 1	109,662
2 - Good 6 to 9	184,260
3 - Fair 3 to 5	246,172
4 - Poor 1 to 2	135,377
5 - Failed	33,750
Grand Total	709,221

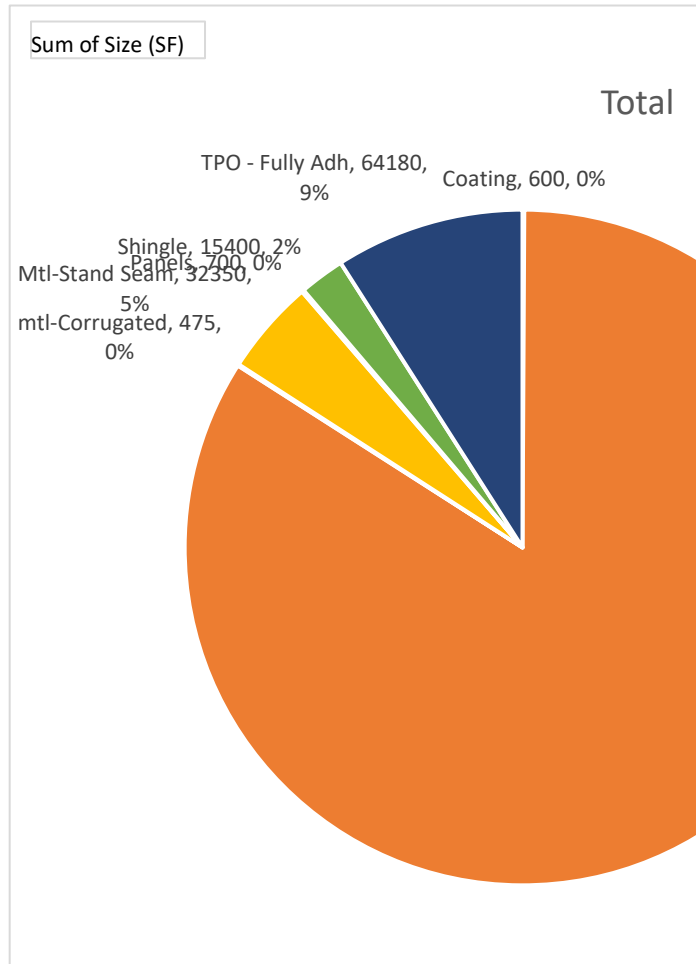
2023 Dexter Communi Roof Inventory by Condi

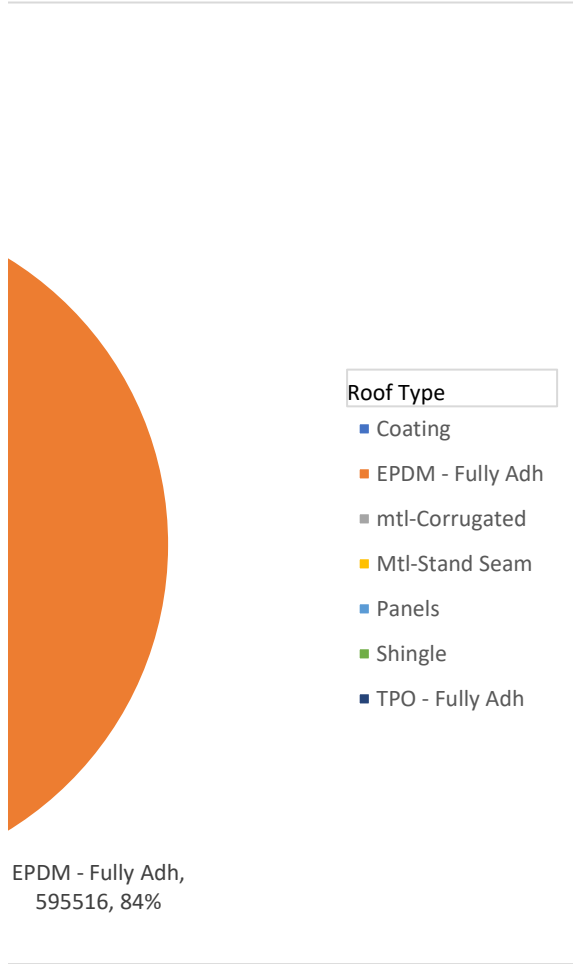


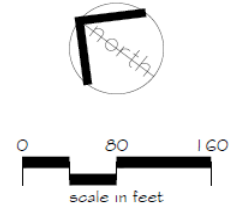
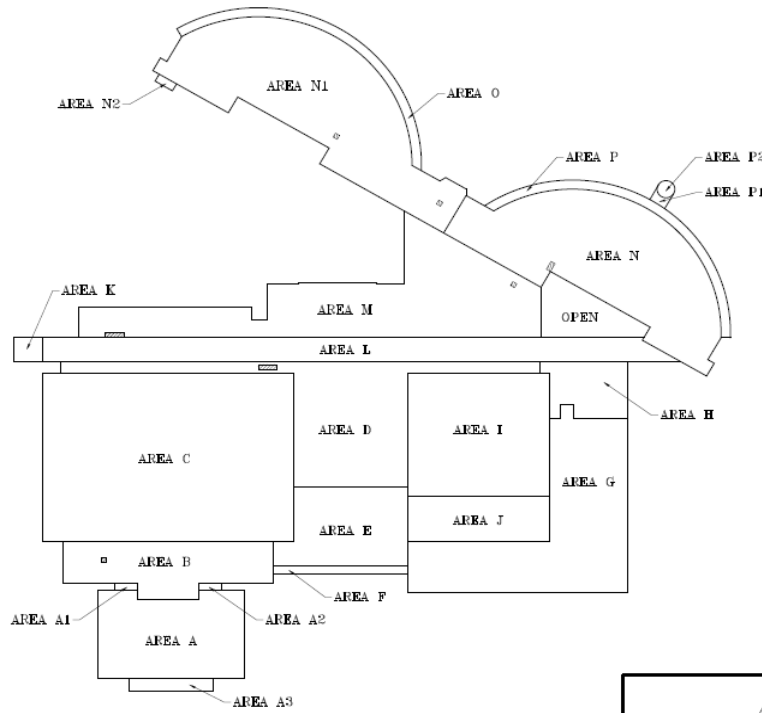
ty Schools ition Rating




Row Labels	Sum of Size (SF)
Coating	600
EPDM - Fully Adh	595516
mTl-Corrugated	475
Mtl-Stand Seam	32350
Panels	700
Shingle	15400
TPO - Fully Adh	64180
Grand Total	709221







LEGEND
 A area designation
 [hatched box] wet insulation areas

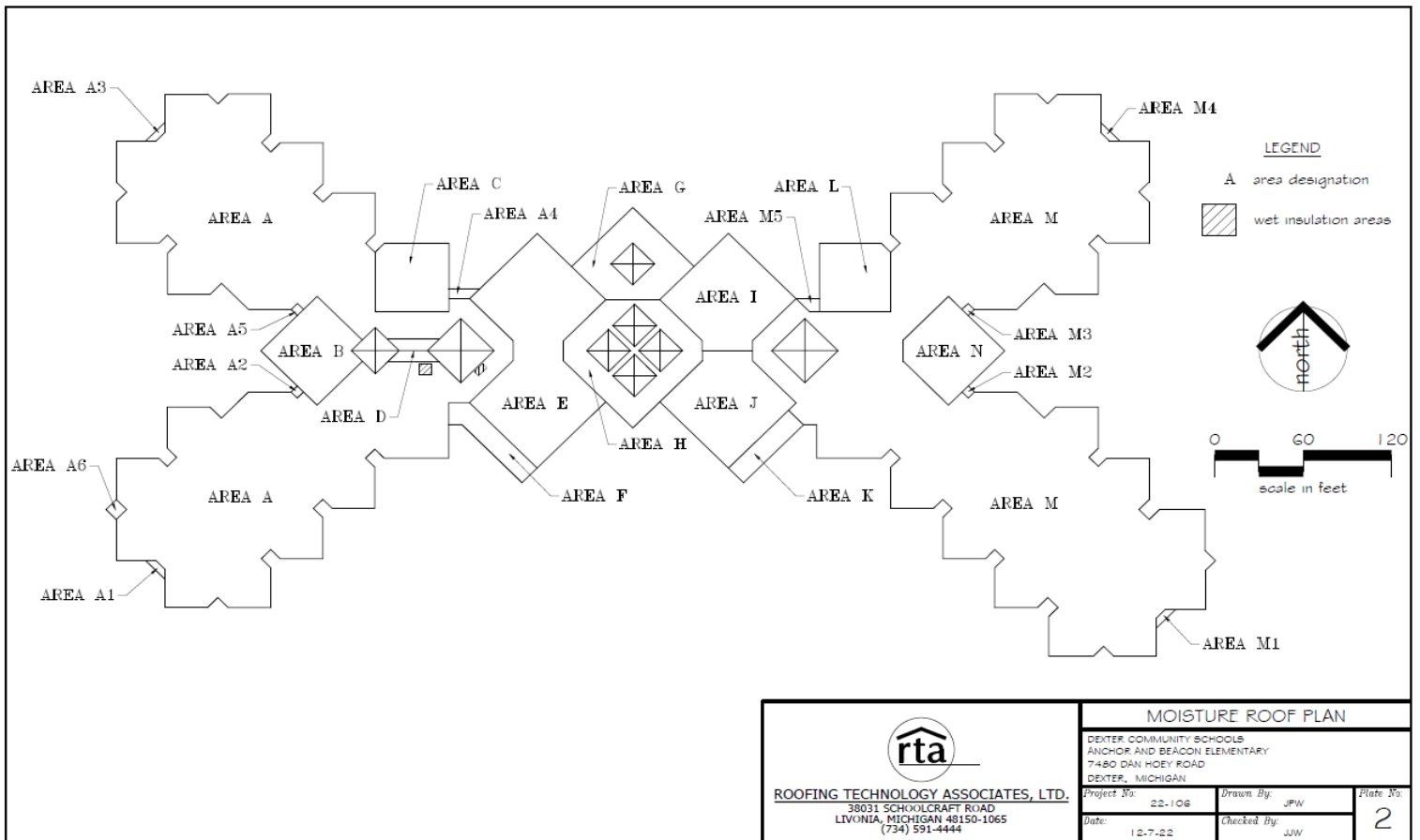

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MOISTURE ROOF PLAN

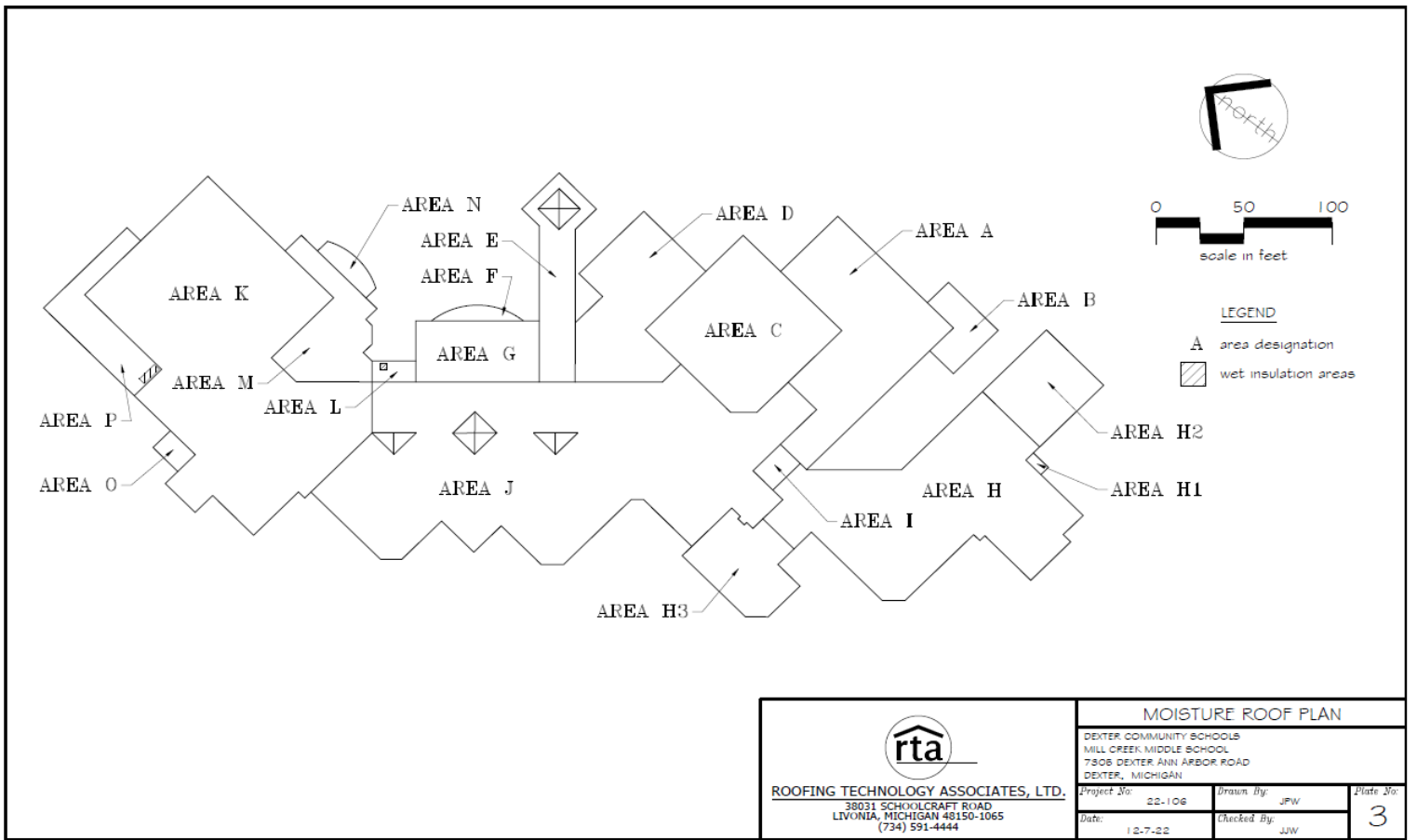
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 DEXTER HIGH SCHOOL
 3100 NORTH FARBER ROAD
 DEXTER, MICHIGAN

Project No:	22-106	Drawn By:	JFW
Date:	12-7-22	Checked By:	JJW
Plate No:			1

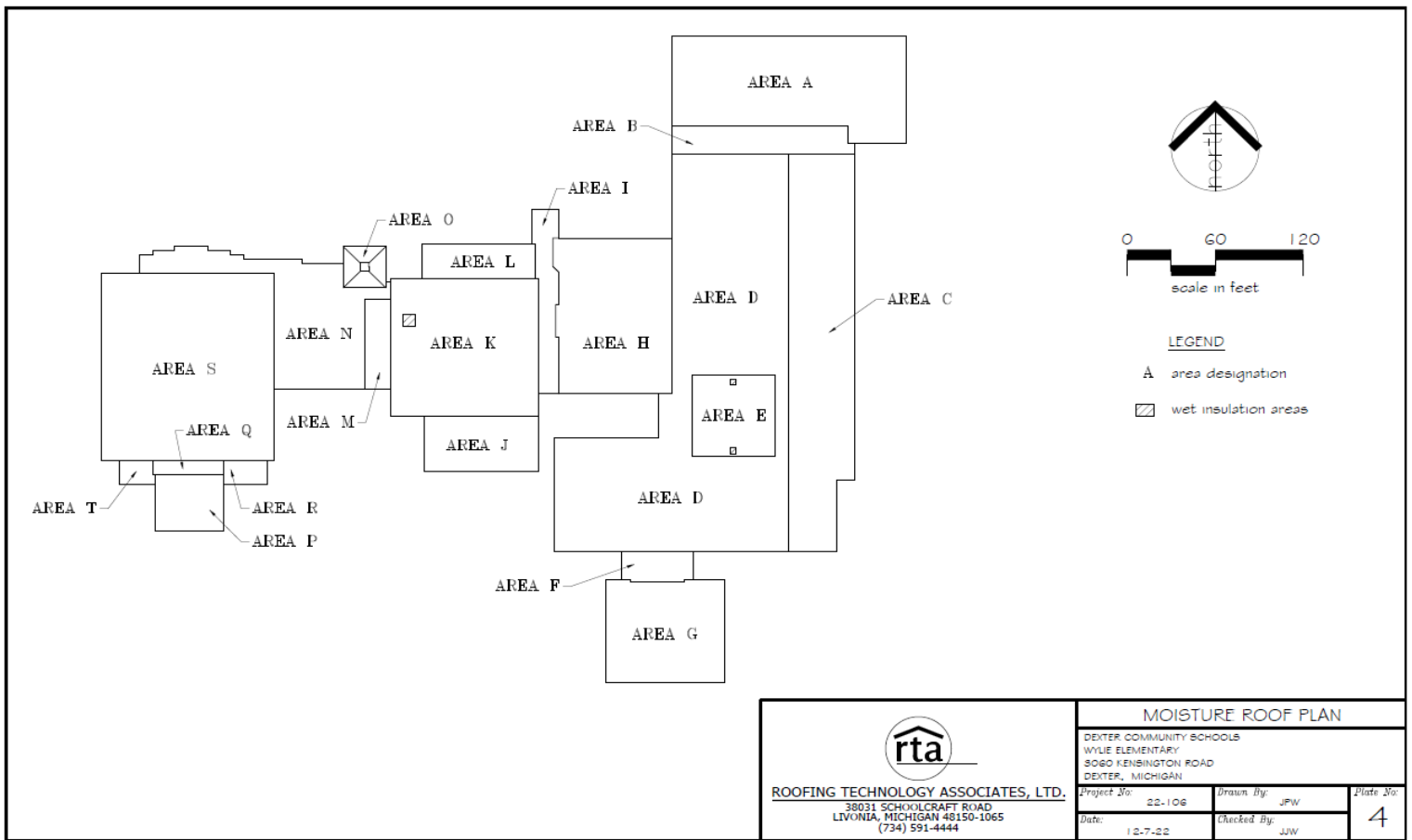
Building	Roof ID	Roof Type	Size (SF)	Appr Yr	Inst.	Age	Rating	Est.Rem Life	Repl Est\$	Comments	Maintenance
							(1-5)	(Yrs)			
Dexter High	A	TPO - Fully Adh	9,300	2002		21	3	3 to 5	\$ 195,300	Minor wrinkles	
Dexter High	A1	TPO - Fully Adh	120	2002		21	3	3 to 5	\$ 2,520		
Dexter High	A2	TPO - Fully Adh	120	2002		21	3	3 to 5	\$ 2,520		
Dexter High	A3	TPO - Fully Adh	800	2002		21	3	3 to 5	\$ 16,800	Minor ponding/debris and vegetation. Displaced wall panel	Repair loose wall panel
Dexter High	B	EPDM - Fully Adh	7,300	2002		21	3	3 to 5	\$ 153,300	Small area of wet insulation. Foreign object on roof (cinder block)	Clear roof of debris
Dexter High	C	TPO - Fully Adh	31,500	2002		21	3	3 to 5	\$ 661,500	Loose stripping material on diverters. Evidence of repairs	Reseal (heat weld) stripping material on diverters.
Dexter High	D	EPDM - Fully Adh	13,900	2002		21	3	3 to 5	\$ 291,900	Small area of wet insulation. Displaced wall panel	Repair loose wall panel
Dexter High	E	EPDM - Fully Adh	7,100	2002		21	3	3 to 5	\$ 149,100	Vegetation/debris. Foreign objects on roof	Clear roof of debris
Dexter High	F	EPDM - Fully Adh	800	2002		21	3	3 to 5	\$ 16,800		
Dexter High	G	EPDM - Fully Adh	15,800	2002		21	3	3 to 5	\$ 331,800	Repairs evident	
Dexter High	H	EPDM - Fully Adh	3,300	2002		21	3	3 to 5	\$ 69,300	Displaced ballast stone, permeable fabric and insulation board	
Dexter High	I	TPO - Fully Adh	13,100	2002		21	3	3 to 5	\$ 275,100	Missing drain strainer - sediment stains	Replace drain strainers
Dexter High	J	TPO - Fully Adh	4,700	2002		21	3	3 to 5	\$ 98,700	Missing drain strainer - sediment stains	Replace drain strainers
Dexter High	K	Panels	525	2002		21	3	3 to 5	\$ 11,025		
Dexter High	L	EPDM - Fully Adh	11,000	2002		21	3	3 to 5	\$ 231,000		
Dexter High	M	EPDM - Fully Adh	18,700	2002		21	3	3 to 5	\$ 392,700	Two small areas of wet insulation. Debris/vegetation	Clear roof of debris
Dexter High	N	EPDM - Fully Adh	18,400	2002		21	3	3 to 5	\$ 386,400	Small area of wet insulation. Loose patches/failed lap sealant	
Dexter High	N1	EPDM - Fully Adh	19,700	2002		21	3	3 to 5	\$ 413,700	Two small areas of wet insulation. Repairs evident	
Dexter High	N2	EPDM - Fully Adh	120	2002		21	3	3 to 5	\$ 2,520		
Dexter High	O	TPO - Fully Adh	2,200	2002		21	3	3 to 5	\$ 46,200	Incompatible materials used to flash curb	
Dexter High	P	TPO - Fully Adh	2,200	2002		21	3	3 to 5	\$ 46,200		
Dexter High	P1	TPO - Fully Adh	140	2002		21	3	3 to 5	\$ 2,940		
Dexter High	P2	Panels	175	2002		21	3	3 to 5	\$ 3,675		




Building	Roof ID	Roof Type	Size (SF)	Appr Yr Inst.	Age	Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
Anchor/Beacon	A	EPDM - Fully Adh	45,000	1998	25	4	1 to 2	\$ 945,000	Vegetation/debris. Loose seams. Two small areas of wet insulation	Clear roof of debris. Seal loose seams
Anchor/Beacon	A1	EPDM - Fully Adh	70	1998	25	4	1 to 2	\$ 1,470	Foreign objects on roof. Blocked drain	Clear roof of debris
Anchor/Beacon	A2	EPDM - Fully Adh	36	1998	25	4	1 to 2	\$ 756		
Anchor/Beacon	A3	EPDM - Fully Adh	70	1998	25	4	1 to 2	\$ 1,470		
Anchor/Beacon	A4	EPDM - Fully Adh	125	1998	25	4	1 to 2	\$ 2,625		
Anchor/Beacon	A5	EPDM - Fully Adh	36	1998	25	4	1 to 2	\$ 756		
Anchor/Beacon	A6	EPDM - Fully Adh	100	1998	25	4	1 to 2	\$ 2,100		
Anchor/Beacon	B	EPDM - Fully Adh	2,800	1998	25	4	1 to 2	\$ 58,800	Blocks on roof membrane without protection pads	Install protection pads beneath blocks
Anchor/Beacon	C	EPDM - Fully Adh	2,400	1998	25	4	1 to 2	\$ 50,400		
Anchor/Beacon	D	Mtl-Stand Seam	2,500	1998	25	1	10+	\$ 52,500		
Anchor/Beacon	E	EPDM - Fully Adh	8,500	1998	25	4	1 to 2	\$ 178,500	Ponding. Loose seams	Seal loose seams
Anchor/Beacon	F	EPDM - Fully Adh	1,100	1998	25	4	1 to 2	\$ 23,100	Foreign objects on roof. Leaves in drain Blocked drain	Clear roof of debris. Clean drain strainer
Anchor/Beacon	G	EPDM - Fully Adh	2,700	2019	4	1	10+	\$ 56,700		
Anchor/Beacon	H	EPDM - Fully Adh	3,700	2019	4	1	10+	\$ 77,700		
Anchor/Beacon	I	EPDM - Fully Adh	4,200	2019	4	1	10+	\$ 88,200		
Anchor/Beacon	J	EPDM - Fully Adh	4,200	2019	4	1	10+	\$ 88,200		
Anchor/Beacon	K	EPDM - Fully Adh	800	2019	4	1	10+	\$ 16,800		
Anchor/Beacon	L	EPDM - Fully Adh	2,300	2019	4	1	10+	\$ 48,300		
Anchor/Beacon	N	EPDM - Fully Adh	3,000	2019	4	1	10+	\$ 63,000		
Anchor/Beacon	M	EPDM - Fully Adh	52,000	2019	4	1	10+	\$ 1,092,000		
Anchor/Beacon	M1	EPDM - Fully Adh	70	2019	4	1	10+	\$ 1,470		
Anchor/Beacon	M2	EPDM - Fully Adh	36	2019	4	1	10+	\$ 756		
Anchor/Beacon	M3	EPDM - Fully Adh	36	2019	4	1	10+	\$ 756		



Building	Roof ID	Roof Type	Size (SF)	Appr Yr Inst.	Age	Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
Mill Creek	A	EPDM - Fully Adh	6,800	2002	21	3	3 to 5	\$ 142,800	Unsecured ladder. Displaced walkpads. Delaminated base flashing/diagonal wrinkles.	Reset walkpads
Mill Creek	B	EPDM - Fully Adh	1,050	2002	21	3	3 to 5	\$ 22,050		
Mill Creek	C	EPDM - Fully Adh	6,200	2002	21	3	3 to 5	\$ 130,200	Diagonal wrinkles	
Mill Creek	D	EPDM - Fully Adh	4,600	2002	21	3	3 to 5	\$ 96,600	Ponding.	
Mill Creek	E	EPDM - Fully Adh	2,400	2002	21	3	3 to 5	\$ 50,400		
Mill Creek	F	EPDM - Fully Adh	300	2002	21	3	3 to 5	\$ 6,300		
Mill Creek	G	EPDM - Fully Adh	2,500	2002	21	3	3 to 5	\$ 52,500	Diagonal wrinkles	
Mill Creek	H	EPDM - Fully Adh	11,000	2002	21	5	0	\$ 231,000	Disbonded EPDM (Slated for Replace)	Replacement Scheduled
Mill Creek	H1	EPDM - Fully Adh	72	2002	21	3	3 to 5	\$ 1,512		
Mill Creek	H2	EPDM - Fully Adh	2,400	2020	3	1	10+	\$ 50,400		
Mill Creek	H3	EPDM - Fully Adh	2,500	2020	3	1	10+	\$ 52,500		
Mill Creek	I	EPDM - Fully Adh	350	2002	21	5	0	\$ 7,350	Disbonded EPDM (Slated for Replace)	Replacement Scheduled
Mill Creek	J	EPDM - Fully Adh	21,000	2002	21	5	0	\$ 441,000	Disbonded EPDM (Slated for Replace)	Replacement Scheduled
Mill Creek	K	EPDM - Fully Adh	17,600	2019	4	1	10+	\$ 369,600		
Mill Creek	L	EPDM - Fully Adh	300	2002	21	3	3 to 5	\$ 6,300	Small area of wet insulation	
Mill Creek	M	EPDM - Fully Adh	2,700	2002	21	3	3 to 5	\$ 56,700		
Mill Creek	N	EPDM - Fully Adh	400	2002	21	3	3 to 5	\$ 8,400		
Mill Creek	O	EPDM - Fully Adh	300	2002	21	3	3 to 5	\$ 6,300		
Mill Creek	P	EPDM - Fully Adh	2,100	2002	21	3	3 to 5	\$ 44,100	Small area of wet insulation	





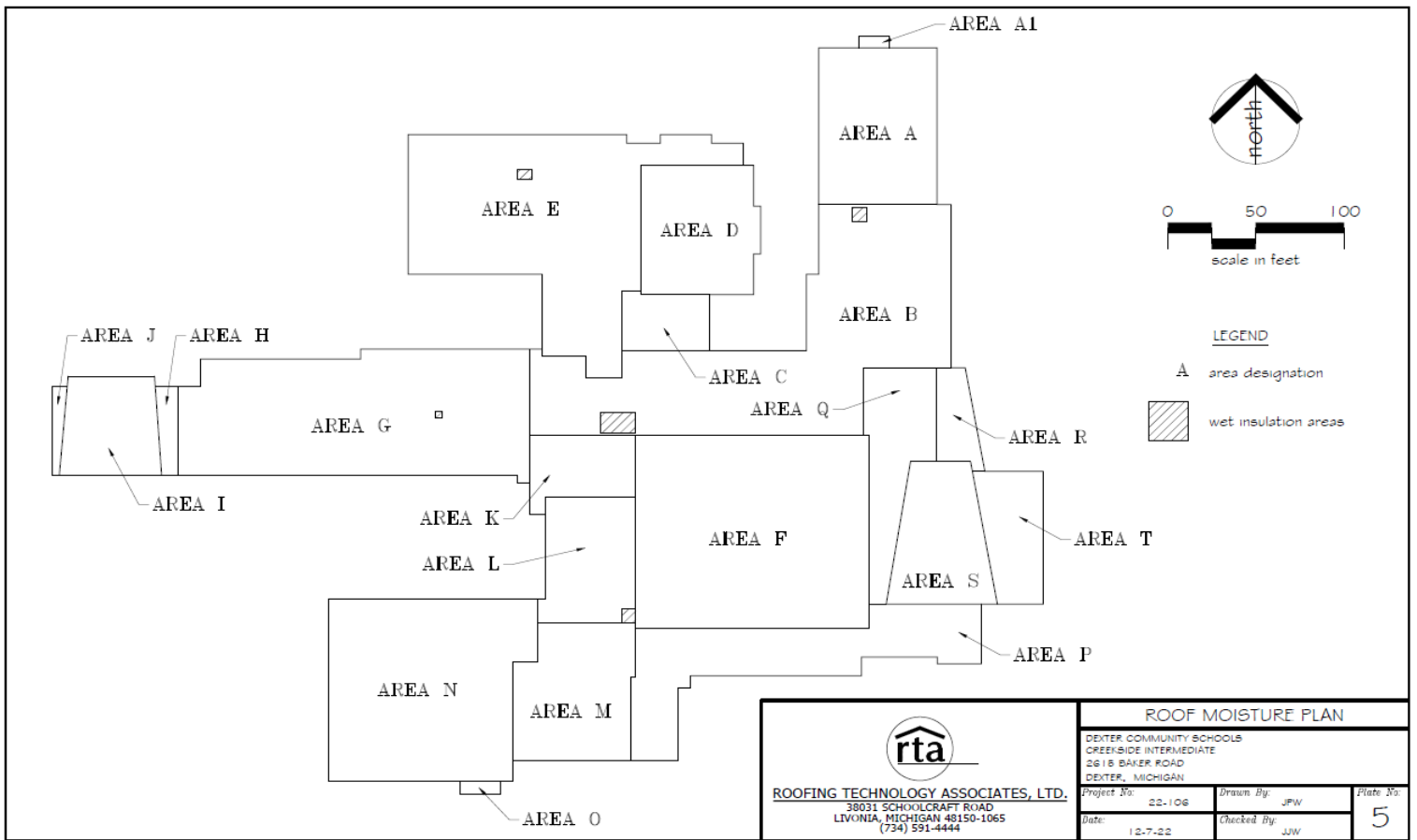
ROOFING TECHNOLOGY ASSOCIATES, LTD.
38031 SCHOOLCRAFT ROAD
LIVONIA, MICHIGAN 48150-1065
(734) 591-4444

MOISTURE ROOF PLAN

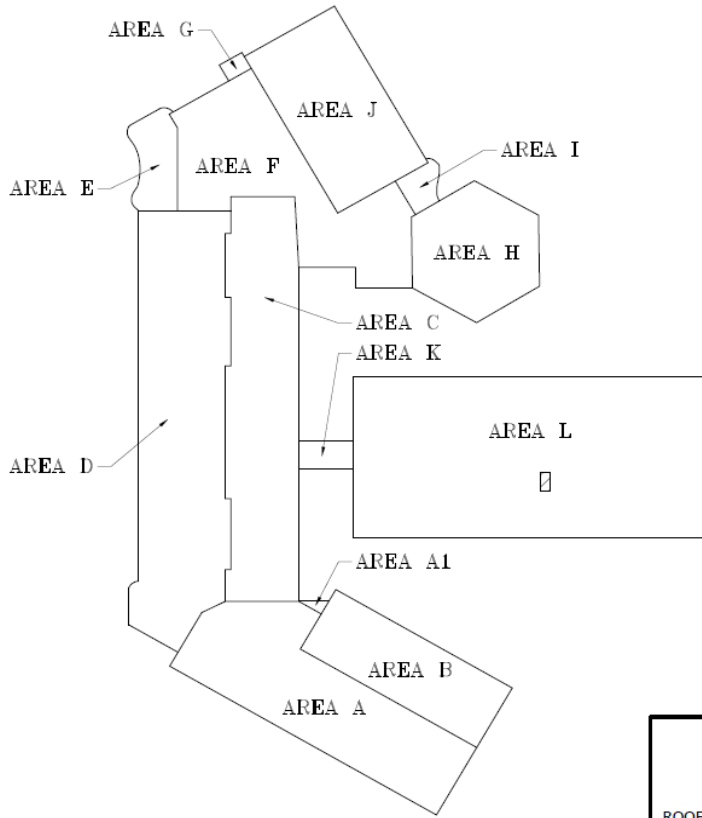
DEXTER COMMUNITY SCHOOLS
WYLIE ELEMENTARY
8060 KENNINGTON ROAD
DEXTER, MICHIGAN


Project No: 22-106	Drawn By: JFW	Plate No: 4
Date: 12-7-22	Checked By: JFW	

Building	Roof ID	Roof Type	Size (SF)	Appr Yr Inst.	Age	Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
Wylie	A	EPDM - Fully Adh	10,700	2006	17	2	6 to 9	\$ 224,700	Branches overhanging roof - leaves accumulating. Debris in drain	Trim branches. Clear debris from roof
Wylie	B	EPDM - Fully Adh	2,500	2011	12	2	6 to 9	\$ 52,500		
Wylie	C	EPDM - Fully Adh	12,000	2011	12	2	6 to 9	\$ 252,000	Two small areas of wet insulation	
Wylie	D	EPDM - Fully Adh	25,800	1999	24	4	1 to 2	\$ 541,800	Repairs evident. Ponding	
Wylie	E	EPDM - Fully Adh	3,200	1999	24	4	1 to 2	\$ 67,200	Repairs evident	
Wylie	F	EPDM - Fully Adh	1,050	2011	12	2	6 to 9	\$ 22,050		
Wylie	G	EPDM - Fully Adh	5,800	2011	12	2	6 to 9	\$ 121,800	Repaired seams	
Wylie	H	EPDM - Fully Adh	8,600	1999	24	3	3 to 5	\$ 180,600	Ponding	
Wylie	I	EPDM - Fully Adh	1,800	1999	24	3	3 to 5	\$ 37,800	Leaves in gutter	Clean gutter
Wylie	J	EPDM - Fully Adh	3,000	2011	12	2	6 to 9	\$ 63,000		
Wylie	K	EPDM - Fully Adh	10,000	2011	12	2	6 to 9	\$ 210,000		
Wylie	L	EPDM - Fully Adh	2,000	2011	12	2	6 to 9	\$ 42,000	Foreign objects on roof. Leaves in drain strainer	Clear roof of debris. Clean drain strainer
Wylie	M	EPDM - Fully Adh	1,100	1999	24	4	1 to 2	\$ 23,100		
Wylie	N	EPDM - Fully Adh	6,800	1999	24	4	1 to 2	\$ 142,800		
Wylie	O	Mtl-Stand Seam	850	1999	24	1	10+	\$ 17,850		
Wylie	P	EPDM - Fully Adh	1,800	2011	12	2	6 to 9	\$ 37,800		
Wylie	Q	EPDM - Fully Adh	500	2011	12	2	6 to 9	\$ 10,500		
Wylie	R	EPDM - Fully Adh	500	2011	12	2	6 to 9	\$ 10,500	Foreign objects on roof.	Clear roof of debris. Clean drain strainer
Wylie	S	EPDM - Fully Adh	15,500	2011	12	2	6 to 9	\$ 325,500	Overhanging branches. Leaves in drains	Trim branches. Clear debris from roof

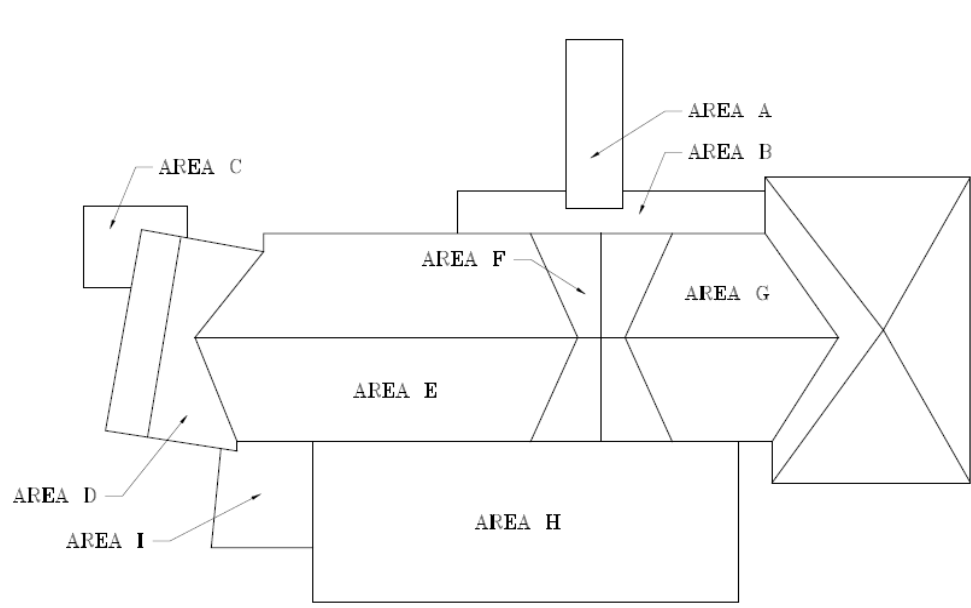



Building	Roof ID	Roof Type	Size (SF)	Appr Yr Inst.	Age	Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
Creekside	A	EPDM - Fully Adh	6,200	2011	12	2	6 to 9	\$ 130,200	Overhanging branches.	Trim branches
Creekside	A1	EPDM - Fully Adh	120	2011	12	2	6 to 9	\$ 2,520		
Creekside	B	EPDM - Fully Adh	16,300	2002	21	3	3 to 5	\$ 342,300	Two small areas of wet insulation. Loose seams	Seal loose seams
Creekside	C	EPDM - Fully Adh	1,700	2013	10	2	6 to 9	\$ 35,700		
Creekside	D	EPDM - Fully Adh	5,000	2011	12	2	6 to 9	\$ 105,000	Ponding	
Creekside	E	EPDM - Fully Adh	14,200	2011	12	2	6 to 9	\$ 298,200	Small area of wet insulation	
Creekside	F	TPO - Fully Adh	15,000	2005	18	2	6 to 9	\$ 315,000		
Creekside	G	EPDM - Fully Adh	14,000	2002	21	3	3 to 5	\$ 294,000	Small area of wet insulation. Ponding	
Creekside	H	EPDM - Fully Adh	575	2011	12	2	6 to 9	\$ 12,075	Debris/Vegetation in drain	Clear roof of debris. Clean drain strainer
Creekside	I	EPDM - Fully Adh	3,100	2011	12	2	6 to 9	\$ 65,100	Debris/Vegetation in drain	Clear roof of debris. Clean drain strainer
Creekside	J	EPDM - Fully Adh	325	2011	12	2	6 to 9	\$ 6,825		
Creekside	K	EPDM - Fully Adh	2,250	2013	10	2	6 to 9	\$ 47,250		
Creekside	L	EPDM - Fully Adh	3,900	2007	16	2	6 to 9	\$ 81,900	small area of wet insulation	
Creekside	M	EPDM - Fully Adh	5,200	2007	16	2	6 to 9	\$ 109,200	Ponding. Repairs evident	
Creekside	N	Mtl-Stand Seam	11,600	2011	12	2	6 to 9	\$ 243,600		
Creekside	O	EPDM - Fully Adh	185	2011	12	2	6 to 9	\$ 3,885		
Creekside	P	EPDM - Fully Adh	7,100	2013	10	2	6 to 9	\$ 149,100	Corroding counterflashing	
Creekside	Q	EPDM - Fully Adh	3,700	2005	18	2	6 to 9	\$ 77,700		
Creekside	R	EPDM - Fully Adh	1,200	2005	18	2	6 to 9	\$ 25,200		



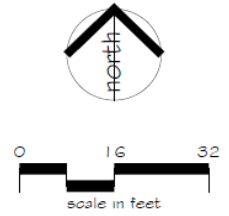
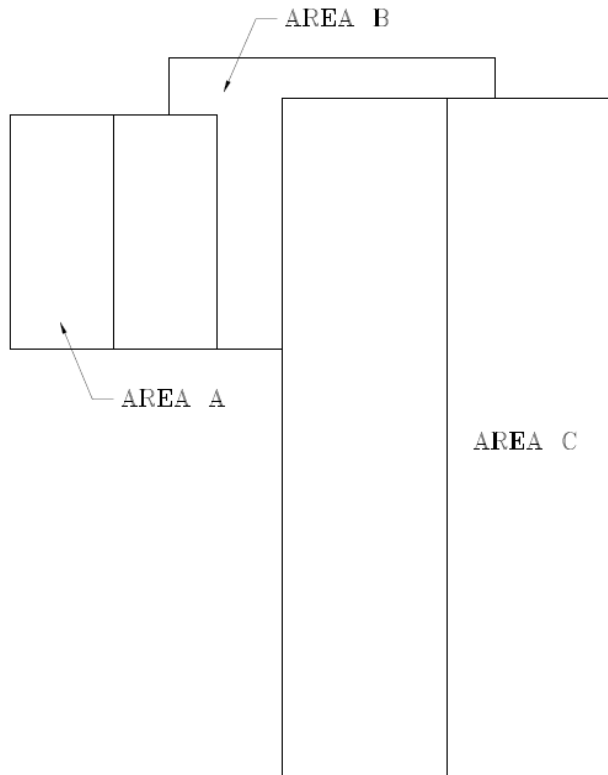
 ROOFING TECHNOLOGY ASSOCIATES, LTD. 38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444	ROOF MOISTURE PLAN		
	DEXTER COMMUNITY SCHOOLS BATES ELEMENTARY 2704 BAKER ROAD DEXTER, MICHIGAN		
Project No:	22-106	Drawn By:	JPW
Date:	12-7-22	Checked By:	JW
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Building	Roof ID	Roof Type	Size (SF)	Appr Yr Inst.	Age	Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
Bates	A	EPDM - Fully Adh	4,900	2001	22	4	1 to 2	\$ 102,900	Disbonded EPDM. Failed lap sealant	Seal seams. Install batten bars and strip in to prevent further spreading
Bates	A1	EPDM - Fully Adh	35	2001	22	4	1 to 2	\$ 735		
Bates	B	Mtl-Stand Seam	2,800	1998	25	1	10+	\$ 58,800		
Bates	C	Mtl-Stand Seam	5,700	1998	25	1	10+	\$ 119,700		
Bates	D	EPDM - Fully Adh	7,000	2001	22	4	1 to 2	\$ 147,000	Debris/Vegetation. Ponding. Failed lap sealant	Seal loose seams
Bates	E	EPDM - Fully Adh	750	2001	22	3	3 to 5	\$ 15,750	Ponding	
Bates	F	EPDM - Fully Adh	4,200	2001	22	4	1 to 2	\$ 88,200	Debris/vegetation/ponding. Failed lap sealant. Damaged stack	Clear roof of debris. Clean drain strainers. Seal open seams. Repair damaged stack
Bates	G	EPDM - Fully Adh	90	2001	22	4	1 to 2	\$ 1,890	Ponding	
Bates	H	EPDM - Fully Adh	2,500	2001	22	2	6 to 9	\$ 52,500	Loose seam/failed lap sealant	Seal loose seams
Bates	I	EPDM - Fully Adh	270	2001	22	3	3 to 5	\$ 5,670		
Bates	J	EPDM - Fully Adh	3,500	2001	22	2	6 to 9	\$ 73,500		
Bates	K	EPDM - Fully Adh	300	2001	22	4	1 to 2	\$ 6,300		
Bates	L	EPDM - Fully Adh	10,500	2001	22	4	1 to 2	\$ 220,500	Small area of wet insulation. Loose patches/failed lap sealant	Seal loose seams




 ROOFING TECHNOLOGY ASSOCIATES, LTD. <small>38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444</small>	ROOF MOISTURE PLAN		
	<small>DEXTER COMMUNITY SCHOOLS JENKINS EARLY CHILDHOOD LEARNING CENTER 2801 BAKER ROAD DEXTER, MICHIGAN</small>		
Project No:	22-106	Drawn By:	JPW
Date:	12-7-22	Checked By:	JJW
		Plate No:	7

Building	Roof ID	Roof Type	Size (SF)	Appr Yr Inst.	Age	Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
Jenkins	A	EPDM - Fully Adh	450	1998	25	3	3 to 5	\$ 9,450		
Jenkins	B	EPDM - Fully Adh	560	1998	25	3	3 to 5	\$ 11,760	Accumulated leaves impeding drainage	Clear roof of debris
Jenkins	C	EPDM - Fully Adh	265	1998	25	4	1 to 2	\$ 5,565	Loose seam/failed lap sealant. Debris/leaves impeding drainage. Rusted counterflashing	Seal loose seams. Clear roof of debris
Jenkins	D	Mtl-Stand Seam	1,100	1998	25	1	10+	\$ 23,100	Leaves in gutter	Clear gutter of leaves
Jenkins	E	Shingle	3,500	1998	25	4	1 to 2	\$ 73,500		
Jenkins	F	Mtl-Stand Seam	1,100	1998	25	1	10+	\$ 23,100		
Jenkins	G	Shingle	4,300	1998	25	4	1 to 2	\$ 90,300		
Jenkins	H	EPDM - Fully Adh	3,150	1998	25	4	1 to 2	\$ 66,150	Leaves/branches on the roof. Repaired laps. Loose seams	Clean roof of debris. Clean drains. Seal loose seams
Jenkins	I	mtl-Corrugated	475	1998	25	2	6 to 9	\$ 9,975		

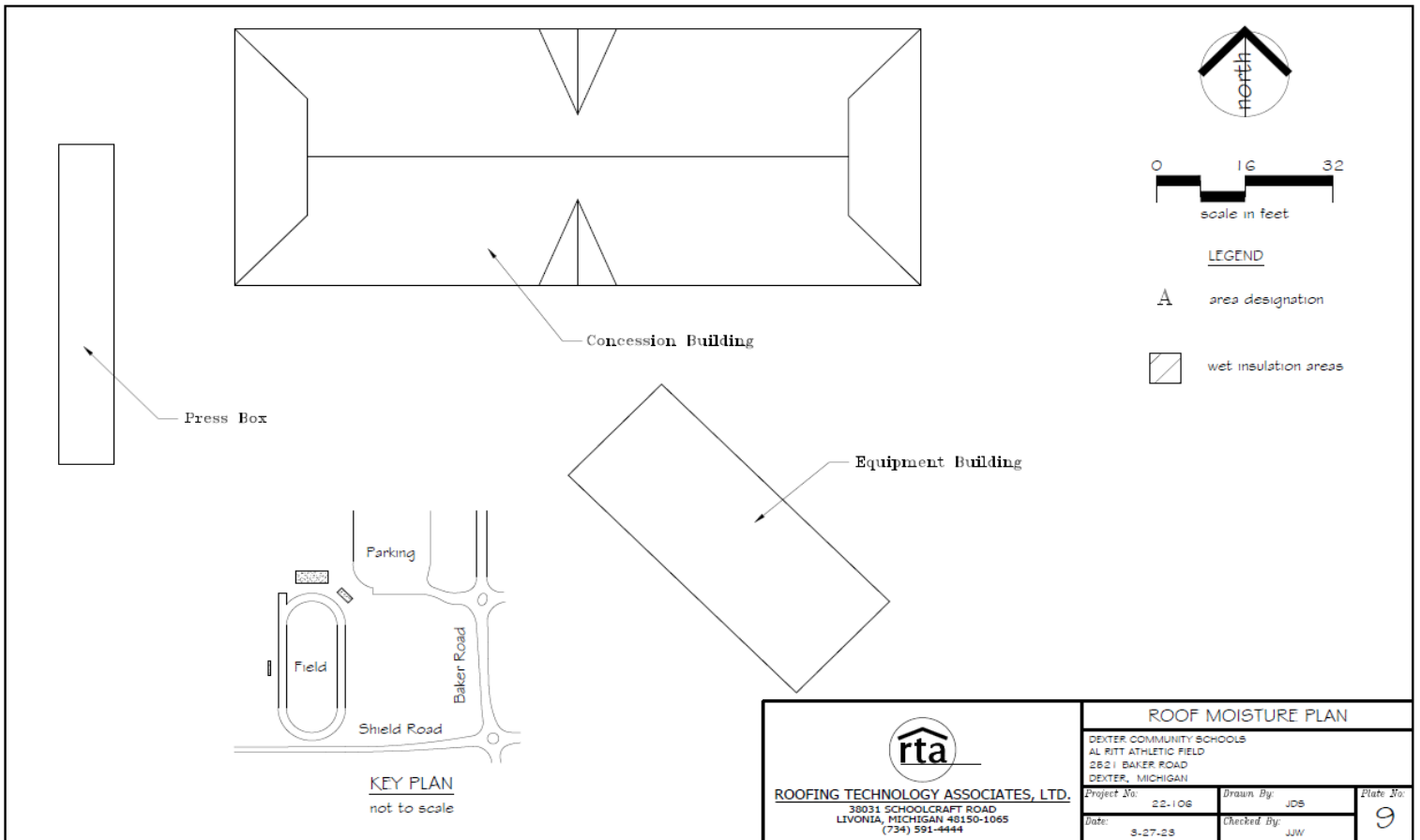


LEGEND

- A area designation
- wet insulation areas

 ROOFING TECHNOLOGY ASSOCIATES, LTD. <small>38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444</small>	ROOF MOISTURE PLAN <small>DEXTER COMMUNITY SCHOOLS TRANSPORTATION BUILDING 7229 MARSHALL ROAD DEXTER, MICHIGAN</small>
Project No: 22-106 Drawn By: JFW Date: 12-7-22 Checked By: JJW	8

Building	Roof ID	Roof Type	Size (SF)	Appr Yr Inst.	Age	Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
Transportation	A	Shingle	1,600	2012	11	2	6 to 9	\$ 33,600		
Transportation	B	EPDM - Fully Adh	900	2012	11	2	6 to 9	\$ 18,900	Vegetation impeding drainage	Clear roof of debris. Clean drains
Transportation	C	Mtl-Stand Seam	6,700	1998	25	2	6 to 9	\$ 140,700	Rusted fasteners. Deteriorated sealant	Reseal penetration with deteriorated sealant



Building	Roof ID	Roof Type	Size (SF)	Appr Yr Inst.	Age	Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
Al Ritt	Cncsn	Shingle	6,000	2011	12	3	3 to 5	\$ 126,000	Exposed fasteners. Nail pops	Drive nails flat. Caulk seal exposed fasteners
Al Ritt	Equip	EPDM - Fully Adh	1,400	1998	25	5	0	\$ 29,400	Loose seams. Damaged fascia board	Seal loose seams. Schedule for replacement
Al Ritt	Press	Coating	600	2011	12	3	3 to 5	\$ 12,600	Improperly flashed penetrations	