



DEXTER COMMUNITY SCHOOLS



2023 ROOF EVALUATION

PREPARED BY



Roofing Technology Associates, Ltd.

RTA PROJECT NO. 22-106

APRIL 7, 2023

- DEXTER HIGH SCHOOL
- ANCHOR/BEACON ELEMENTARY
- MILL CREEK MIDDLE SCHOOL
- WYLIE ELEMENTARY SCHOOL
- CREEKSIDE ELEMENTARY SCHOOL
- BATES ELEMENTARY SCHOOL
- JENKINS EARLY CHILDHOOD LEARNING CENTER
- TRANSPORTATION BUILDING
- AL RITT STADIUM BUILDINGS

TABLE OF CONTENTS

NARRATIVE REPORT AND SPREADSHEETS.....	Tab 1
Comprehensive Roof Data by Building	
Roof Replacement Priority List	
DEXTER HIGH SCHOOL SCHOOL	Tab 2
Moisture Roof Plan	
Color Coded Condition Roof Plan	
Spreadsheet	
Photo Report	
ANCHOR/BEACON ELEMENTARY SCHOOL.....	Tab 3
Moisture Roof Plan	
Color Coded Condition Roof Plan	
Spreadsheet	
Photo Report	
MILL CREEK MIDDLE SCHOOL.....	Tab 4
Moisture Roof Plan	
Color Coded Condition Roof Plan	
Spreadsheet	
Photo Report	
WYLIE ELEMENTARY SCHOOL	Tab 5
Moisture Roof Plan	
Color Coded Condition Roof Plan	
Spreadsheet	
Photo Report	
CREEKSIDE ELEMENTARY SCHOOL.....	Tab 6
Moisture Roof Plan	
Color Coded Condition Roof Plan	
Spreadsheet	
Photo Report	
BATES ELEMENTARY SCHOOL.....	Tab 7
Moisture Roof Plan	
Color Coded Condition Roof Plan	
Spreadsheet	
Photo Report	
JENKINS EARLY CHILDHOOD	Tab 8
Moisture Roof Plan	
Color Coded Condition Roof Plan	
Spreadsheet	
Photo Report	
TRANSPORTATION BUILDING.....	Tab 9
Moisture Roof Plan	
Color Coded Condition Roof Plan	
Spreadsheet	
Photo Report	
AL RITT STADIUM BUILDINGS	Tab 10
Moisture Roof Plan	
Color Coded Condition Roof Plan	
Spreadsheet	
Photo Report	

TAB 1

NARRATIVE REPORT AND SPREADSHEETS



ROOFING TECHNOLOGY ASSOCIATES, LTD.

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April 7, 2023

Mr. Craig McCalla
Principal for Operations
Dexter Community Schools
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Dexter, MI 48130
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RE: PROFESSIONAL ROOFING STUDIES
Dexter Community Schools

Dear Mr. McCalla:

In accordance with your request, an evaluation was conducted on nine (9) designated buildings in the Dexter Community School District. The purpose of the roof evaluations is to determine the condition of the existing roofs in order to develop an opinion as to their life expectancies and to develop general recommendations for any necessary remedial roofing work.

SCOPE OF WORK

The scope of work for this project consisted of field investigations of the roof systems covering the designated buildings. Our field investigation work consisted of visual observation of the roof including the membrane, base flashings, penetrations, sheet metal accessories, and roof top equipment and supports.

Nondestructive moisture detection surveys (infrared thermography) were performed at each of the designated buildings. This part of the survey was done after sundown. A DJI Mavic 2 Enterprise drone with infrared thermal scanning and imaging was used to seek out areas of entrapped substrate moisture. Wet insulation retains heat longer and conducts heat more readily than dry insulation which allows the camera to detect the thermal anomalies caused by this and other conditions. The device was used to scan the roof and flashing surfaces for surface temperature variations.

Representative test cuts were made to roofs at each location to determine key as-built information such as the deck type, insulation types and roof system.

A rating system was formulated to establish a format whereby each roof area is rated relative to various factors including existing roof conditions, current maintenance and repair requirements, necessary roof system replacement areas, and general life expectancy. The parameters established to rate each roof are outlined in Table 1 below. Each of these items



were addressed as they pertain to each roof area prior to determining a rating number. Each roof has been rated from 1 to 5 with a 1 rating representing the best condition and a 5 rating representing the worst.

TABLE 1: ROOF CONDITION EVALUATION PARAMETERS

ROOF RATING	PARAMETERS
1 – VERY GOOD	<ul style="list-style-type: none"> * Good condition * Recently reroofed * May require some maintenance or completion of punch list items * No major repairs required * Life expectancy of 10 years or more
2 – GOOD	<ul style="list-style-type: none"> * Fairly sound condition * Minor deterioration * May need maintenance and repairs * Life expectancy of 6 to 9 years
3– FAIR	<ul style="list-style-type: none"> * Below average condition overall * Moderate deterioration * May need maintenance and repair * Roof system replacement required within 3 to 5 years
4 – POOR	<ul style="list-style-type: none"> * Poor condition overall * Advanced deterioration * Roof system requires replacement within 1 to 2 years
5– FAILED	<ul style="list-style-type: none"> * Extremely poor condition * Severe deterioration * Requires roof system replacement this year * Has outlived serviceable life

GENERAL CONDITIONS

There are a total of 135 roofs on the designated buildings included in this study which comprise 709,221 square feet. The majority of these roofs (84% of the square footage) are fully adhered, single-ply ethylene propylene diene terpolymerr (EPDM) roof systems. Thermoplastic Polyolefin (TPO) represent 9% of the roof inventory. The rest are comprised of Shingles, Standing Seam Metal roofs and panels or coatings.



There are 21 roofs which received a rating of 1, that is roofs that are in good condition and have a life expectancy of 10 years or more. This represents 15% percent of the inventory in terms of square footage. This also means that the remaining 85% of the inventory will require replacement within the next 10 years.

There are 38 roofs, or 26% of the total square footages, that have a life expectancy of 6 to 9 years, which received a rating of 2.

There are 46 roofs that received a rating of 3, which is fair condition. These roofs have a life expectancy of 3 to 5 years and 35% of the square footage falls into this category.

Twenty-six roofs received a rating of 4, which indicates the roof is in poor condition and has a life expectancy of 1 to 2 years. This represents 19% of the inventory by square footage.

There were 4 roofs in the inventory that received a rating of 5, indicating that they are in extremely poor condition and in need of immediate replacement. This represents 5% of the inventory by square footage. Most of this is represented by the disbanded EPDM roofs at Mill Creek which are in the process of being replaced at the time this report was written.

The pie-chart in Figure 1 below illustrates the distribution of ratings by square footage.

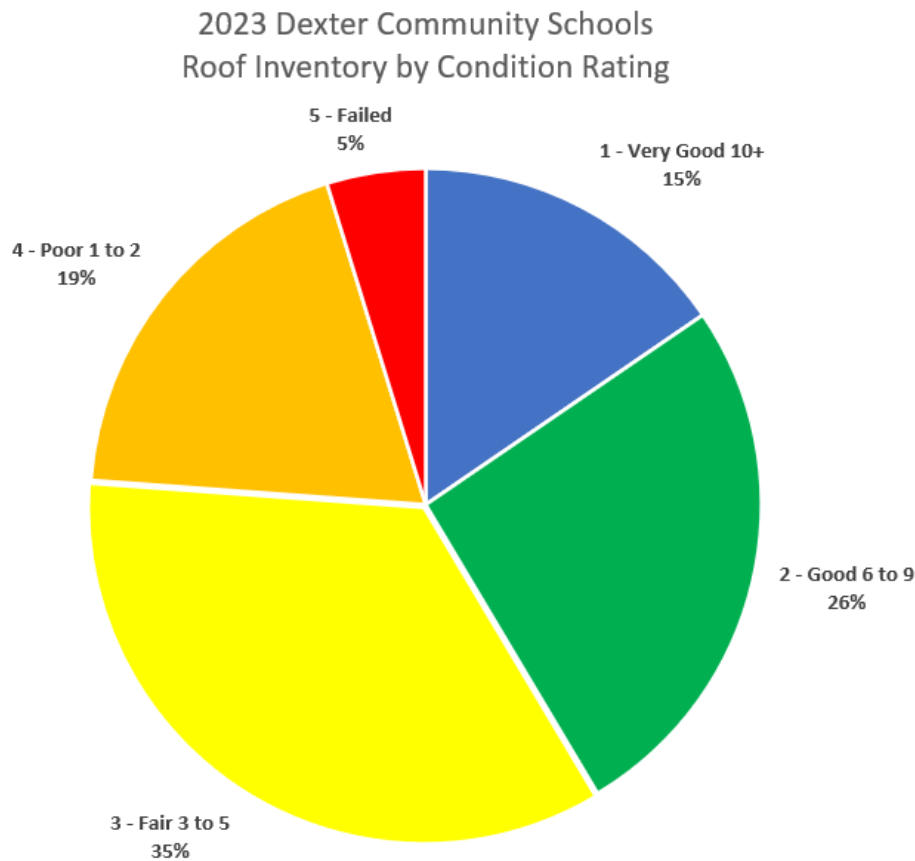


Figure 1: Distribution of Rating by Square Footage



ROOF PLANS

A Roof Area plan for each designated building has been prepared by representatives of RTA. Any areas of wet insulation that were identified during the nondestructive moisture surveys have been plotted on these drawings to show their relative size and location. The drawings also contain Area ID's which have been assigned to the roofs for purposes of this report and correlation to the information found on the spreadsheets.

COLOR CODED ROOF PLANS

Colors have been assigned to correspond to the condition ratings described in Table 1 above and used to provide an "at-a-glance" graphic representation for each roof area. The same colors that appear in the pie chart (Figure 1 above) are used to represent the ratings (1 = blue, 2 = green, 3 = yellow, 4 = orange, 5 = red).

ROOF MANAGEMENT SPREADSHEETS AND GRAPHS

Information from roof inspections conducted in the field was used to populate a spreadsheet for the entire inventory. The Comprehensive Roof Data by Building is a roll-up of the key information such as the Roof System Type, Square Footage, Approximate Year Installed, Deck Type, Insulation, Rating (1-5), Estimated Remaining Life and any pertinent Comments from the survey are included along with recommended maintenance activity.

The Roof Replacement Priority List lays out the recommended sequence of roof replacement. This is an important tool in determining which roofs the District should consider replacing and when. While each roof's rating is a major factor in determining the sequence, other factors such as reported leaks, relative priority or importance of the specific location to the district's overall objectives, proximity to other roofs with similar or worse conditions and logistic strategy should be considered in making these decisions. For example, a roof with a rating of 3 that is surrounded by roofs with a rating of 5, may be recommended for replacement sooner for economies of scale and to limit the number of projects in a given year or on a given building. For the low-slope roofs in the inventory, the assumption was made that fully adhered EPDM roofs would be installed.

Individual spreadsheets for each building were derived from the comprehensive list. An image of the Roof Plan is at the top of each spreadsheet to facilitate finding the location of each roof area ID on the building

PHOTO REPORTS

Photographs of existing conditions were taken during the survey and included in the Photo Report for each designated building.



EVALUATION SUMMARY OF EACH BUILDING

DEXTER HIGH SCHOOL

Dexter High School consists of low-slope roof systems primarily covered with EPDM roof systems, with an assortment of TPO roofs.

These roofs are believed to have been installed in 2002, making them 21 years old. Small areas of wet insulation were observed during the nondestructive moisture survey in isolated locations. Minor defect observations include a few loose strippings on Area C, some debris and vegetation accumulations, displaced insulation boards and permeable fabric on Area H and some missing drain strainers on the high theater roofs (I and J). None of these observations were deemed to be immediate concerns as they are not actively allowing water into the roof system.

Although independent of the roof system and performance, we did observe a few displaced wall panels (Dexter High School Photos number 8 and 19).

We estimate these roofs to all have between 3 to 5 years of remaining service life.

ANCHOR AND BEACON ELEMENTARY SCHOOLS

This building is essentially symmetrical as the addition that occurred in 2019 is a mirror image opposite of the existing building. The roofs on this building are covered with fully adhered EPDM roof systems. We estimate that the original roofs on the building are approximately 25 years old, and the new roofs from the addition are 4 years old. The new roofs, as expected, are in excellent condition. The old roofs (Areas A through F) are in poor condition and should be replaced within the next 1 to 2 years.

Although many repairs are evident around seams and laps on the older side of the building (Anchor and Beacon Photos 6 through 8), there are loose seams where the lap sealant has failed. Otherwise the typical debris and vegetation was observed on many areas of the roof.

MILL CREEK MIDDLE SCHOOL

The roofs on Mill Creek Middle School are low sloped and covered with EPDM roof systems. The vast majority of these roofs are approximately 21 years old. There were a few additions in 2020 and an emergency replacement in 2019 (Area K). Similar to what occurred on Area K, a large section of Areas I, J and H have disbonded EPDM material which was bellowing up during a wind event (Mill Creek Photos 18 and 19). These areas are marked in this report as failed. However, at the time of the writing of this report, plans are underway to replace the EPDM on those roofs.

The remainder of the roofs are in fair condition and should remain serviceable for the next 3 to 5 years.



WYLIE ELEMENTARY SCHOOL.

The roofs at Wylie Elementary School are primarily covered with fully adhered EPDM roof systems. There were a number of roofs that appear to have been replaced approximately 12 years ago. However there are several roofs that are approximately 24 years old and are approaching the end of their service life. Areas D, E, M and N should be replaced in the next 1 to 2 years.

It appears there has been quite a bit of repair activity on these roofs. Maintenance items would include trimming back some branches that are overhanging a few of the roofs and clearing the roof surfaces of debris, vegetation and foreign objects.

CREEKSIDE ELEMENTARY SCHOOL

The roofs on Creekside Elementary School are primarily fully adhered EPDM roof systems, with the exception of the TPO roof on Area F. Whereas there are roofs on this building between 18 and 21 years old, there were none that appeared to be critical near-term replacements. Areas B and G, we expect, will last another 3 to 5 years. The remainder of the roofs on this building are in good condition and have a life expectancy of 6 to 9 years.

Maintenance items include trimming some branches back from overhanging the roof surfaces, cleaning the roofs of debris and vegetation and clearing the roof drains and gutters.

BATES ELEMENTARY SCHOOL

The roofs on Bates Elementary School are primarily low sloped roofs covered with fully adhered EPDM roof systems. There are two standing seam metal roofs. The ages of the roofs are about 22 to 25 years old.

Area A of Bates Elementary School has a section of roof approximately 20 feet long by 15 feet wide where – similar to what occurred at Mills Creek Middle School – the EPDM has become disbanded from the substrate and is billowing. (See Bates Photos 5, 6 and 7). This area should be replaced within the next 1 to 2 years. Although it is less likely to become as wide spread of an issue as that at Mills Creek, we recommend that batten bars be fastened through this section and stripped in to prevent further damage until the roof can be replaced.

We have also given Areas A1, D, F, G, K and L a rating of 4 indicating that there are only 1 to 2 years of remaining service life. Many of the seams have become loose or the lap sealant has failed and is a good indication that the roofs are showing signs of age.

JENKINS EARLY CHILDHOOD LEARNING CENTER

The Jenkins building is a combination of low slope and steep slope roofs. The low slope roofs are fully adhered EPDM and the steep slope roofs are covered with standing seam metal and shingles.



The roofs are approximately 25 years of age. The standing seam metal roofs are in good shape. The shingle roofs and the EPDM roofs are showing signs of age and near the end of their service life. We recommend that the shingle and EPDM covered roofs be replaced within the next 1 to 2 years.

TRANSPORTATION BUILDING

The standing seam metal roof at the Transportation Building is approximately 25 years old. We estimate it has 6 to 9 years of remaining service life.

The shingle and EPDM covered roofs are approximately 11 years old. We estimate that these roofs will provide another 6 to 9 years of remaining service life also.

AL RITT STADIUM BUILDINGS

We surveyed the press box, the concession stand and the nearby low sloped building we have named "equipment," though we are unclear as to its usage.

The press box has a coating and appears to receive a lot of foot traffic. We did note a few wires that penetrate the roof and are only flashed with some sort of caulk.

The concession stand has a steep slope roof with shingles. We did note a few exposed fasteners and nail pops.

The roof on the equipment building is in very poor condition. We realize this may have a lesser importance as far as its usage, however the roof should be replaced if the building is to be relied on as a water-tight facility.

CONCLUSION

Recommendations were specifically requested as part of this project for urgent roofing replacements at Wylie and Creekside. As stated above, at Wylie, Areas D, E, M and N should be replaced in the next 1 to 2 years. At Creekside, we found no roofs that appeared to be critical near-term replacements. Areas B and G, we expect, will last another 3 to 5 years and can be considered the priority roofs at that building.

However, there are many roofs at Anchor/Beacon and Bates that we would recommend be considered for replacement in the next 1 to 2 years. Using a current replacement cost estimate of \$21/square foot (complete tear-off, with new isocyanurate insulation and a fully adhered 60-mil reinforced EPDM membrane and associated sheet metal) we estimate the following budgets:

- Anchor/Beacon Areas A through F (excluding the metal roof D) = 60,237 square feet @ \$21/SF = \$1,264,977
- Bates Areas A, A1, D, F, G K and L = 27,025 square feet @ \$21/SF = \$567,525

Mr. Craig McCalla
April 7, 2023
Page 8



We are pleased to have been given the opportunity to provide this roof evaluation project. Following your review of this information, we would be glad to discuss this report with you.

Please do not hesitate to call with any questions you may have.

Sincerely,

ROOFING TECHNOLOGY ASSOCIATES, LTD.

A handwritten signature in black ink that reads "James J. Watson". The signature is written in a cursive style with a long, sweeping tail on the final letter.

James J. Watson
President

2023 Dexter Community Schools Roof Evaluation

Comprehensive Roof Data by Building

Building	Roof ID	Roof Type	Deck Type	Bottom Insul	Top Insul	Drain Type	Size (SF)	Appr Yr Inst.	Age	Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
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		

2023 Dexter Community Schools Roof Evaluation

Comprehensive Roof Data by Building

Building	Roof ID	Roof Type	Deck		Bottom		Drain Type	Size (SF)	Appr Yr		Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
			Type	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			

2023 Dexter Community Schools Roof Evaluation

Comprehensive Roof Data by Building

Building	Roof ID	Roof Type	Deck Type	Bottom Insul	Top Insul	Drain Type	Size (SF)	Appr Yr Inst.	Age	Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
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		

2023 Dexter Community Schools Roof Evaluation

Comprehensive Roof Data by Building

Building	Roof ID	Roof Type	Deck Type	Bottom Insul	Top Insul	Drain Type	Size (SF)	Appr Yr Inst.	Age	Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
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		

2023 Dexter Community Schools Roof Evaluation

Comprehensive Roof Data by Building

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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	

2023 Dexter Community Schools Roof Evaluation

Priority Listing

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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 Insul	Top Insul	Drain Type	Size (SF)	Appr Yr Inst.	Age	Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
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

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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		Bottom		Drain Type	Size (SF)	Appr Yr		Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
			Type	Insul	Top Insul	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			

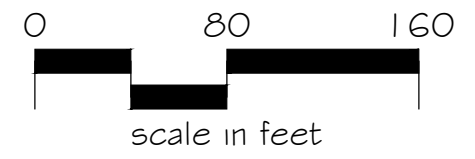
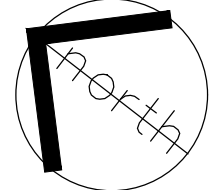
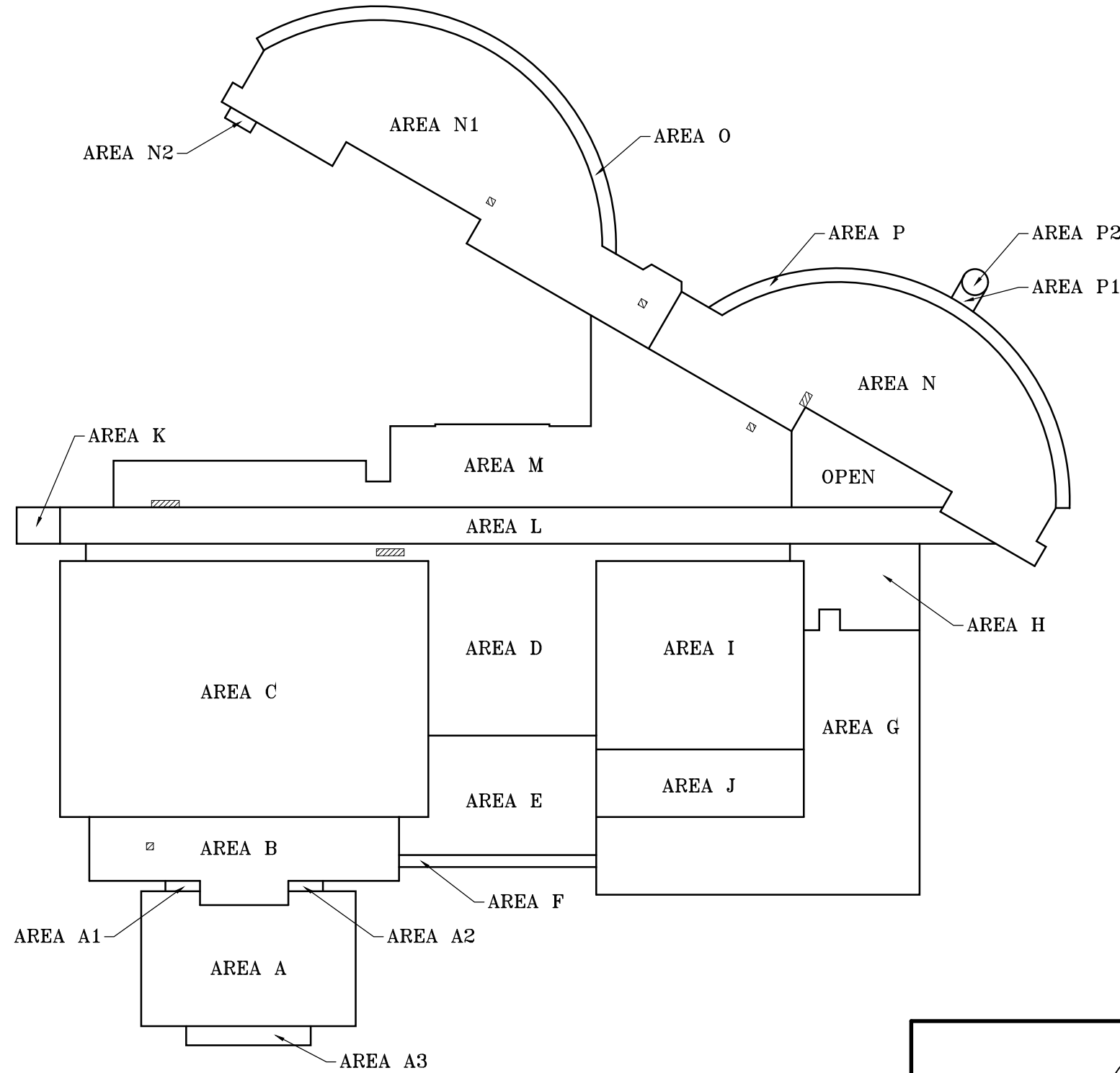
2023 Dexter Community Schools Roof Evaluation

Priority Listing

Building	Roof ID	Roof Type	Deck		Top Insul	Drain Type	Size (SF)	Appr Yr		Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
			Type	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		

TAB 2

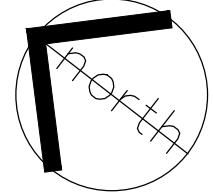
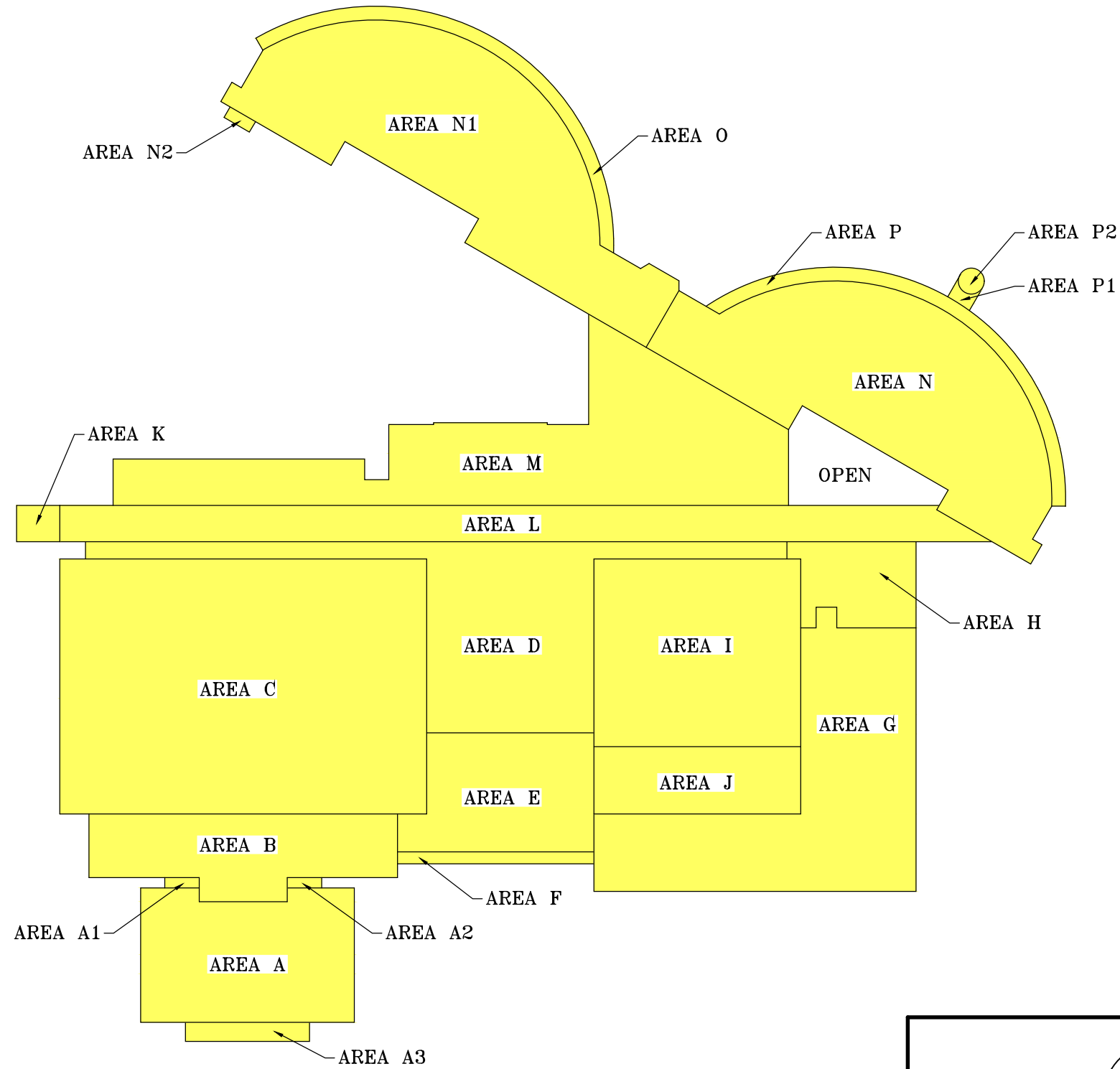
DEXTER HIGH SCHOOL



LEGEND


- A area designation
- wet insulation areas

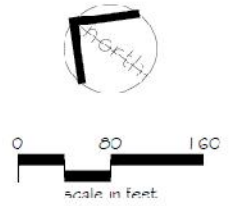
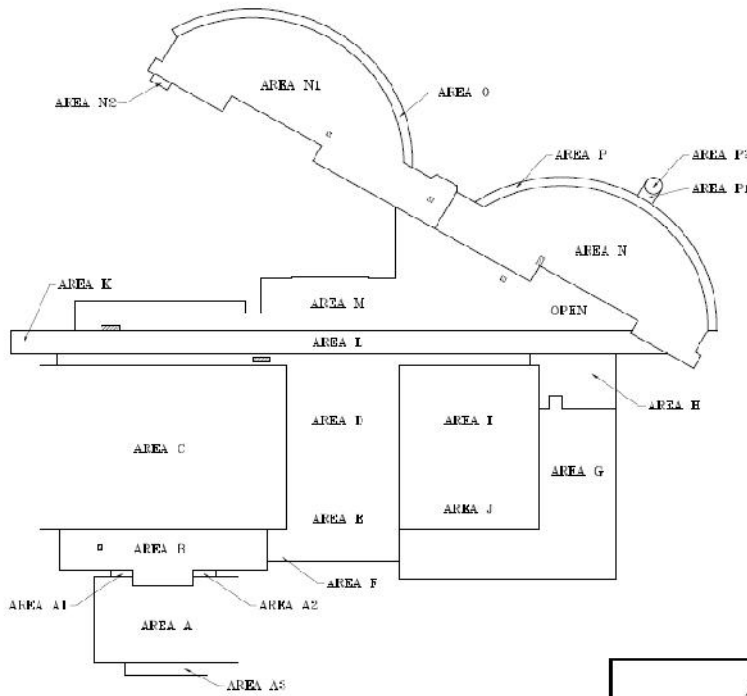
 ROOFING TECHNOLOGY ASSOCIATES, LTD. 38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444	MOISTURE ROOF PLAN		
	DEXTER COMMUNITY SCHOOLS DEXTER HIGH SCHOOL 2200 NORTH PARKER ROAD DEXTER, MICHIGAN		
	Project No: 22-106	Drawn By: JPW	Plate No:
	Date: 12-7-22	Checked By: JJW	




LEGEND

- A area designation
- FAILING (5)
- POOR (4)
- FAIR (3)
- GOOD (2)
- EXCELLENT (1)

		
ROOFING TECHNOLOGY ASSOCIATES, LTD. 38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444		
ROOF AREA PLAN		
DEXTER COMMUNITY SCHOOLS DEXTER HIGH SCHOOL 2200 NORTH PARKER ROAD DEXTER, MICHIGAN		
<i>Project No:</i> 22-106	<i>Drawn By:</i> JPW	<i>Plate No:</i>
<i>Date:</i> 12-7-22	<i>Checked By:</i> JJW	



LEGEND
 A area designation
 [shaded box] wet insulation areas

 ROOFING TECHNOLOGY ASSOCIATES, LTD. <small>38031 SCHMIDLCRAFT ROAD LIVONIA, MICHIGAN 48150 1665 (734) 291-4444</small>	MOISTURE ROOF PLAN		
	<small>DEXTER COMMUNITY SCHOOLS DEXTER HIGH SCHOOL 2800 NORTH PARKER ROAD DEXTER, MICHIGAN</small>		
	<small>Project No</small> 22-106	<small>Drawn By</small> JFW	<small>Plate No</small> 1
<small>Date</small> 12-7-22	<small>Checked By</small> JJW		

Building	Roof ID	Roof Type	Size (SF)	Appr Yr Inst.	Age	Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
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		



Photo 1
Dexter High School
February 2023

Dexter High School Aerial View



Photo 2
Dexter High School
February 2023

Area A: Overview



Photo 3
Dexter High School
February 2023

Area A: Overview



Photo 4
Dexter High School
February 2023

Area A: Overview



Photo 5
Dexter High School
February 2023

Area A1: Overview



Photo 6
Dexter High School
February 2023

Area A2: Overview



Photo 7
Dexter High School
February 2023

Area A3: Overview



Photo 8
Dexter High School
February 2023

Area A3: Displaced wall panel



Photo 9
Dexter High School
February 2023

Area A3: Ponding and sediment



Photo 10
Dexter High School
February 2023

Area B: Overview



Photo 11
Dexter High School
February 2023

Area B: Foreign object on the roof
membrane



Photo 12
Dexter High School
February 2023

Area C: Overview



Photo 13
Dexter High School
February 2023

Area C: Loose stripping material at diverter



Photo 14
Dexter High School
February 2023

Area C: Loose stripping material at diverter



Photo 15
Dexter High School
February 2023

Area C: Loose stripping material at diverter



Photo 16
Dexter High School
February 2023

Area C: Repairs at eave/edge metal stripping

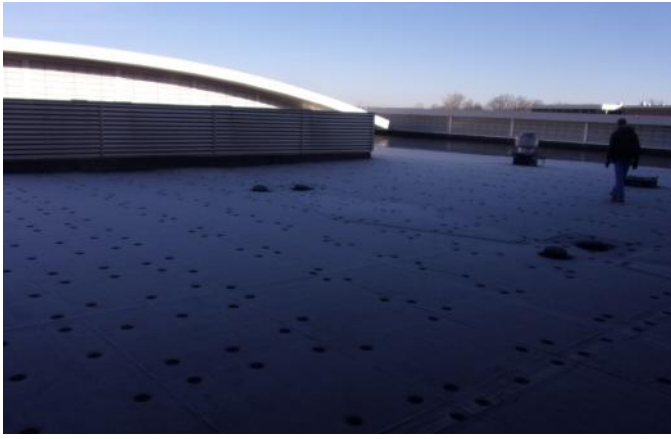


Photo 17
Dexter High School
February 2023

Area D: Overview



Photo 18
Dexter High School
February 2023

Area D: Overview



Photo 19
Dexter High School
February 2023

Area D: Displaced wall panel



Photo 20
Dexter High School
February 2023

Area D: Vegetation/evidence of long-term
ponding



Photo 21
Dexter High School
February 2023

Area D: Vegetation/evidence of long-term ponding



Photo 22
Dexter High School
February 2023

Area E: Overview



Photo 23
Dexter High School
February 2023

Area E: Vegetation/debris - foreign object on the roof membrane



Photo 24
Dexter High School
February 2023

Area F: Overview



Photo 25
Dexter High School
February 2023

Area G: Overview



Photo 26
Dexter High School
February 2023

Area G: Overview



Photo 27
Dexter High School
February 2023

Area G: Overview



Photo 25
Dexter High School
February 2023

Area G: Repairs



Photo 29
Dexter High School
February 2023

Area G: Repairs



Photo 30
Dexter High School
February 2023

Area H: Overview



Photo 31
Dexter High School
February 2023

Area H: Overview



Photo 32
Dexter High School
February 2023

Area H: Displaced ballast stone,
permeable fabric and insulation board



Photo 33
Dexter High School
February 2023

Area H: Displaced ballast stone,
permeable fabric and insulation board



Photo 34
Dexter High School
February 2023

Areas I and J: Overview

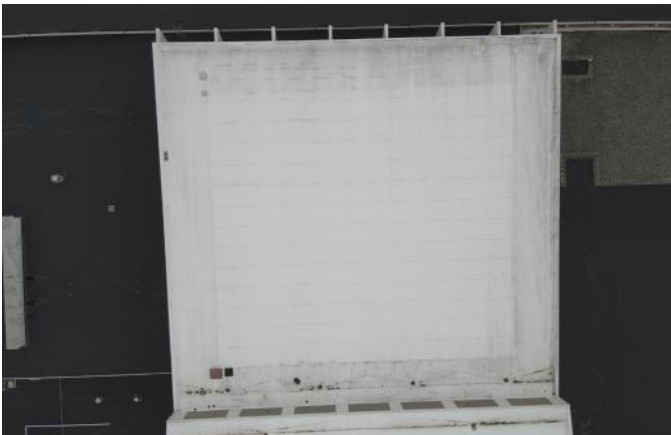


Photo 35
Dexter High School
February 2023

Area I: Overview



Photo 36
Dexter High School
February 2023

Area I: Missing drain strainer - sediment
stains



Photo 37
Dexter High School
February 2023

Area I: Missing drain strainer - sediment stains



Photo 38
Dexter High School
February 2023

Area J: Overview



Photo 39
Dexter High School
February 2023

Area J: Missing drain strainer - sediment stains



Photo 40
Dexter High School
February 2023

Area J: Missing drain strainer - sediment stains



Photo 41
Dexter High School
February 2023

Area J: Smoke release hatches are corroding



Photo 42
Dexter High School
February 2023

Area K: Overview



Photo 43
Dexter High School
February 2023

Area L: Overview



Photo 44
Dexter High School
February 2023

Area L: Overview



Photo 45
Dexter High School
February 2023

Area M: Overview



Photo 46
Dexter High School
February 2023

Area M: Overview



Photo 47
Dexter High School
February 2023

Area M: Overview



Photo 48
Dexter High School
February 2023

Area M: Debris/vegetation



Photo 49
Dexter High School
February 2023

Area N: Overview



Photo 50
Dexter High School
February 2023

Area N: Overview



Photo 51
Dexter High School
February 2023

Area N: loose patch seams/failed lap sealant



Photo 52
Dexter High School
February 2023

Area N: loose patch seams/failed lap sealant



Photo 53
Dexter High School
February 2023

Area N1: Overview



Photo 54
Dexter High School
February 2023

Area N1: Overview

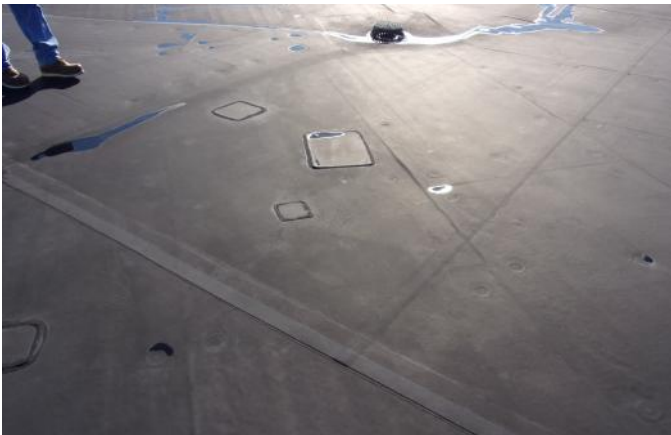


Photo 55
Dexter High School
February 2023

Area N1: Repairs



Photo 56
Dexter High School
February 2023

Area O: Overview



Photo 57
Dexter High School
February 2023

Area O: Overview



Photo 58
Dexter High School
February 2023

Area O: Incompatible materials used to
flash curb



Photo 59
Dexter High School
February 2023

Area P: Overview

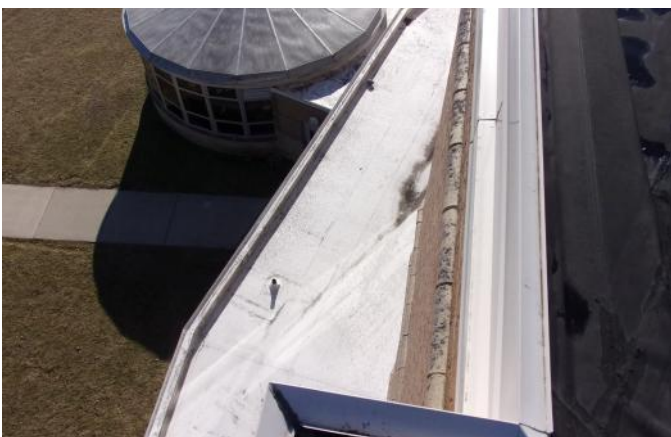


Photo 60
Dexter High School
February 2023

Area P, P1 and P2: Overview



Photo 61
Dexter High School
February 2023

Area P1: Overview



Photo 62
Dexter High School
February 2023

Area P2: Overview

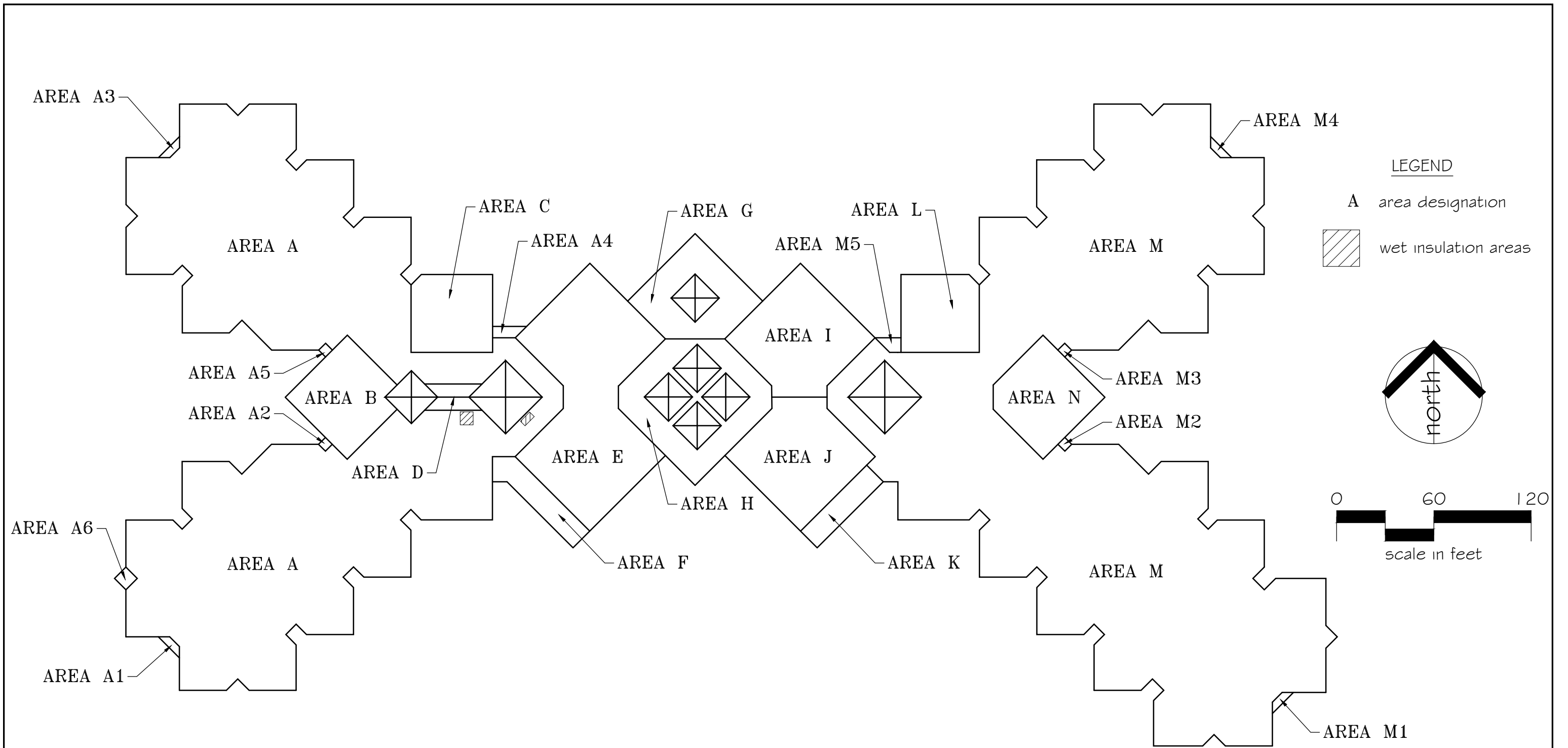



Photo 63
Dexter High School
February 2023

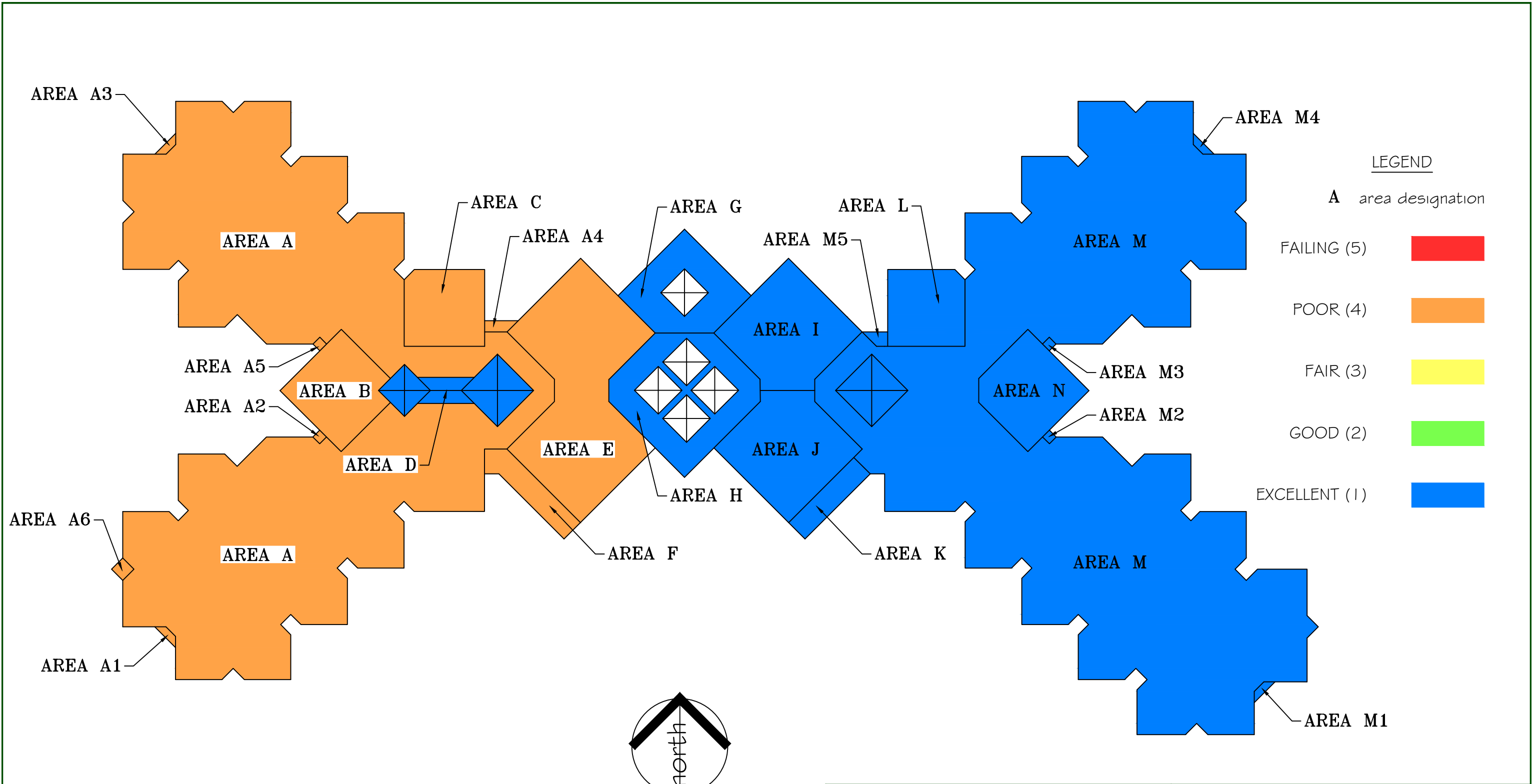
Area P2: Overview

TAB 3

ANCHOR/BEACON ELEMENTARY SCHOOL



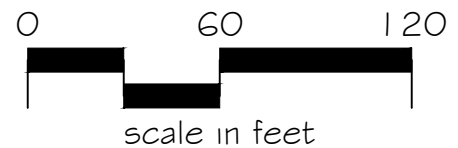
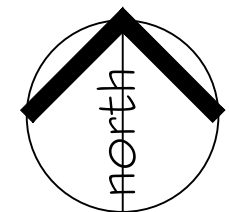
 ROOFING TECHNOLOGY ASSOCIATES, LTD. 38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444	MOISTURE ROOF PLAN		
	DEXTER COMMUNITY SCHOOLS ANCHOR AND BEACON ELEMENTARY 7480 DAN HOEY ROAD DEXTER, MICHIGAN		
	<i>Project No:</i> 22-106	<i>Drawn By:</i> JPW	2
	<i>Date:</i> 12-7-22	<i>Checked By:</i> JJW	




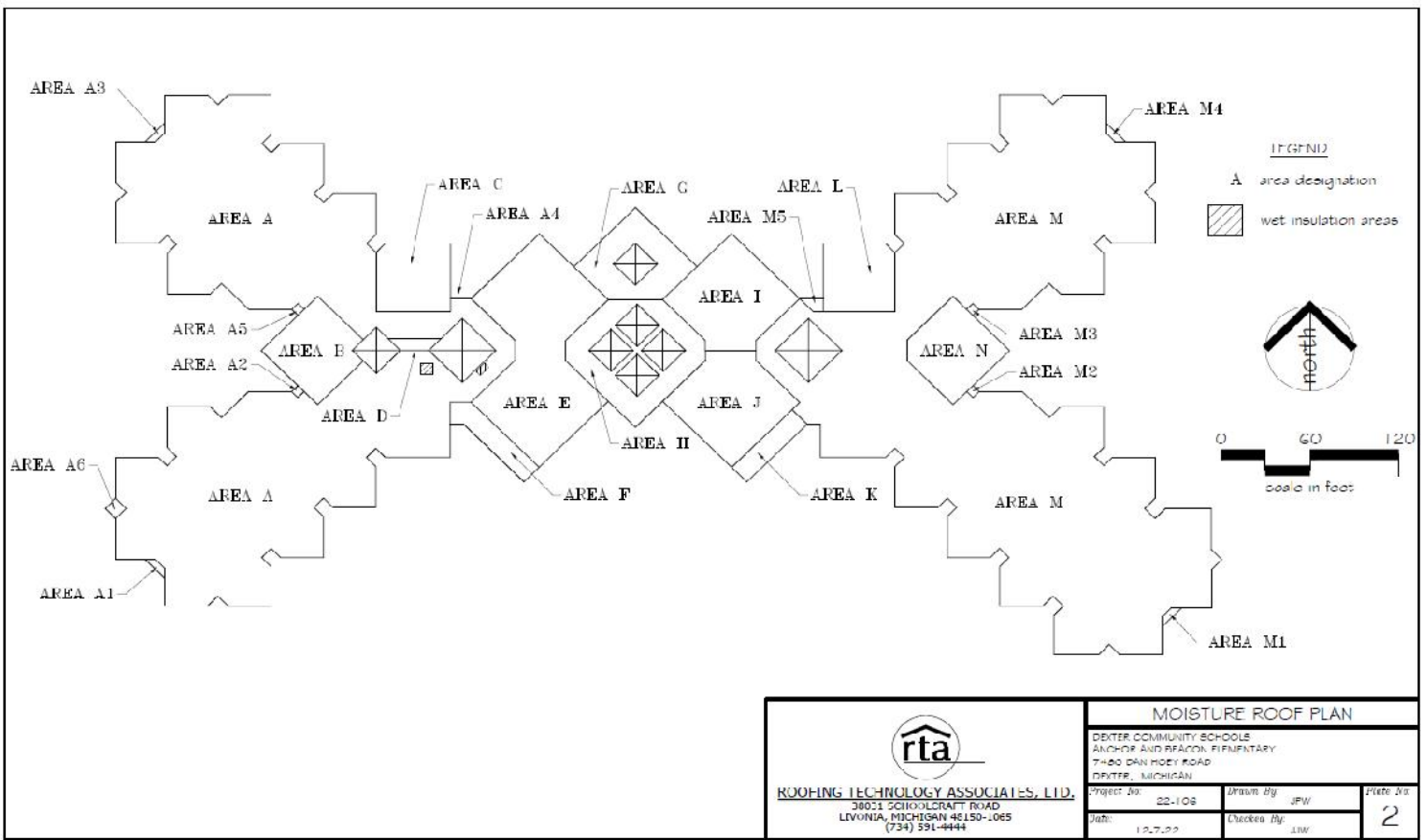
LEGEND

A area designation

- FAILING (5)
- POOR (4)
- FAIR (3)
- GOOD (2)
- EXCELLENT (1)



			ROOF AREA PLAN		
DEXTER COMMUNITY SCHOOLS ANCHOR AND BEACON ELEMENTARY 7480 DAN HOEY ROAD DEXTER, MICHIGAN					
<i>Project No:</i> 22-106		<i>Drawn By:</i> JPW		<i>Plate No:</i>	
<i>Date:</i> 12-7-22		<i>Checked By:</i> JJW		2	
ROOFING TECHNOLOGY ASSOCIATES, LTD. 38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444					



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	MTI-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		



Photo 1
Anchor and Beacon
February 2023

Anchor and Beacon Aerial View



Photo 2
Anchor and Beacon
February 2023

Area A: Overview



Photo 3
Anchor and Beacon
February 2023

Area A: Overview



Photo 4
Anchor and Beacon
February 2023

Area A: Overview



Photo 5
Anchor and Beacon
February 2023

Area A: Vegetation/open lap seam



Photo 6
Anchor and Beacon
February 2023

Area A: Repaired lap sealant



Photo 7
Anchor and Beacon
February 2023

Area A: Repaired lap sealant



Photo 8
Anchor and Beacon
February 2023

Area A: Repaired lap sealant



Photo 9
Anchor and Beacon
February 2023

Area A: Loose seams on patch



Photo 10
Anchor and Beacon
February 2023

Area A: Vegetation



Photo 11
Anchor and Beacon
February 2023

Area A: Walk pads are curling up at corners



Photo 12
Anchor and Beacon
February 2023

Area A1: Overview - foreign objects on roof - blocked drain



Photo 13
Anchor and Beacon
February 2023

Area A3: Vegetation



Photo 14
Anchor and Beacon
February 2023

Area A6: Overview



Photo 15
Anchor and Beacon
February 2023

Area B: Overview



Photo 16
Anchor and Beacon
February 2023

Area B: Blocks on roof membrane without protection pads



Photo 17
Anchor and Beacon
February 2023

Area C: Overview



Photo 18
Anchor and Beacon
February 2023

Area C: Overview



Photo 19
Anchor and Beacon
February 2023

Area D: Overview



Photo 20
Anchor and Beacon
February 2023

Area E: Overview



Photo 21
Anchor and Beacon
February 2023

Area E: Loose seams



Photo 22
Anchor and Beacon
February 2023

Area E: Repaired seams



Photo 23
Anchor and Beacon
February 2023

Area E: Ponding



Photo 24
Anchor and Beacon
February 2023

Area E: Loose seams



Photo 25
Anchor and Beacon
February 2023

Area F: Overview



Photo 26
Anchor and Beacon
February 2023

Area F: Foreign materials on roof/leaves
in drain/ponding



Photo 27
Anchor and Beacon
February 2023

Area G: Overview



Photo 28
Anchor and Beacon
February 2023

Area G: Overview



Photo 29
Anchor and Beacon
February 2023

Area H: Overview



Photo 30
Anchor and Beacon
February 2023

Area H: Overview



Photo 31
Anchor and Beacon
February 2023

Area I: Overview



Photo 32
Anchor and Beacon
February 2023

Area J: Overview



Photo 33
Anchor and Beacon
February 2023

Area K: Overview



Photo 34
Anchor and Beacon
February 2023

Area L: Overview



Photo 35
Anchor and Beacon
February 2023

Area M: Overview



Photo 36
Anchor and Beacon
February 2023

Area M: Overview



Photo 37
Anchor and Beacon
February 2023

Area M1: Overview



Photo 38
Anchor and Beacon
February 2023

Area M4: Overview

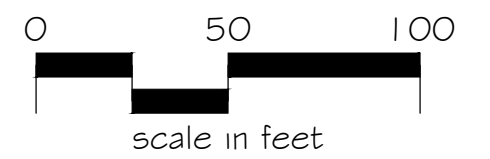
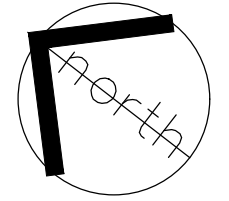
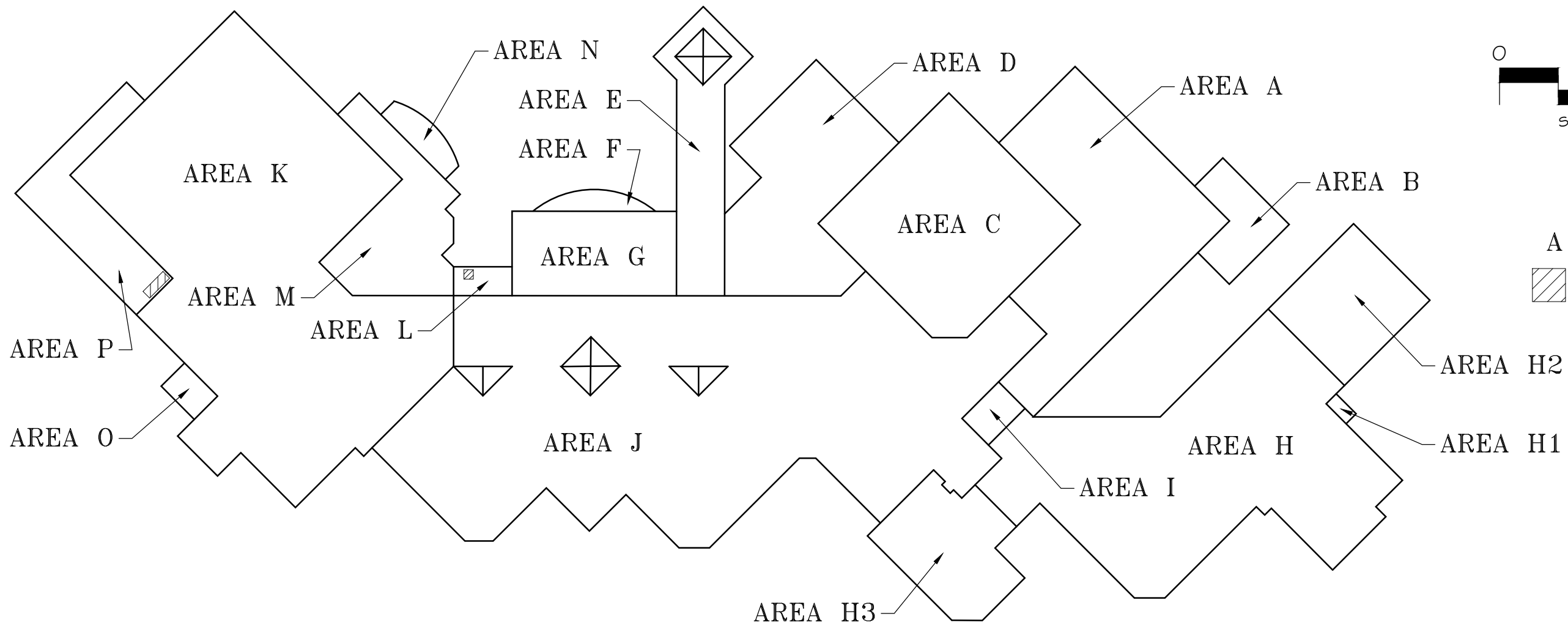


Photo 39
Anchor and Beacon
February 2023

Area N: Overview


TAB 4

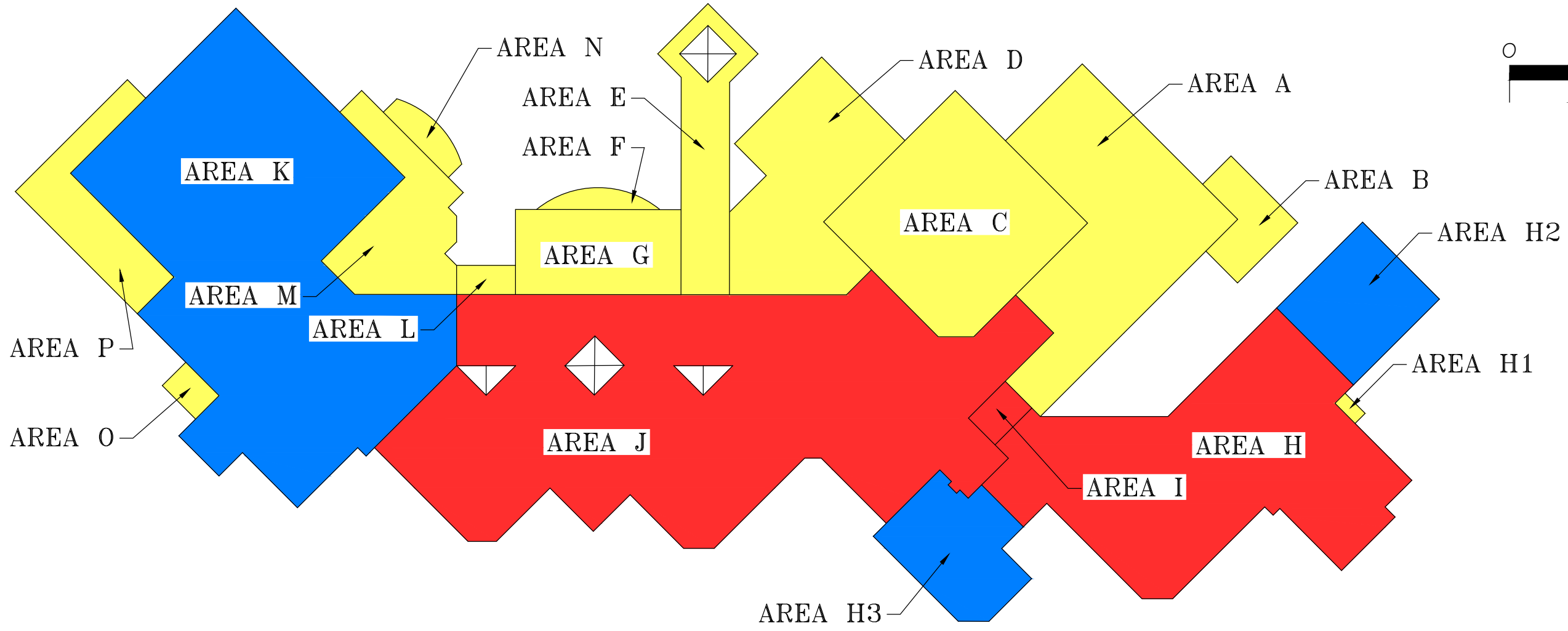
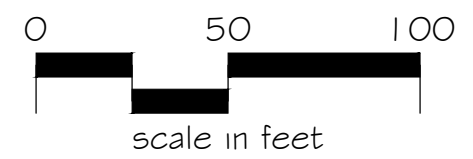
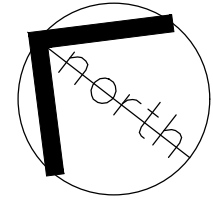
MILL CREEK MIDDLE SCHOOL



LEGEND

- A area designation
- wet insulation areas

 ROOFING TECHNOLOGY ASSOCIATES, LTD. 38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444	MOISTURE ROOF PLAN		
	DEXTER COMMUNITY SCHOOLS MILL CREEK MIDDLE SCHOOL 7305 DEXTER ANN ARBOR ROAD DEXTER, MICHIGAN		
	<i>Project No:</i> 22-106	<i>Drawn By:</i> JPW	<i>Plate No:</i>
	<i>Date:</i> 12-7-22	<i>Checked By:</i> JJW	3



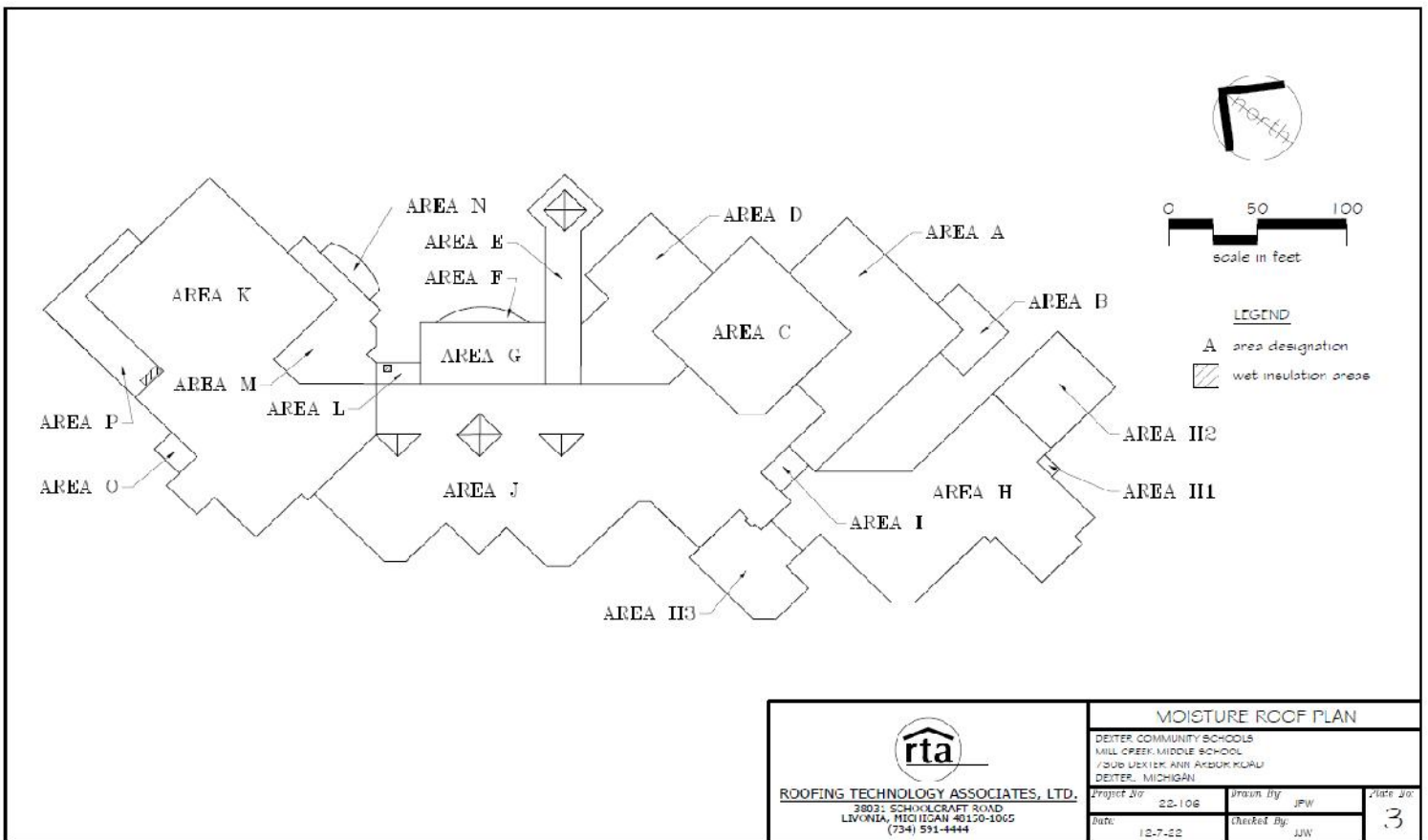
LEGEND


- A area designation
- FAILING (5)
- POOR (4)
- FAIR (3)
- GOOD (2)
- EXCELLENT (1)



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

ROOF AREA PLAN		
DEXTER COMMUNITY SCHOOLS MILL CREEK MIDDLE SCHOOL 7305 DEXTER ANN ARBOR ROAD DEXTER, MICHIGAN		
Project No:	22-106	Drawn By: JPW
Date:	12-7-22	Checked By: JJW
		3



 ROOFING TECHNOLOGY ASSOCIATES, LTD. <small>3803 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444</small>		MOISTURE ROOF PLAN <small>DEXTER COMMUNITY SCHOOLS MILL CREEK MIDDLE SCHOOL 1/200 DEKLEK ANN ARBOR KUALU DEXTER, MICHIGAN</small>	
Project No:	22-106	Drawn By:	JFW
Date:	12-7-22	Checked By:	JJW
			3

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	



Photo 1
Mill Creek MS
February 2023

Mill Creek Middle School Aerial View



Photo 2
Mill Creek MS
February 2023

Area A: Overview



Photo 3
Mill Creek MS
February 2023

Area A: Overview



Photo 4
Mill Creek MS
February 2023

Area A: Unsecured ladder



Photo 5
Mill Creek MS
February 2023

Area A: Displaced walk pads



Photo 6
Mill Creek MS
February 2023

Area A: Delaminated base flashing/diagonal wrinkles



Photo 7
Mill Creek MS
February 2023

Area B: Overview



Photo 8
Mill Creek MS
February 2023

Area C: Overview



Photo 9
Mill Creek MS
February 2023

Area C: Diagonal wrinkles on base flashing



Photo 10
Mill Creek MS
February 2023

Area D: Overview



Photo 11
Mill Creek MS
February 2023

Area D: Overview



Photo 12
Mill Creek MS
February 2023

Area D: Ponding



Photo 13
Mill Creek MS
February 2023

Area E: Overview



Photo 14
Mill Creek MS
February 2023

Area F: Overview



Photo 15
Mill Creek MS
February 2023

Area G: Overview



Photo 16
Mill Creek MS
February 2023

Area G: Diagonal wrinkles on base
flashing



Photo 17
Mill Creek MS
February 2023

Area H2: Overview



Photo 18
Mill Creek MS
February 2023

Area J: Overview/disbonded EPDM
membrane prior to emergency
replacement



Photo 19
Mill Creek MS
February 2023

Area J: Overview/disbonded EPDM
membrane prior to emergency
replacement



Photo 20
Mill Creek MS
February 2023

Area K: Overview



Photo 21
Mill Creek MS
February 2023

Area L: Foreign materials on roof -
blocked drain



Photo 22
Mill Creek MS
February 2023

Area M: Overview



Photo 23
Mill Creek MS
February 2023

Area M: Overview



Photo 24
Mill Creek MS
February 2023

Area N: Overview



Photo 25
Mill Creek MS
February 2023

Area P: Overview

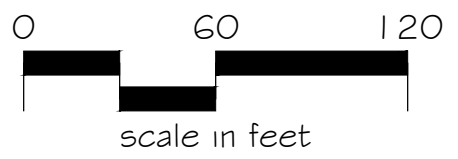
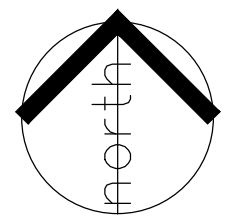
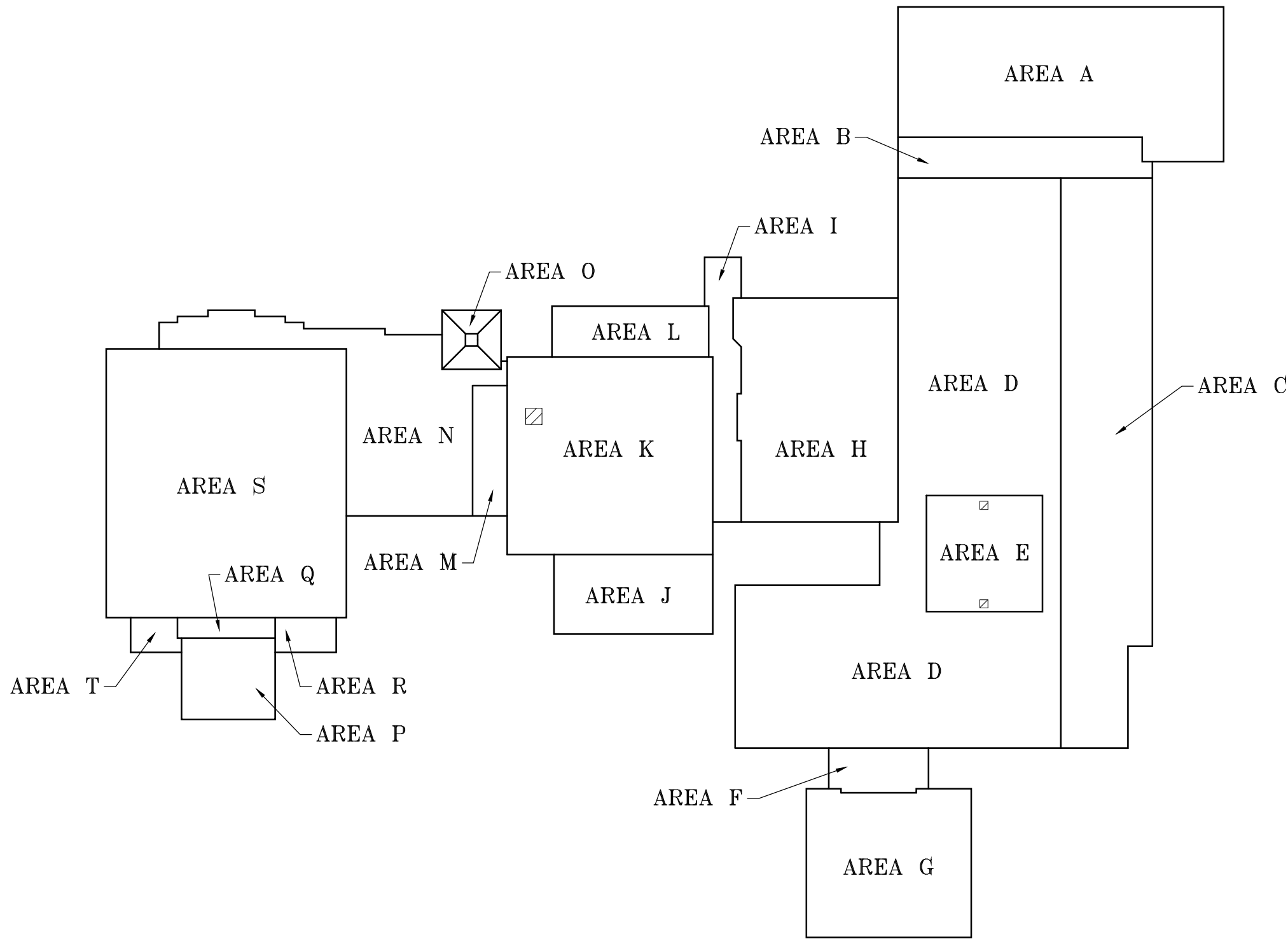


Photo 26
Mill Creek MS
February 2023

Area P: Overview


TAB 5

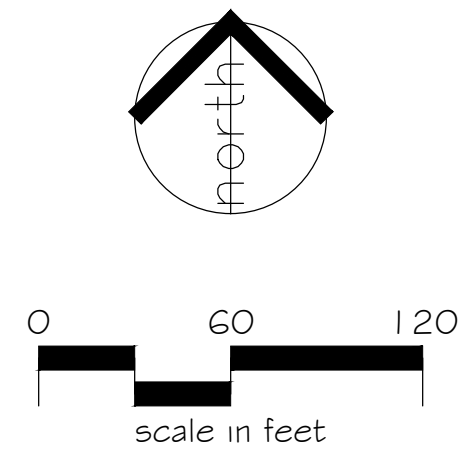
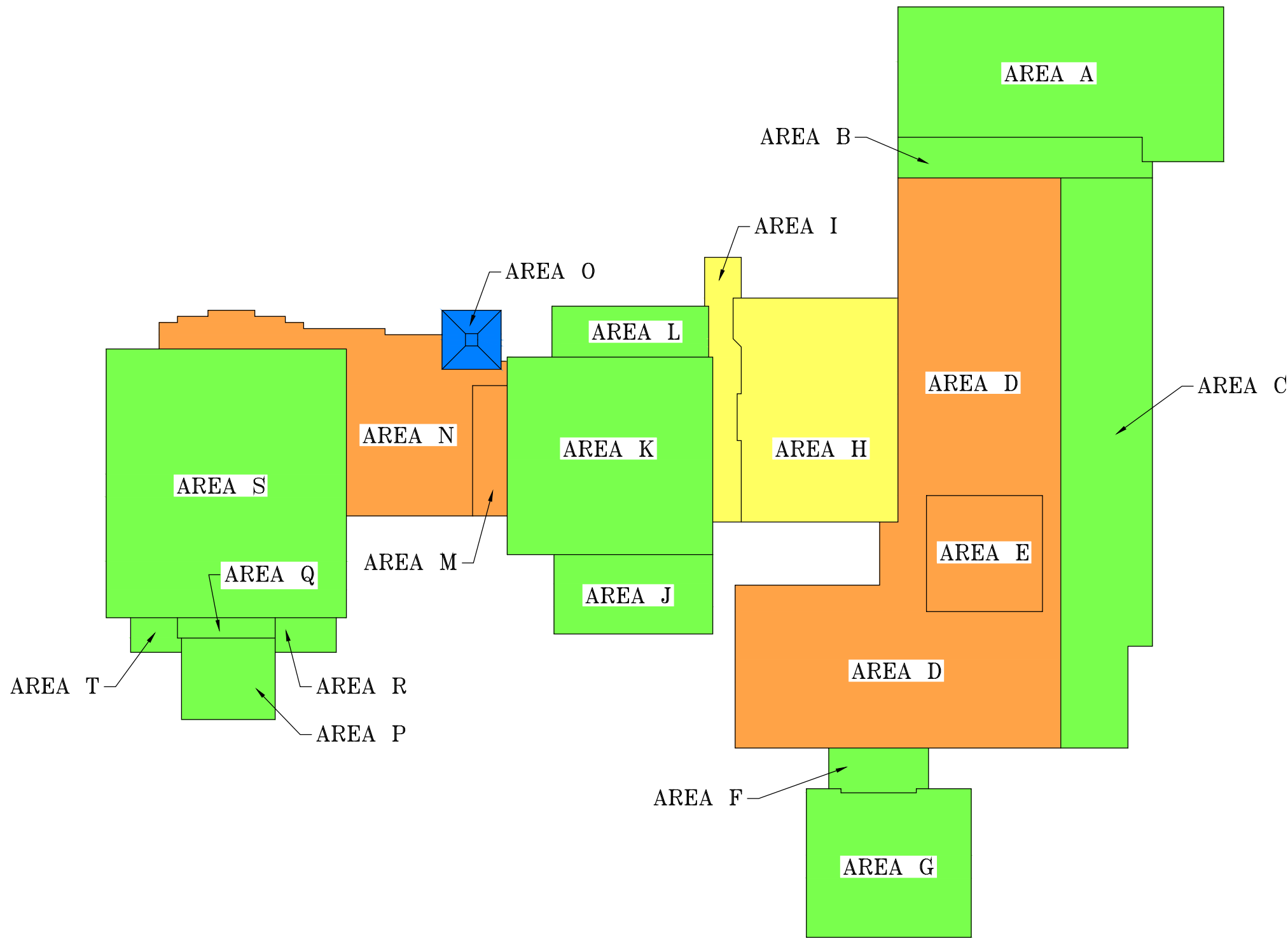
WYLIE ELEMENTARY SCHOOL



LEGEND

- A area designation
- ▨ wet insulation areas


 ROOFING TECHNOLOGY ASSOCIATES, LTD. 38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444			MOISTURE ROOF PLAN DEXTER COMMUNITY SCHOOLS WYLIE ELEMENTARY 3060 KENSINGTON ROAD DEXTER, MICHIGAN		
<i>Project No:</i> 22-106		<i>Drawn By:</i> JPW		Plate No: 4	
<i>Date:</i> 12-7-22		<i>Checked By:</i> JJW			

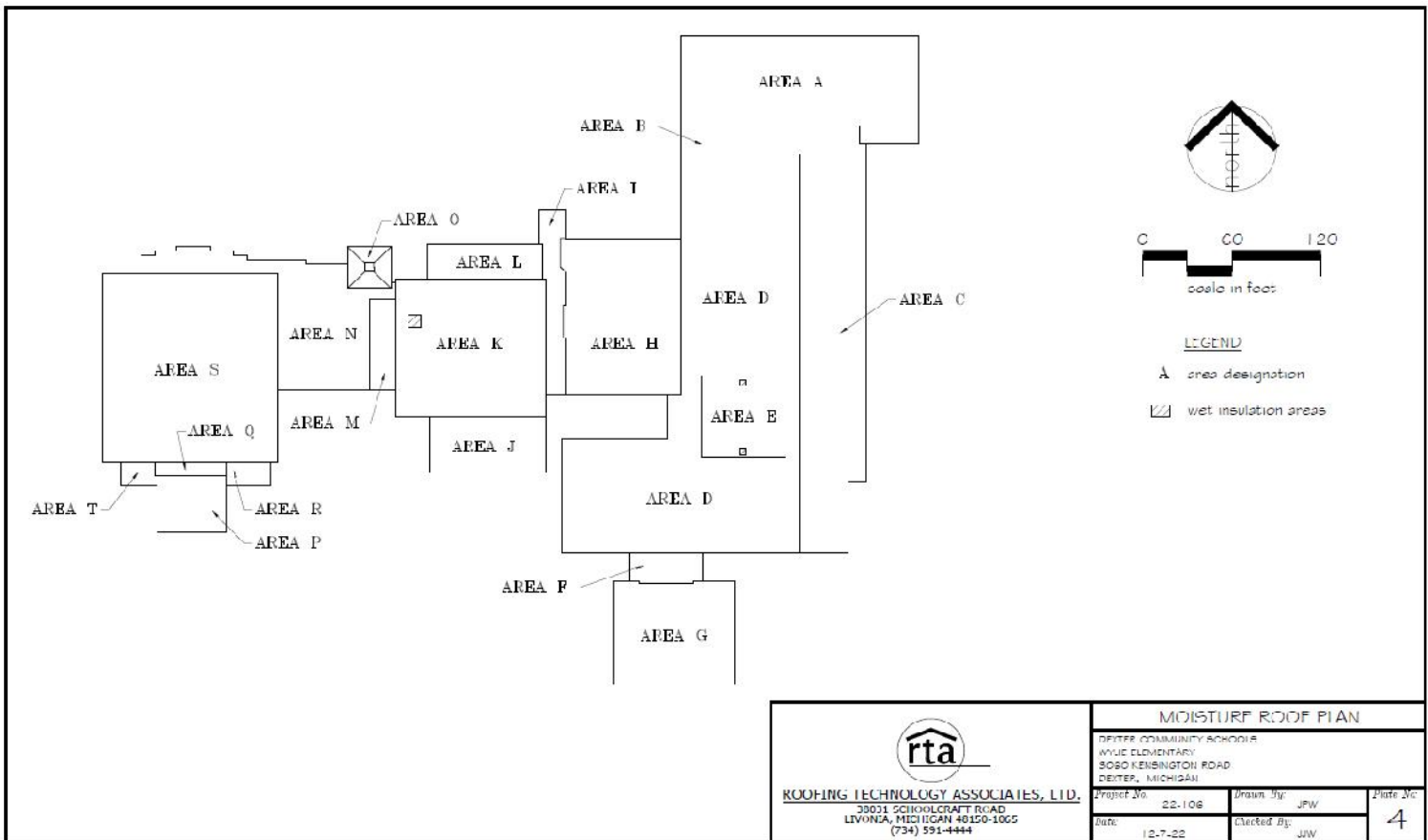



LEGEND

A area designation

FAILING (5)	
POOR (4)	
FAIR (3)	
GOOD (2)	
EXCELLENT (1)	

		
ROOFING TECHNOLOGY ASSOCIATES, LTD.		
38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444		
ROOF AREA PLAN		
DEXTER COMMUNITY SCHOOLS WYLIE ELEMENTARY 3060 KENSINGTON ROAD DEXTER, MICHIGAN		
<i>Project No:</i> 22-106	<i>Drawn By:</i> JPW	4
<i>Date:</i> 12-7-22	<i>Checked By:</i> JJW	



 ROOFING TECHNOLOGY ASSOCIATES, LTD. <small>39011 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1005 (734) 591-4444</small>		MOISTURE ROOF PLAN <small>DRIFTER COMMUNITY SCHOOLS WYLIE ELEMENTARY 8050 KENSINGTON ROAD DETER, MICHIGAN</small>	
Project No.	22-106	Drawn By:	JW
Date:	12-7-22	Checked By:	JW
			4

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	MTI-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



Photo 1
Wylie Elementary School
February 2023

Wylie Elementary School Aerial View



Photo 2
Wylie Elementary School
February 2023

Area A: Overview



Photo 3
Wylie Elementary School
February 2023

Area A: Branches overhanging the roof -
leaves accumulating



Photo 4
Wylie Elementary School
February 2023

Area A: Leaves/debris in drain



Photo 5
Wylie Elementary School
February 2023

Area A: Ponding/vegetation



Photo 6
Wylie Elementary School
February 2023

Area B: Overview



Photo 7
Wylie Elementary School
February 2023

Area C: Overview



Photo 8
Wylie Elementary School
February 2023

Area D: Overview



Photo 9
Wylie Elementary School
February 2023

Area D: Repaired seams



Photo 10
Wylie Elementary School
February 2023

Area D: Repaired seams



Photo 11
Wylie Elementary School
February 2023

Area D: Repaired seams/ponding



Photo 12
Wylie Elementary School
February 2023

Area D: Ponding



Photo 13
Wylie Elementary School
February 2023

Area E: Overview



Photo 14
Wylie Elementary School
February 2023

Area E: Repairs to edge metal

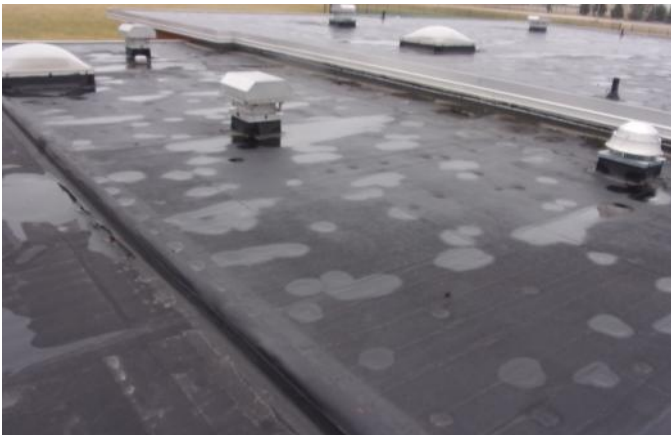


Photo 15
Wylie Elementary School
February 2023

Area F: Overview



Photo 16
Wylie Elementary School
February 2023

Area G: Overview



Photo 17
Wylie Elementary School
February 2023

Area G: Repaired seams



Photo 18
Wylie Elementary School
February 2023

Area H: Overview



Photo 19
Wylie Elementary School
February 2023

Area H: Ponding



Photo 20
Wylie Elementary School
February 2023

Area I: Leaves in gutter



Photo 21
Wylie Elementary School
February 2023

Area J: Overview



Photo 22
Wylie Elementary School
February 2023

Area L: Overview



Photo 23
Wylie Elementary School
February 2023

Area L: Overview



Photo 24
Wylie Elementary School
February 2023

Area L: Foreign object on roof membrane
- leaves in drain strainer



Photo 25
Wylie Elementary School
February 2023

Area M: Overview



Photo 26
Wylie Elementary School
February 2023

Area N: Overview



Photo 27
Wylie Elementary School
February 2023

Area N: Leaves/debris



Photo 28
Wylie Elementary School
February 2023

Area O: Overview



Photo 29
Wylie Elementary School
February 2023

Area P: Overview



Photo 30
Wylie Elementary School
February 2023

Area Q: Overview



Photo 31
Wylie Elementary School
February 2023

Area R: Overview



Photo 32
Wylie Elementary School
February 2023

Area S: Overhanging branches - leaves in drains



Photo 33
Wylie Elementary School
February 2023

Area S: Overhanging branches - leaves in drains

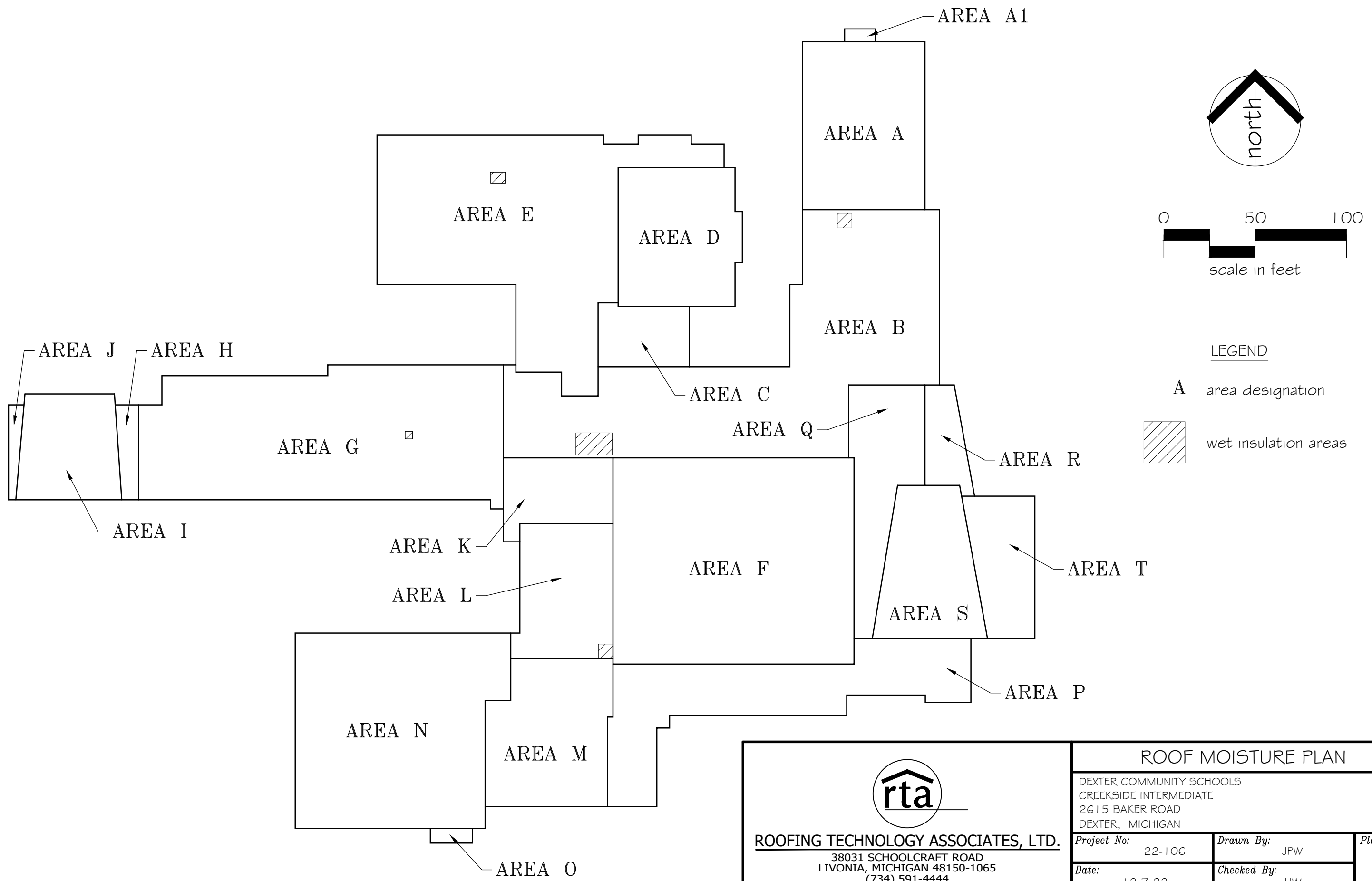



Photo 34
Wylie Elementary School
February 2023

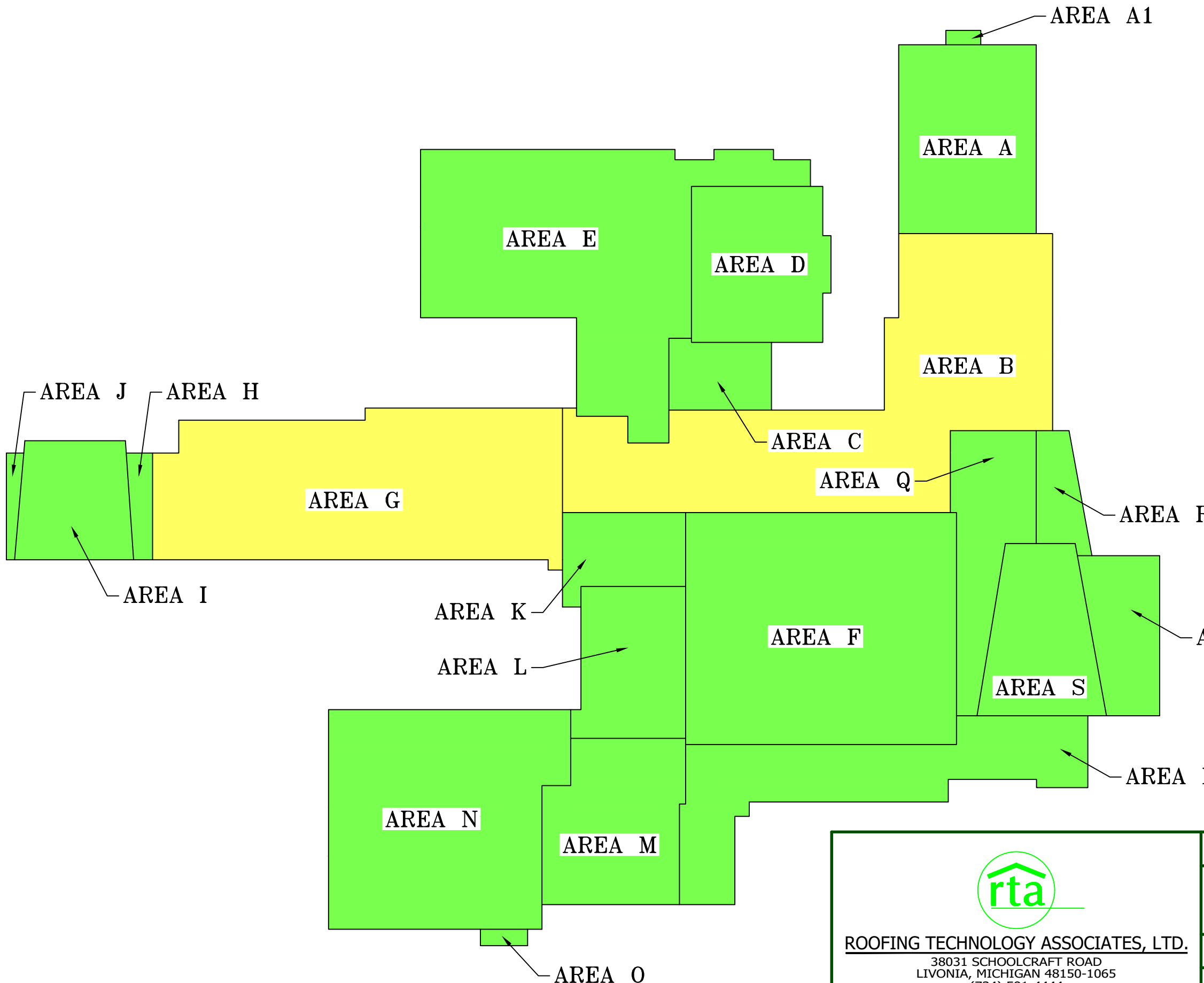
Area T: Overview

TAB 6

CREEKSIDE ELEMENTARY SCHOOL

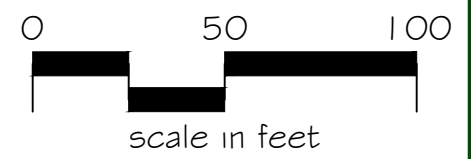
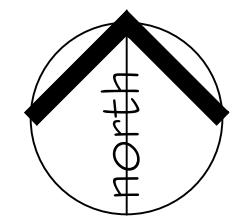



 ROOFING TECHNOLOGY ASSOCIATES, LTD. 38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444			ROOF MOISTURE PLAN		
			DEXTER COMMUNITY SCHOOLS CREEKSIDE INTERMEDIATE 2615 BAKER ROAD DEXTER, MICHIGAN		
Project No:	22-106	Drawn By:	JPW		5
Date:	12-7-22	Checked By:	JJW		

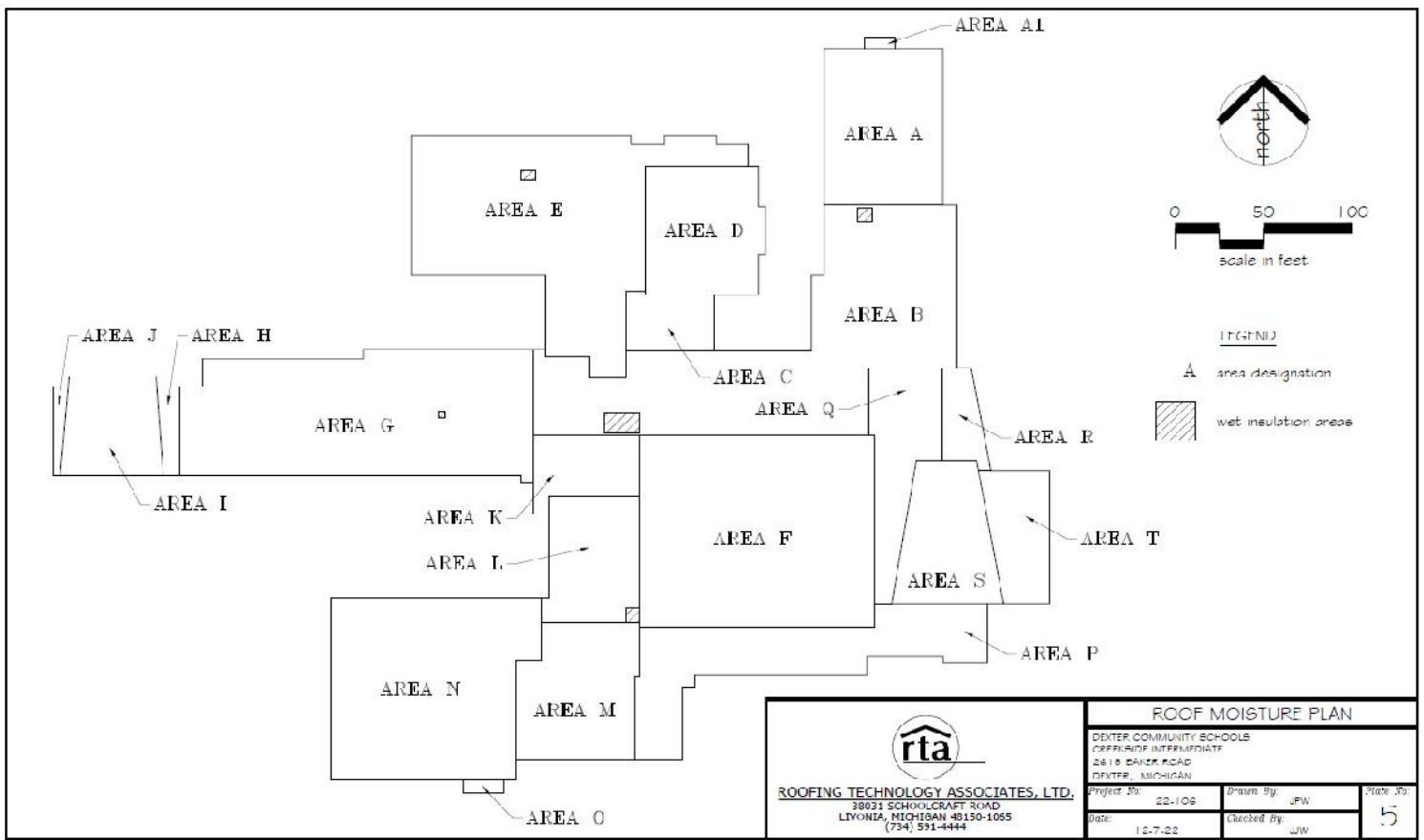


LEGEND

- A area designation
- FAILING (5)
- POOR (4)
- FAIR (3)
- GOOD (2)
- EXCELLENT (1)



 ROOFING TECHNOLOGY ASSOCIATES, LTD. 38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444	ROOF AREA PLAN		
	DEXTER COMMUNITY SCHOOLS CREEKSIDE INTERMEDIATE 2615 BAKER ROAD DEXTER, MICHIGAN		
	<i>Project No:</i> 22-106	<i>Drawn By:</i> JPW	<i>Plate No:</i> 5
<i>Date:</i> 12-7-22	<i>Checked By:</i> JJW		



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		



Photo 1
Creekside
February 2023

Creekside Elementary School Aerial View



Photo 2
Creekside
February 2023

Area A: Overview



Photo 3
Creekside
February 2023

Area A: Overhanging branches

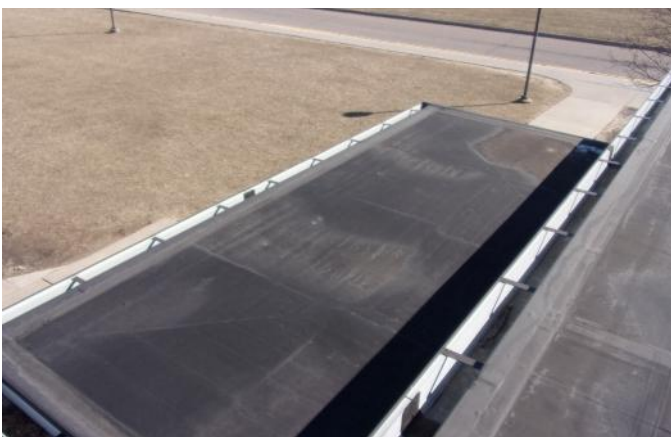


Photo 4
Creekside
February 2023

Area A1: Overview



Photo 5
Creekside
February 2023

Area B: Overview



Photo 6
Creekside
February 2023

Area B: Overview



Photo 7
Creekside
February 2023

Area B: Loose seams



Photo 8
Creekside
February 2023

Area C: Overview



Photo 9
Creekside
February 2023

Area D: Overview



Photo 10
Creekside
February 2023

Area D: Ponding



Photo 11
Creekside
February 2023

Area D: Ponding



Photo 12
Creekside
February 2023

Area E: Overview



Photo 13
Creekside
February 2023

Area F: Overview



Photo 14
Creekside
February 2023

Area G: Overview



Photo 15
Creekside
February 2023

Area G: Ponding



Photo 16
Creekside
February 2023

Area G: Puncture in membrane (repaired
by RTA)



Photo 17
Creekside
February 2023

Area H: Overview



Photo 18
Creekside
February 2023

Area H: Debris/vegetation



Photo 19
Creekside
February 2023

Area I: Overview



Photo 20
Creekside
February 2023

Areas I and H: Debris/tennis balls in drains



Photo 21
Creekside
February 2023

Area J: Overview



Photo 22
Creekside
February 2023

Area K: Overview



Photo 23
Creekside
February 2023

Area L: Overview



Photo 24
Creekside
February 2023

Area M: Overview



Photo 25
Creekside
February 2023

Area M: Ponding



Photo 26
Creekside
February 2023

Area M: Repair



Photo 27
Creekside
February 2023

Area N: Overview



Photo 28
Creekside
February 2023

Area N: Overview



Photo 29
Creekside
February 2023

Area O: Overview



Photo 30
Creekside
February 2023

Area O: Ponding



Photo 31
Creekside
February 2023

Area P: Overview



Photo 32
Creekside
February 2023

Area P: Corroding counterflashing



Photo 33
Creekside
February 2023

Area Q: Overview



Photo 34
Creekside
February 2023

Area O: Overview



Photo 35
Creekside
February 2023

Area R: Overview



Photo 36
Creekside
February 2023

Area S: Overview



Photo 37
Creekside
February 2023

Area S: Ponding



Photo 38
Creekside
February 2023

Area T: Overview

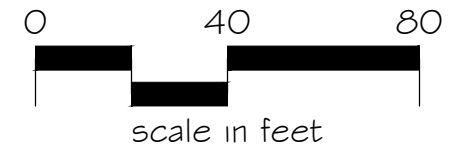
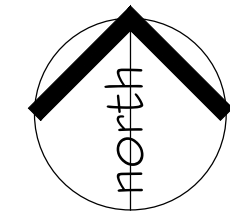
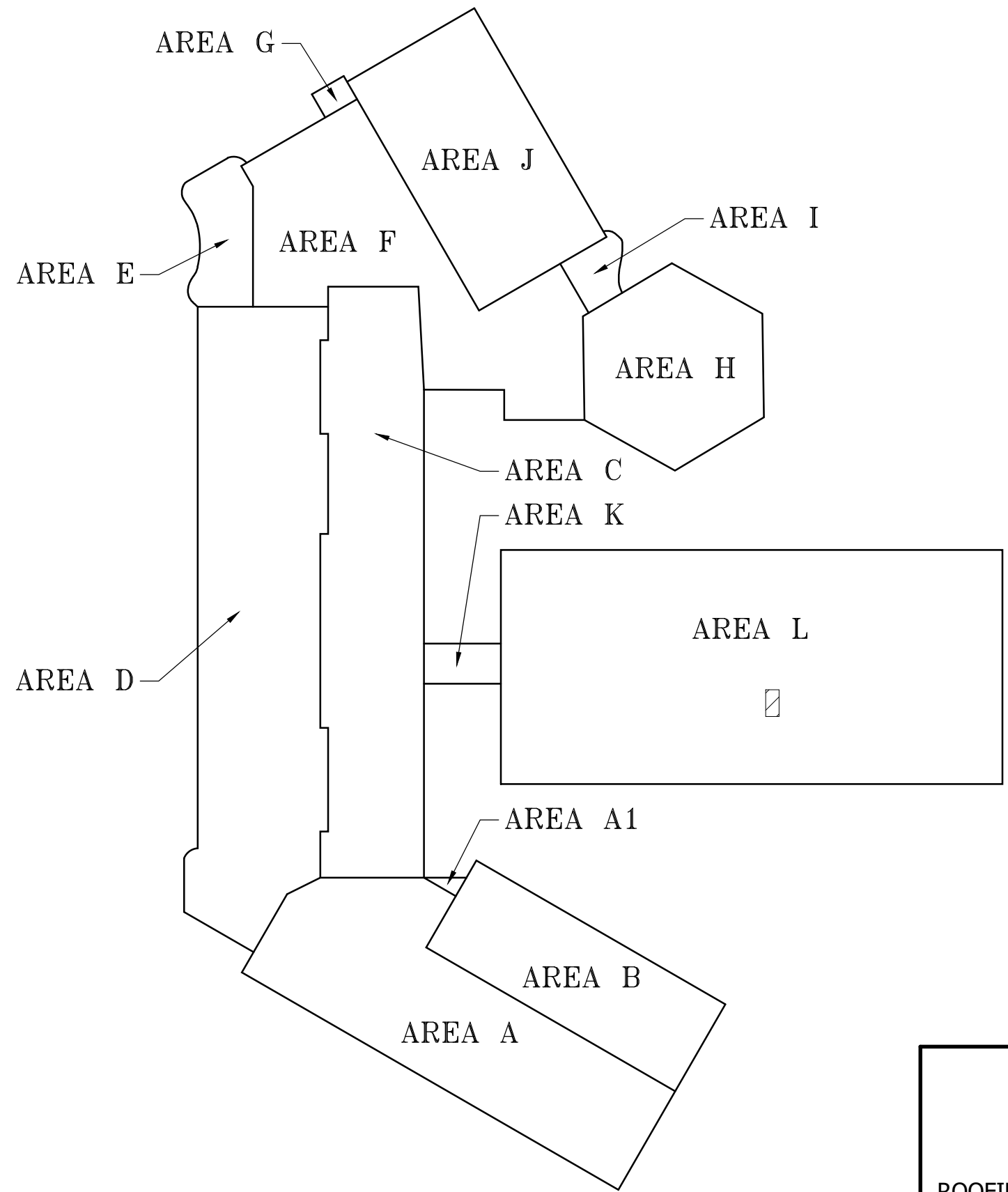


Photo 39
Creekside
February 2023

Area T: Overview

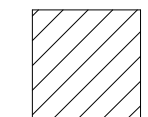
TAB 7

BATES ELEMENTARY SCHOOL




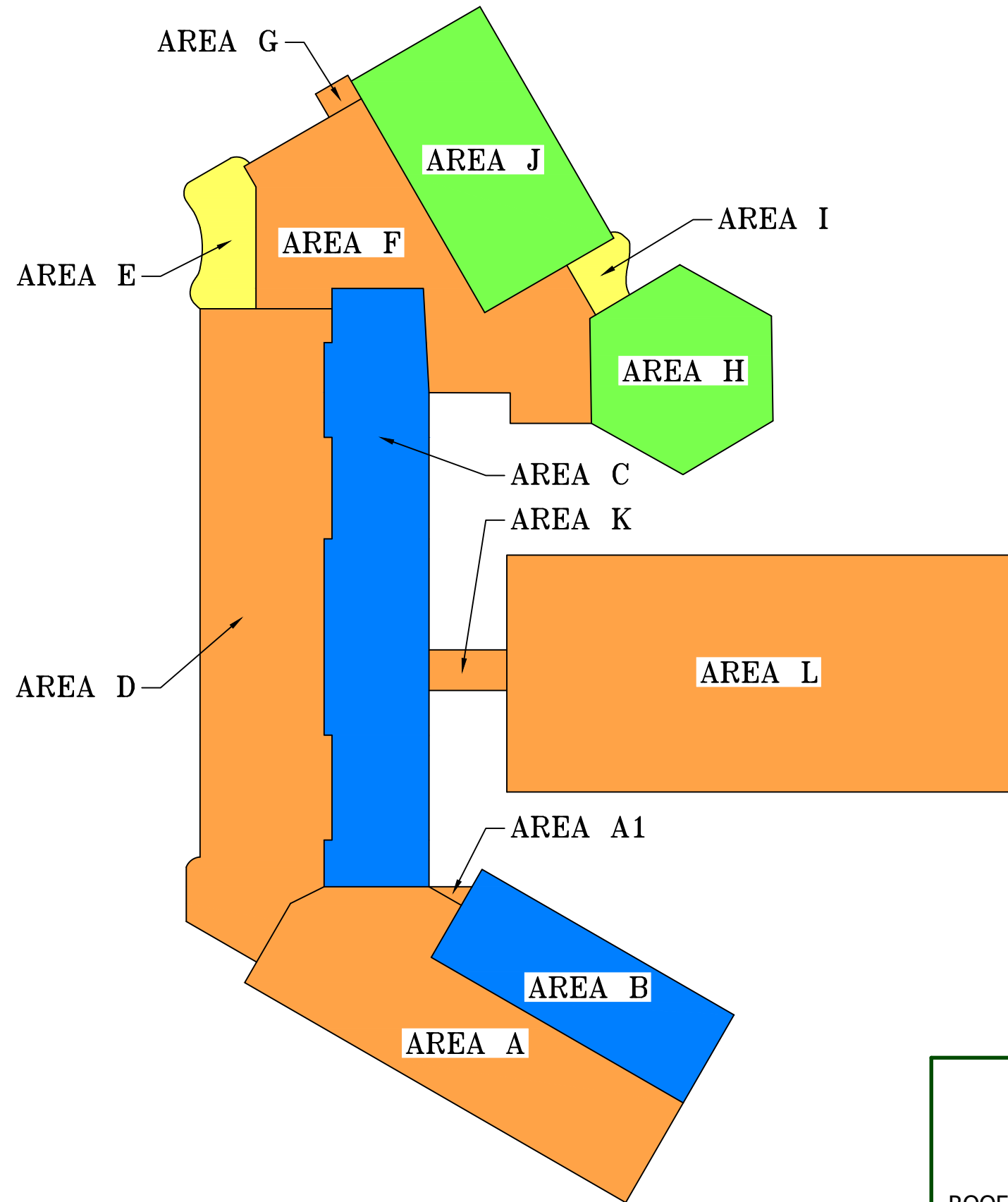
LEGEND

A area designation



wet insulation areas

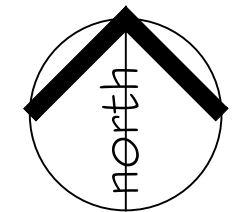
 ROOFING TECHNOLOGY ASSOCIATES, LTD. 38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444	ROOF MOISTURE PLAN		
	DEXTER COMMUNITY SCHOOLS BATES ELEMENTARY 2704 BAKER ROAD DEXTER, MICHIGAN		
	<i>Project No:</i> 22-106	<i>Drawn By:</i> JPW	6
	<i>Date:</i> 12-7-22	<i>Checked By:</i> JJW	




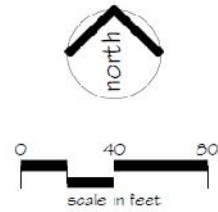
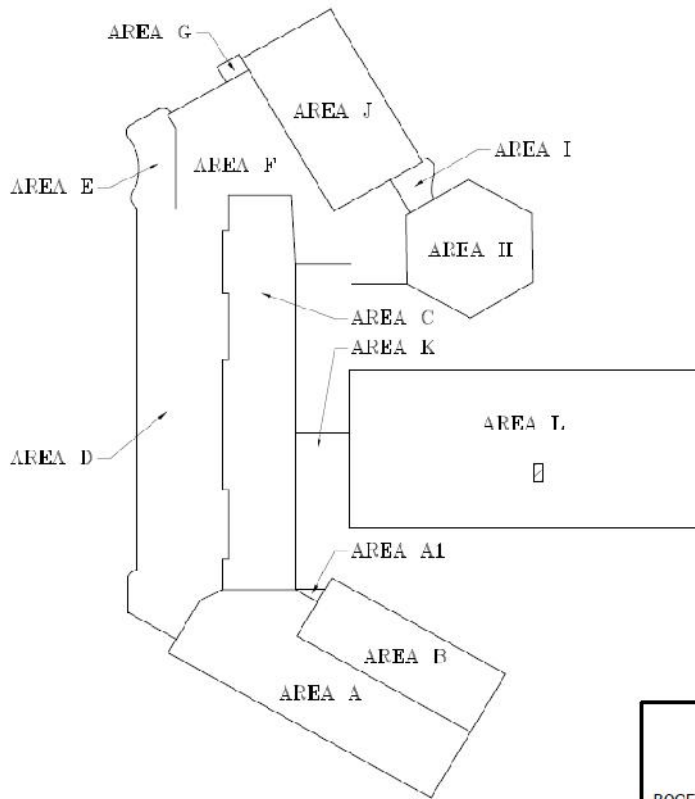
LEGEND

A area designation

- FAILING (5)
- POOR (4)
- FAIR (3)
- GOOD (2)
- EXCELLENT (1)



 ROOFING TECHNOLOGY ASSOCIATES, LTD. 38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444	ROOF AREA PLAN		
	DEXTER COMMUNITY SCHOOLS BATES ELEMENTARY 2704 BAKER ROAD DEXTER, MICHIGAN		
	<i>Project No:</i> 22-106	<i>Drawn By:</i> JPW	<i>Plate No:</i> 6
	<i>Date:</i> 12-7-22	<i>Checked By:</i> JJW	



LEGEND

- A area designation
- wet insulation areas

ROOFING TECHNOLOGY ASSOCIATES, LTD.
38631 SCHOOLCRAFT ROAD
LIVONIA, MICHIGAN 48150-1065
(734) 591-4444

ROOF MOISTURE PLAN

BATES COMMUNITY SCHOOL
34155 ELMEN AVE
2704 BAKER ROAD
BATES, MICHIGAN

Project No. PP-108	Drawn By JPM	Plate No. 6
Date: 12.7.20	Checked By JLM	

Building	Roof ID	Roof Type	Size (SF)	Appr Yr		Rating (1-5)	Est.Rem Life (Yrs)	Repl Est\$	Comments	Maintenance
				Inst.	Age					
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



Photo 1
Bates
February 2023

Bates Elementary School Aerial View



Photo 2
Bates
February 2023

Area A: Overview



Photo 3
Bates
February 2023

Area A: Failed lap sealant



Photo 4
Bates
February 2023

Area A: Failed lap sealant

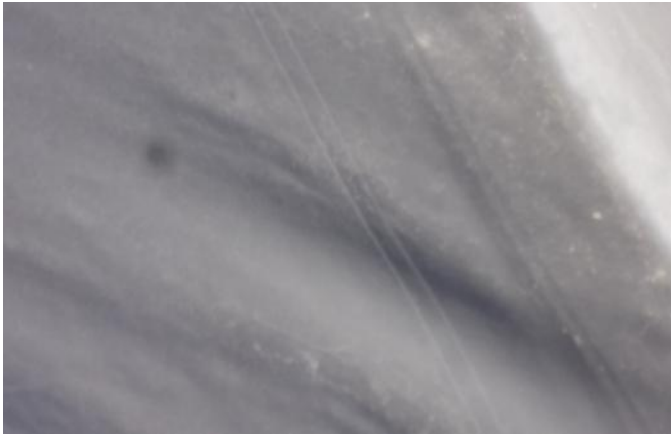


Photo 5
Bates
February 2023

Area A: Disbonded EPDM membrane



Photo 6
Bates
February 2023

Area A: Disbonded EPDM membrane



Photo 7
Bates
February 2023

Area A: Disbonded EPDM membrane



Photo 8
Bates
February 2023

Area A1: Overview



Photo 9
Bates
February 2023

Area B: Overview

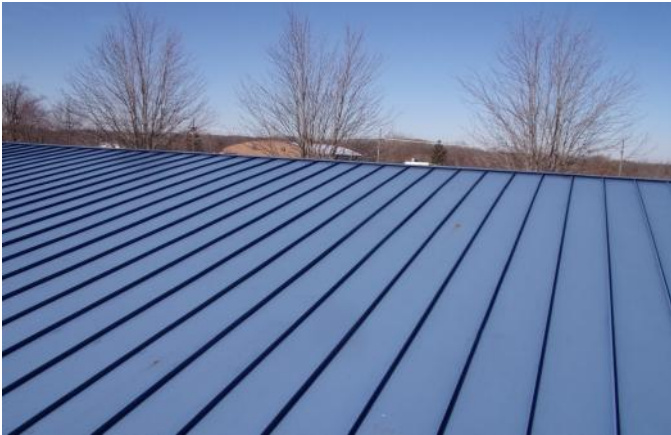


Photo 10
Bates
February 2023

Area C: Overview

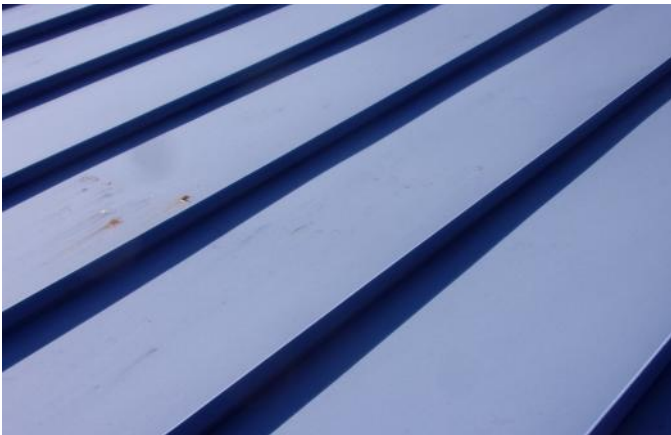


Photo 11
Bates
February 2023

Area C: Minor rust/pitting on sheet metal panels



Photo 12
Bates
February 2023

Area C: Minor rust/pitting on sheet metal panels



Photo 13
Bates
February 2023

Area D: Overview



Photo 14
Bates
February 2023

Area D: Overview



Photo 15
Bates
February 2023

Area D: Debris/vegetation - ponding

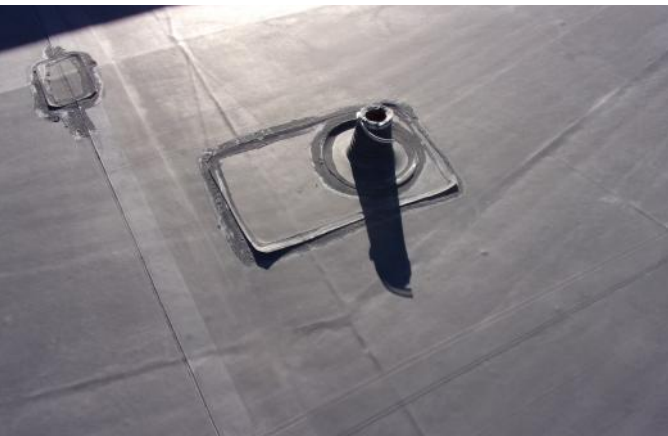


Photo 16
Bates
February 2023

Area D: Failed lap sealant



Photo 17
Bates
February 2023

Area E: Overview



Photo 18
Bates
February 2023

Area E: Ponding



Photo 19
Bates
February 2023

Area F: Overview



Photo 20
Bates
February 2023

Area F: Overview



Photo 21
Bates
February 2023

Area F: Debris/vegetation/ponding



Photo 22
Bates
February 2023

Area F: Failed lap sealant



Photo 23
Bates
February 2023

Area F: Damaged stack



Photo 24
Bates
February 2023

Area G: Overview



Photo 25
Bates
February 2023

Area H: Overview



Photo 26
Bates
February 2023

Area H: Overview



Photo 27
Bates
February 2023

Area H: Loose seam/failed lap sealant



Photo 28
Bates
February 2023

Area I: Overview



Photo 29
Bates
February 2023

Area J: Overview



Photo 30
Bates
February 2023

Area K: Overview



Photo 31
Bates
February 2023

Area L: Overview



Photo 32
Bates
February 2023

Area L: Overview

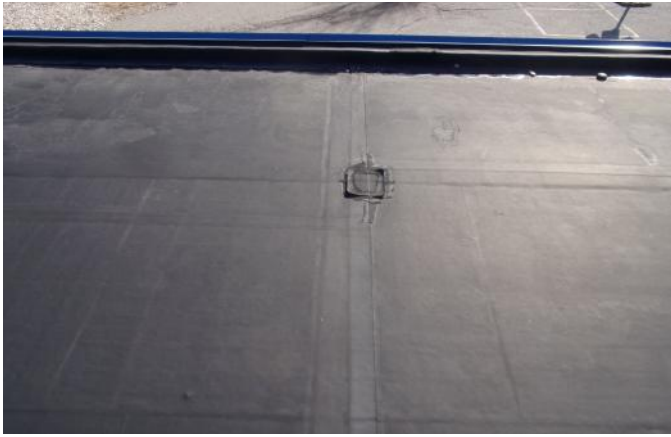


Photo 33
Bates
February 2023

Area L: Loose seam/failed lap sealant

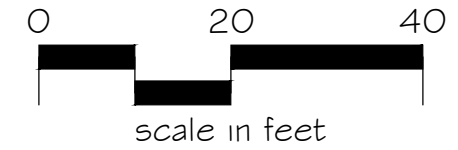
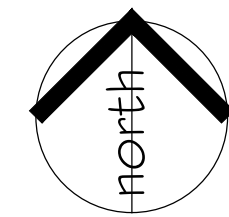
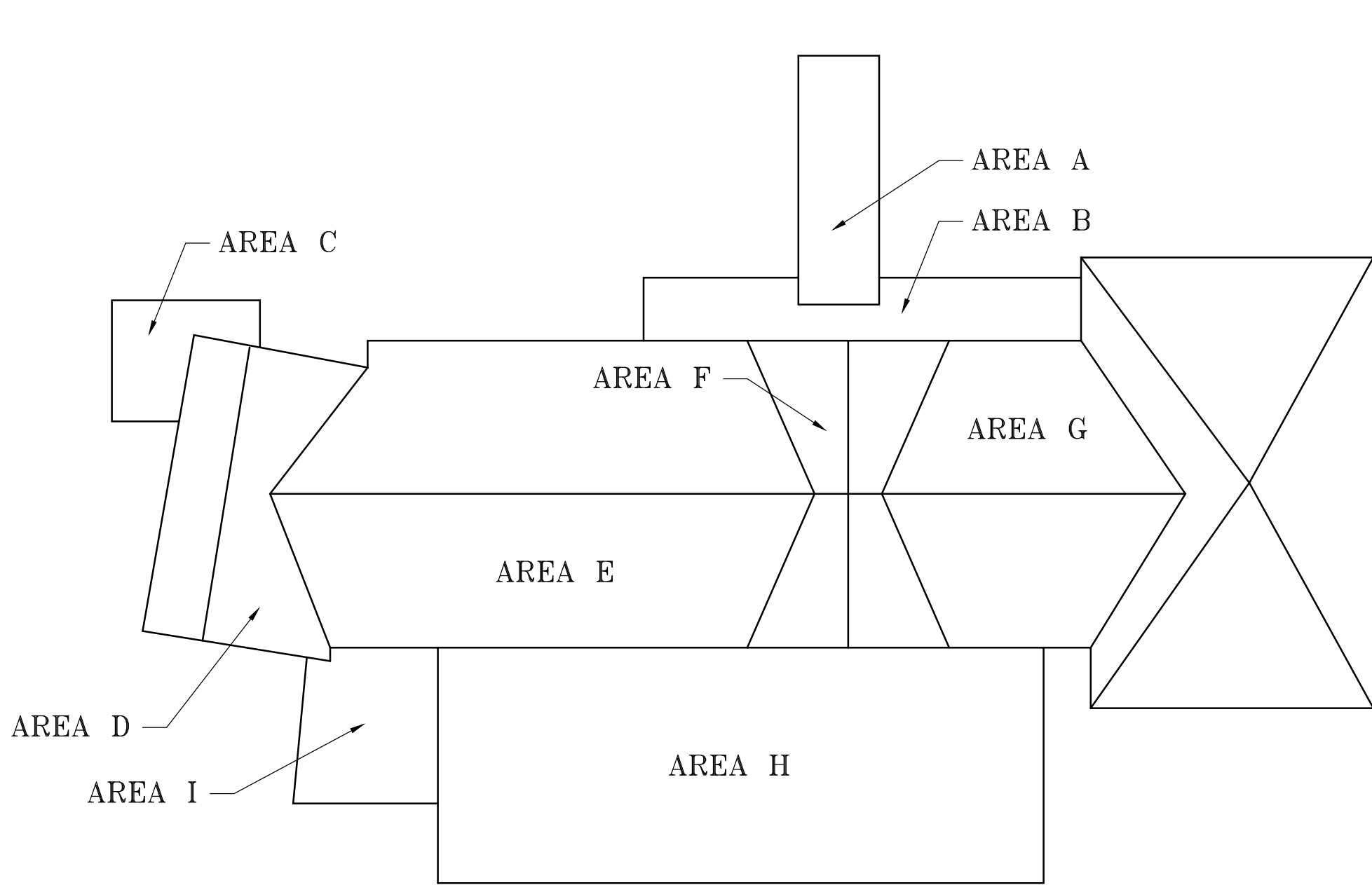


Photo 34
Bates
February 2023

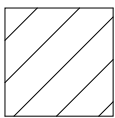
Area L: Loose seam/failed lap sealant


TAB 8

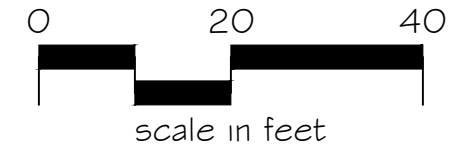
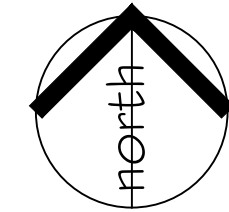
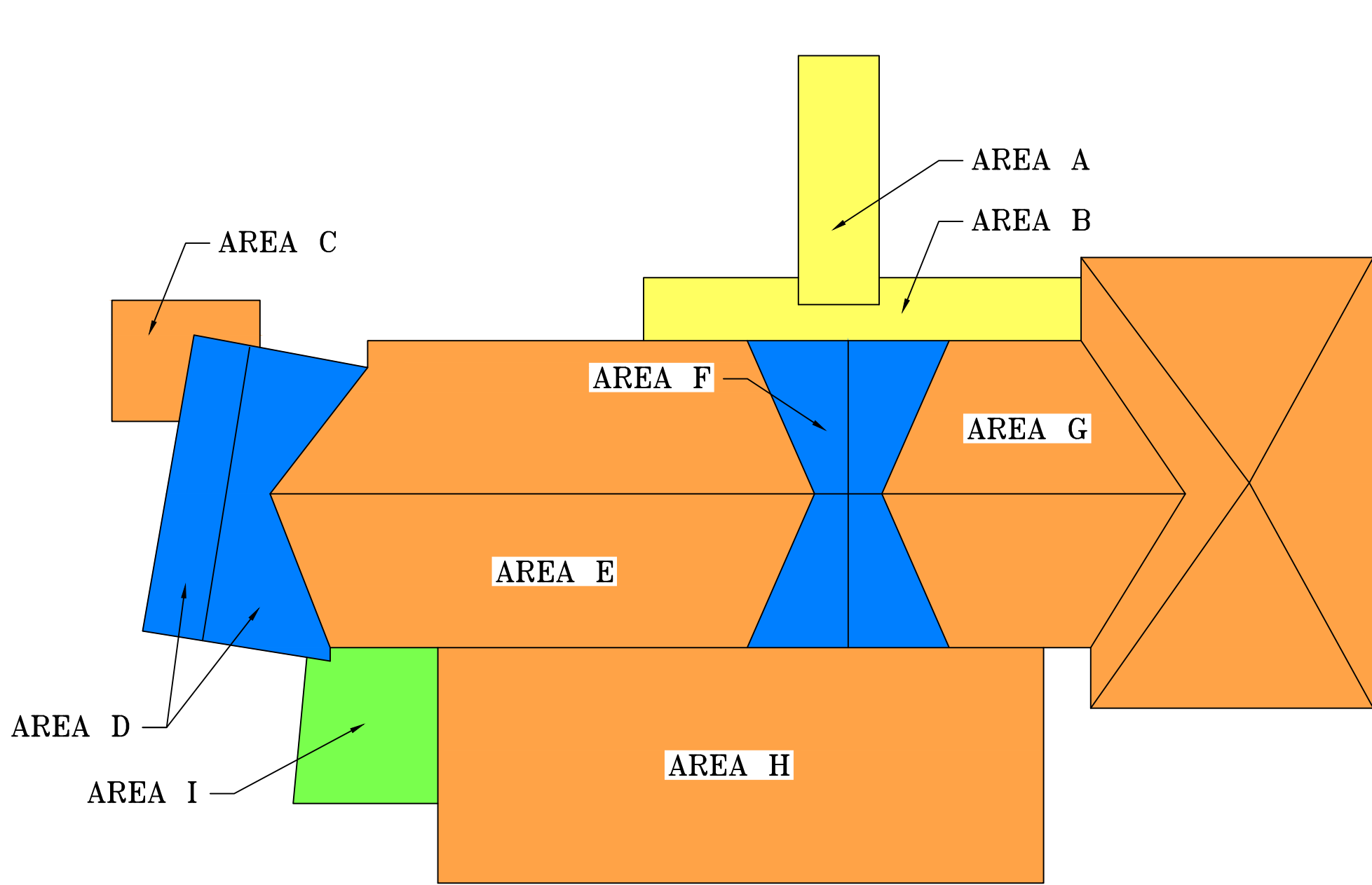
JENKINS EARLY CHILDHOOD LEARNING CENTER



LEGEND


- A area designation
-  wet insulation areas

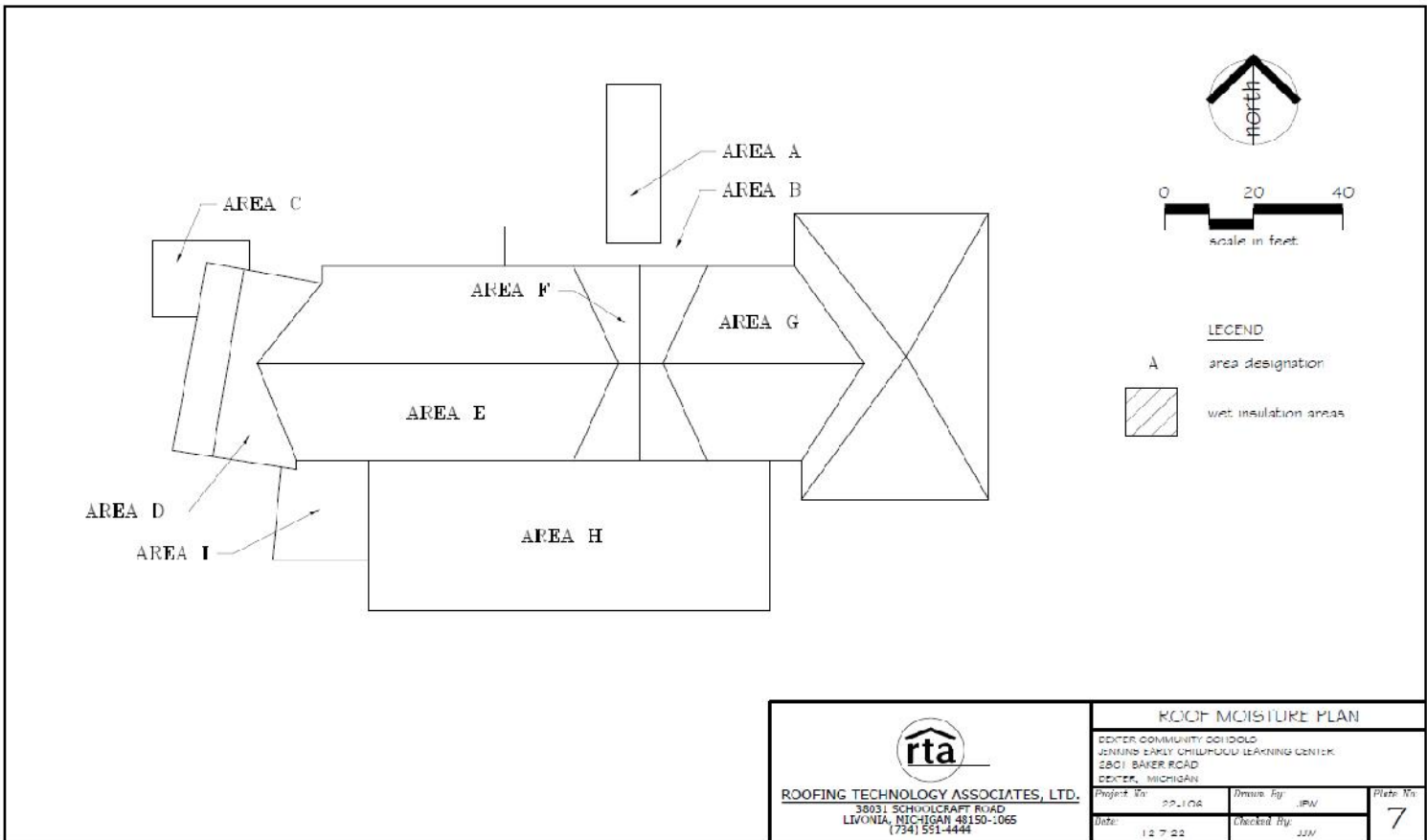
 ROOFING TECHNOLOGY ASSOCIATES, LTD. 38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444			ROOF MOISTURE PLAN DEXTER COMMUNITY SCHOOLS JENKINS EARLY CHILDHOOD LEARNING CENTER 2801 BAKER ROAD DEXTER, MICHIGAN		
<i>Project No:</i> 22-106		<i>Drawn By:</i> JPW		Plate No: 7	
<i>Date:</i> 12-7-22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




LEGEND

- A area designation
- FAILING (5)
- POOR (4)
- FAIR (3)
- GOOD (2)
- EXCELLENT (1)

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




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LIVONIA, MICHIGAN 48150-1065
(734) 551-4444

ROOF MOISTURE PLAN
EDDIE COMMUNITY COLLEGE
JENNIFER EARLY CHILDREN'S LEARNING CENTER
2801 BAKER ROAD
EDDIE, MICHIGAN

<small>Project No.</small>	<small>22-108</small>	<small>Drawn By</small>	<small>JRW</small>	<small>Plate No.</small>
<small>Date</small>	12.7.22	<small>Checked By</small>	JJM	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		



Photo 1
Jenkins
February 2023

Jenkins Early Childhood Learning Center
Aerial View



Photo 2
Jenkins
February 2023

Area A: Overview



Photo 3
Jenkins
February 2023

Area B: Accumulated leaves impeding
drainage



Photo 4
Jenkins
February 2023

Area B: Accumulated leaves impeding
drainage



Photo 5
Jenkins
February 2023

Area C: Overview



Photo 6
Jenkins
February 2023

Area C: Overview



Photo 7
Jenkins
February 2023

Area C: Loose seams/failed lap sealant



Photo 8
Jenkins
February 2023

Area C: Loose seams



Photo 9
Jenkins
February 2023

Area C: Rust/corrosion on counterflashing



Photo 10
Jenkins
February 2023

Area D: Overview



Photo 11
Jenkins
February 2023

Area D: Damaged sheet metal flashing



Photo 12
Jenkins
February 2023

Area D: Leaves/debris in internal gutter
impeding drainage



Photo 13
Jenkins
February 2023

Area E: Overview



Photo 14
Jenkins
February 2023

Area E: Overview



Photo 15
Jenkins
February 2023

Area F: Overview



Photo 16
Jenkins
February 2023

Area G: Overview



Photo 17
Jenkins
February 2023

Area H: Leaves/branches on the membrane



Photo 18
Jenkins
February 2023

Area H: Repaired laps/leaves in drain



Photo 19
Jenkins
February 2023

Area H: Loose seams

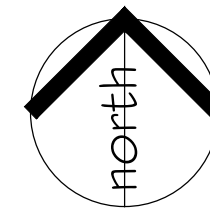
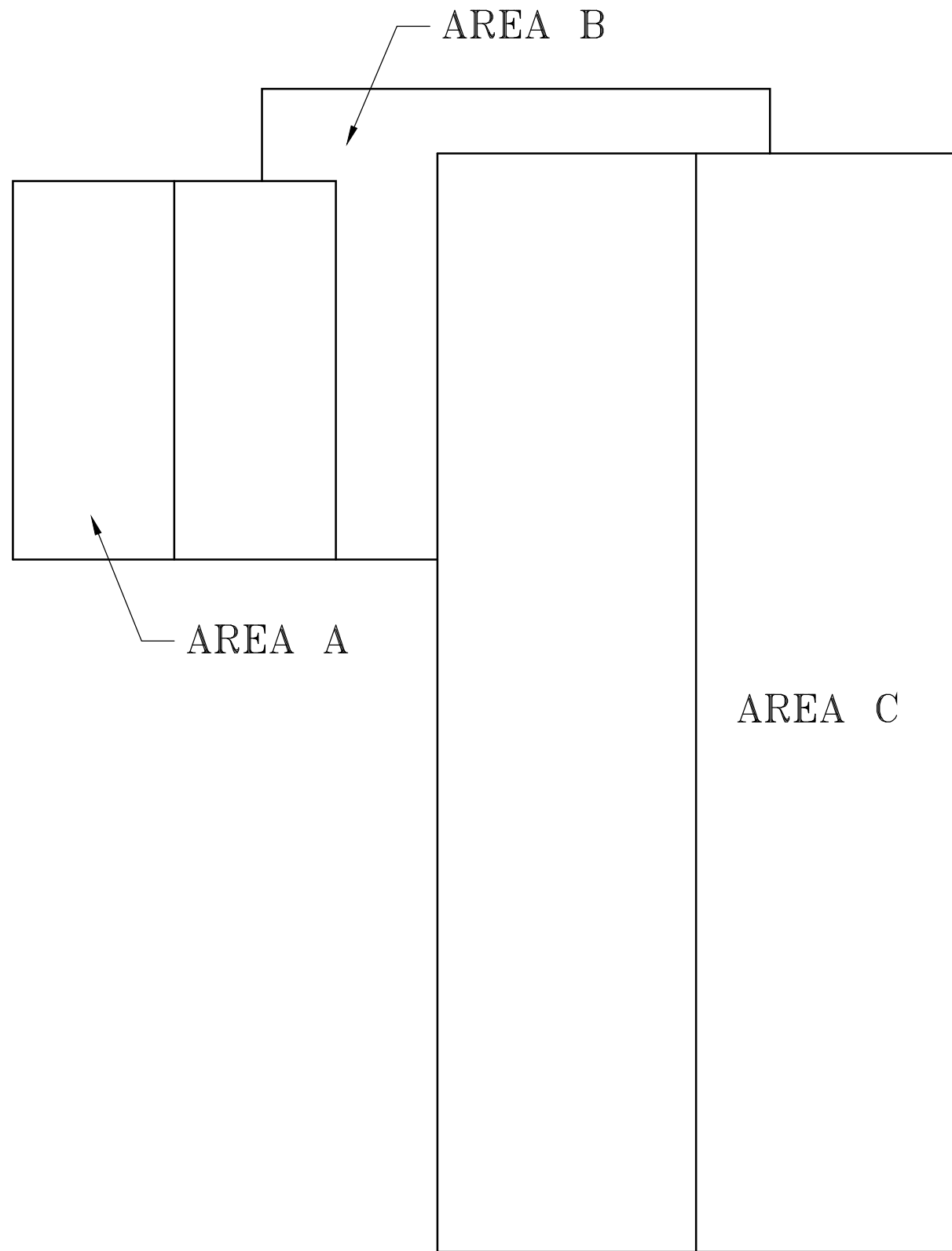


Photo 20
Jenkins
February 2023


Area H: Repairs

TAB 9

TRANSPORTATION BUILDING



LEGEND

- A area designation
-  wet insulation areas

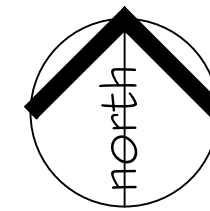
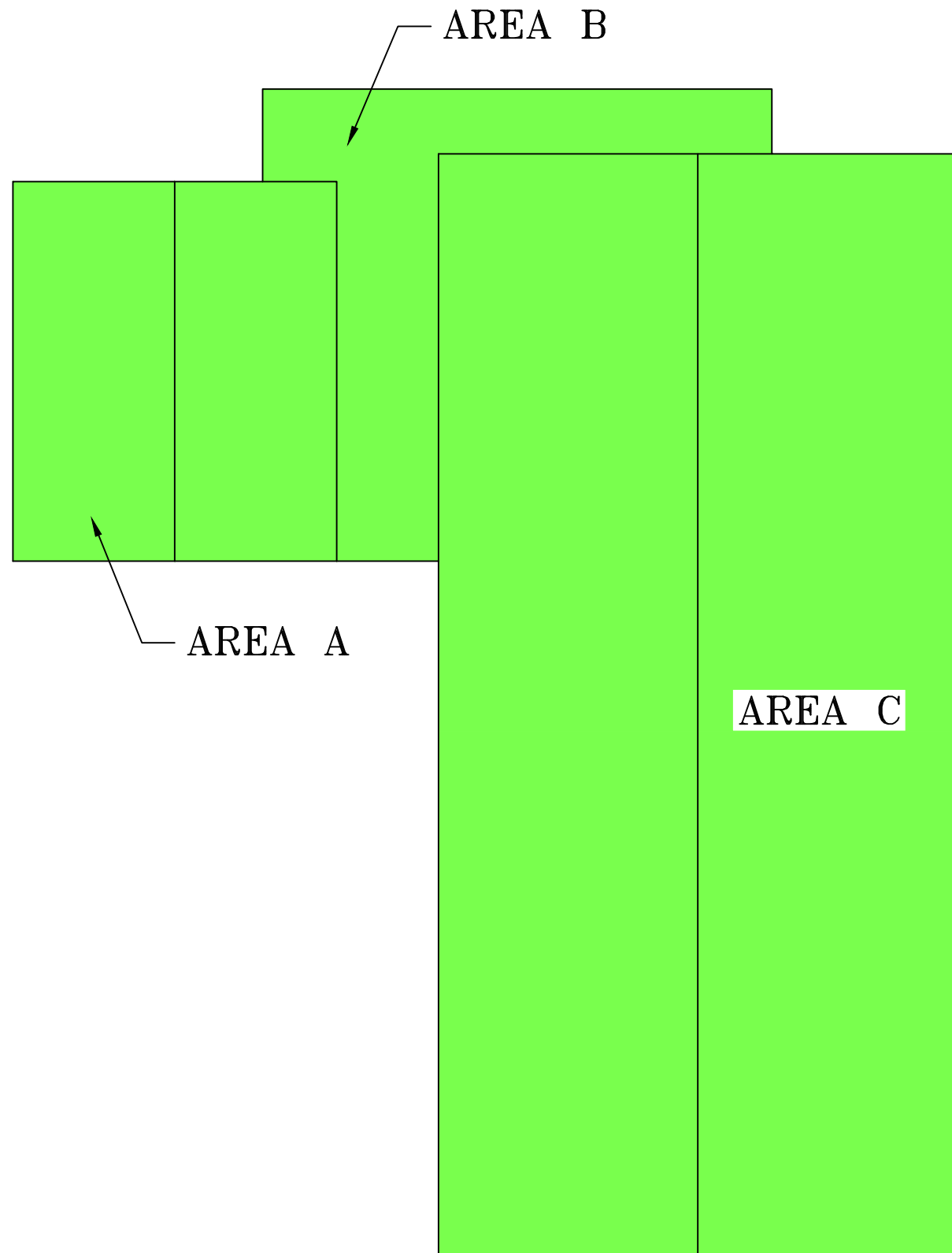


ROOFING TECHNOLOGY ASSOCIATES, LTD.
 38031 SCHOOLCRAFT ROAD
 LIVONIA, MICHIGAN 48150-1065
 (734) 591-4444

ROOF MOISTURE PLAN


DEXTER COMMUNITY SCHOOLS
 TRANSPORTATION BUILDING
 7229 MARSHALL ROAD
 DEXTER, MICHIGAN

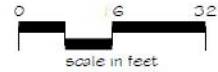
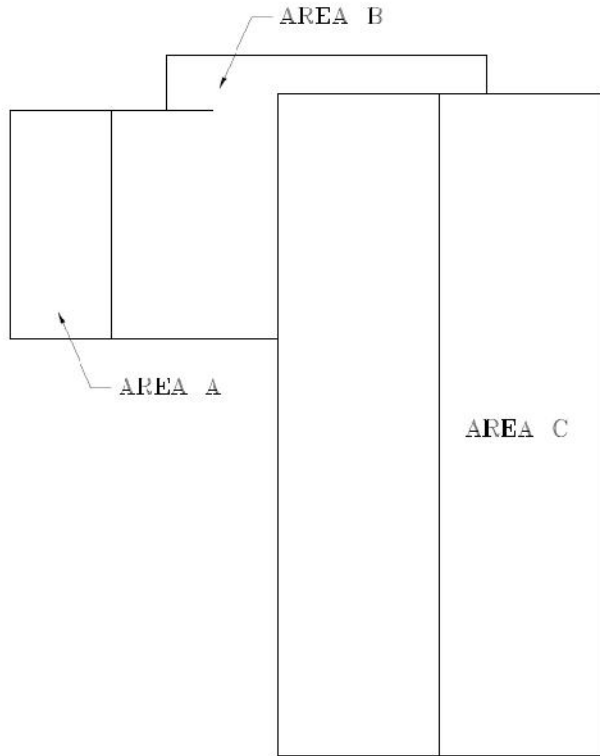
<i>Project No:</i> 22-106	<i>Drawn By:</i> JPW	<i>Plate No:</i>
<i>Date:</i> 12-7-22	<i>Checked By:</i> JJW	8



LEGEND

- A** area designation
- FAILING (5)
- POOR (4)
- FAIR (3)
- GOOD (2)
- EXCELLENT (1)


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



LEGEND

A area designation

 wet insulation areas

 ROOFING TECHNOLOGY ASSOCIATES, LTD. <small>38031 SCHOOL CRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444</small>	ROOF MOISTURE PLAN		
	<small>DEXTER COMMUNITY SCHOOLS TRANSPORTATION BUS BLDG 7200 MARSHALL ROAD DEXTER, MICHIGAN</small>		
<small>Project No.</small> 22-106	<small>Drawn By</small> JFW	<small>Plate No.</small> 8	
<small>Date:</small> 12 7 22	<small>Checked By:</small> JFW		

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



Photo 1
Transportation
February 2023

Transportation Building Aerial View



Photo 2
Transportation
February 2023

Area A: Overview



Photo 3
Transportation
February 2023

Area A: Overview



Photo 4
Transportation
February 2023

Area A: Overview



Photo 5
Transportation
February 2023

Area B: Overview



Photo 6
Transportation
February 2023

Area B: Vegetation impeding drainage



Photo 7
Transportation
February 2023

Area C: Overview



Photo 8
Transportation
February 2023

Area C: Overview



Photo 9
Transportation
February 2023

Area C: Overview



Photo 10
Transportation
February 2023

Area C: Rusted fasteners



Photo 11
Transportation
February 2023

Area C: Deteriorated sealant

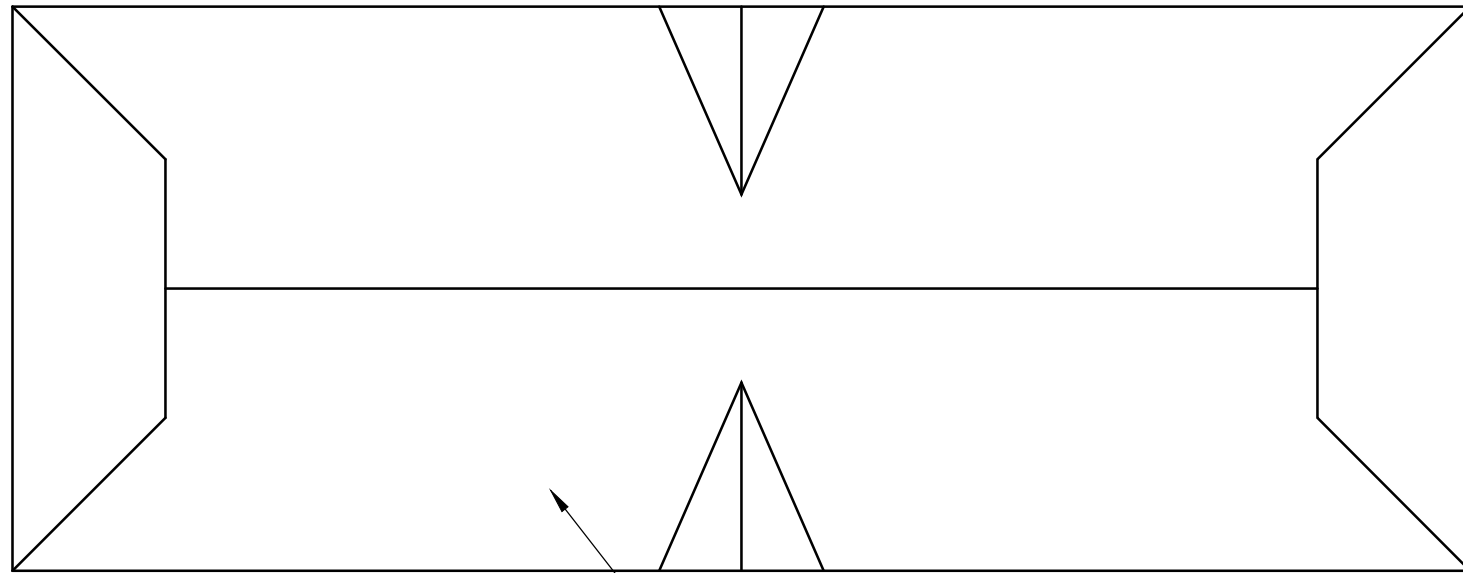


Photo 12
Transportation
February 2023

Area C: Rusted fasteners

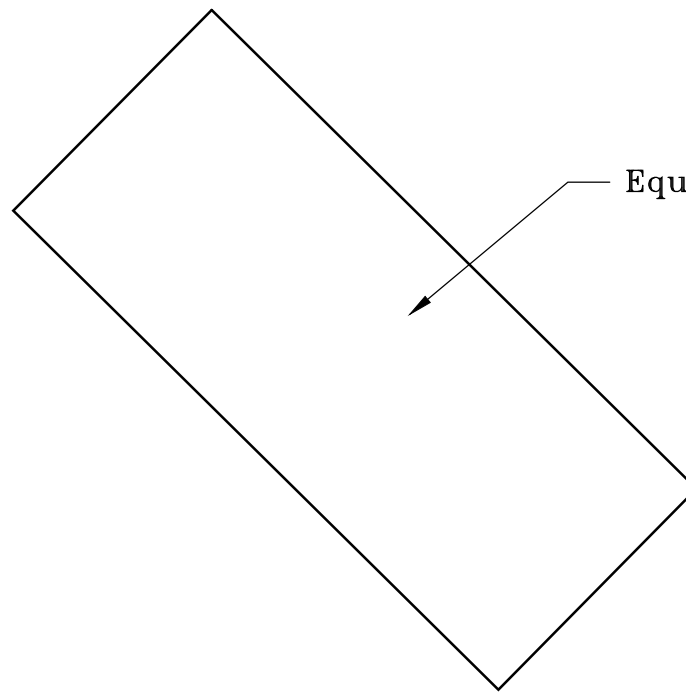
TAB 10

AL RITT STADIUM BUILDINGS

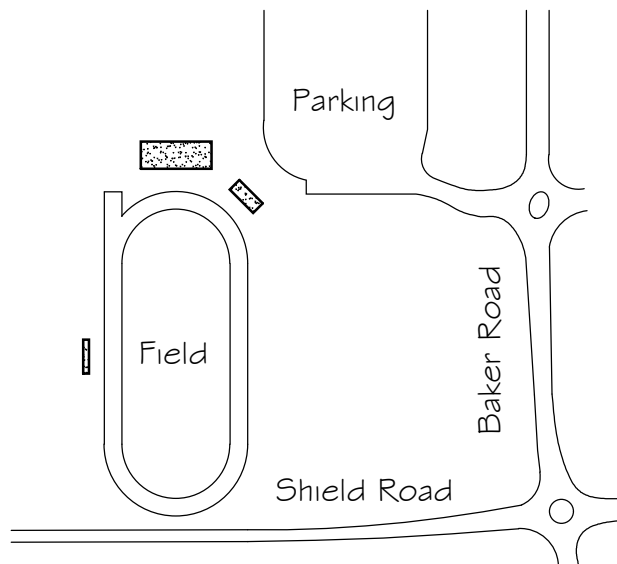


Press Box

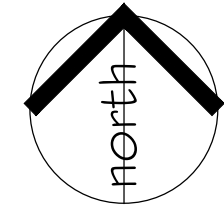
Concession Building



Equipment Building



KEY PLAN
not to scale



LEGEND

A area designation

 wet insulation areas



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

ROOF MOISTURE PLAN

DEXTER COMMUNITY SCHOOLS
AL RITT ATHLETIC FIELD
2521 BAKER ROAD
DEXTER, MICHIGAN

Project No: 22-106

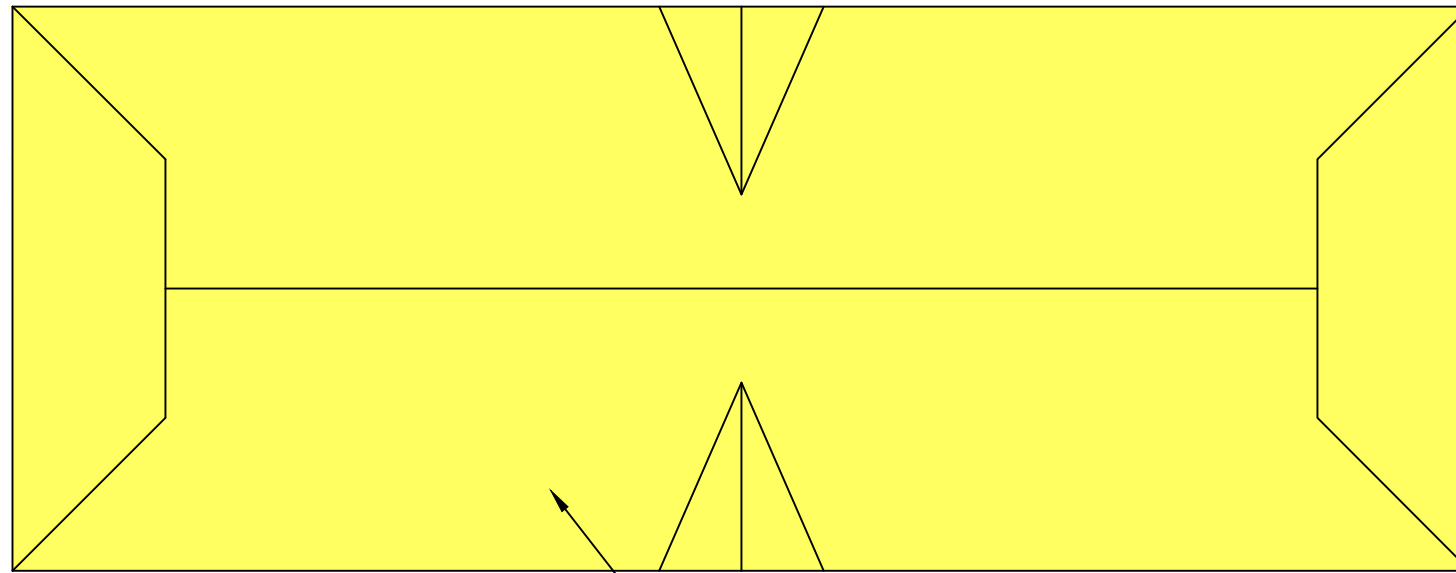
Drawn By: JDS

Plate No:

Date: 3-27-23

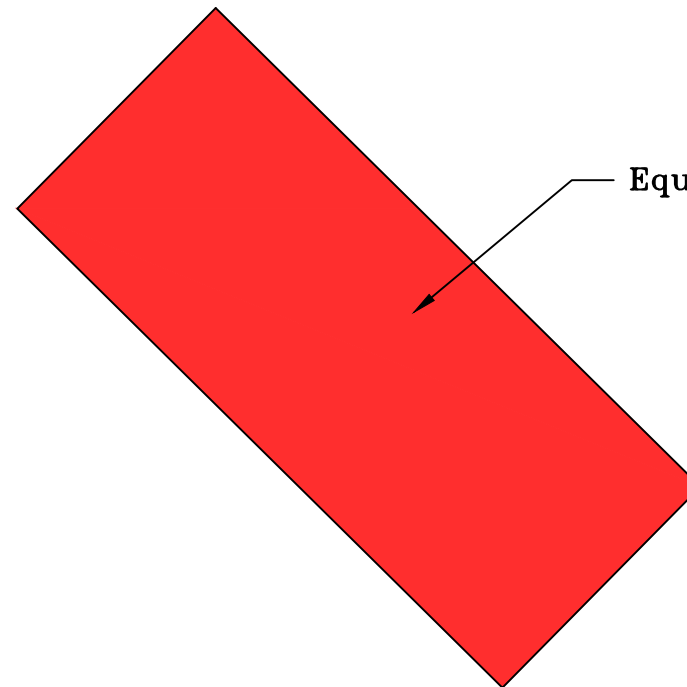
Checked By: JJW

9

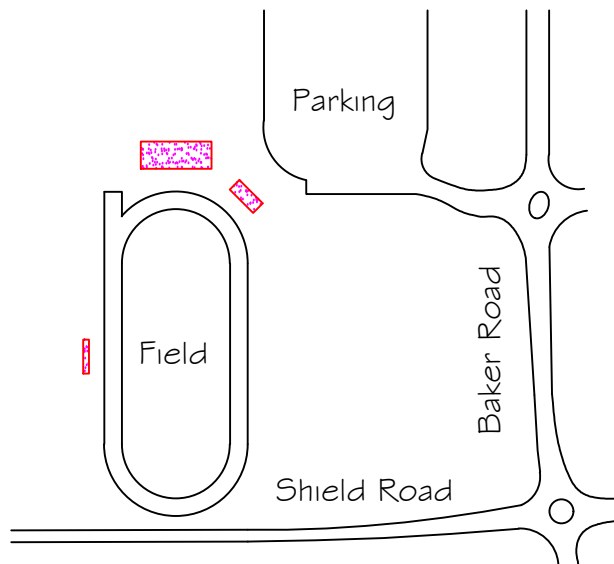


Press Box

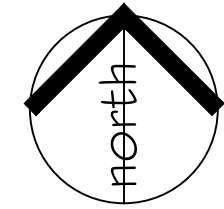
Concession Building



Equipment Building




KEY PLAN
not to scale

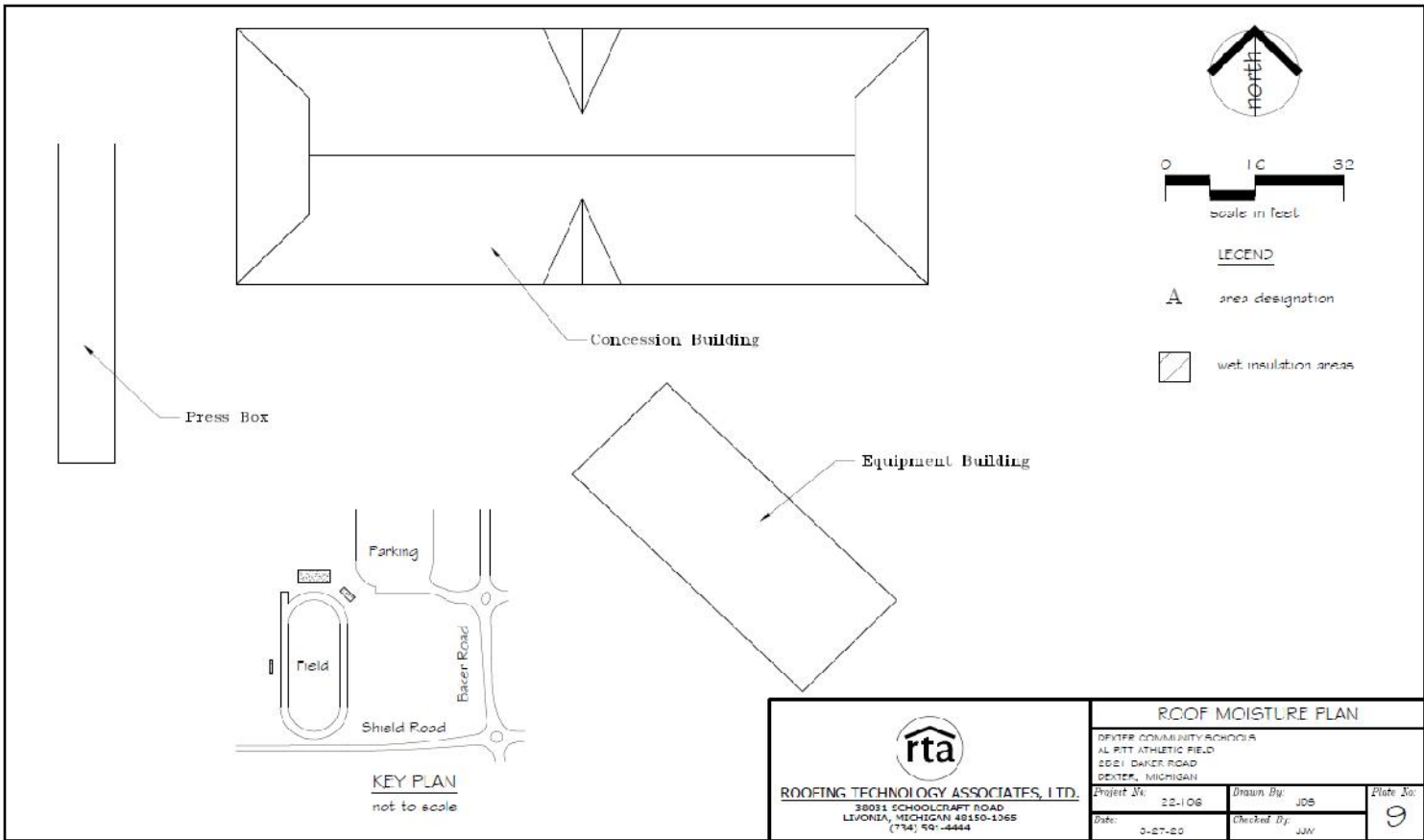



LEGEND

A area designation

- FAILING (5)
- POOR (4)
- FAIR (3)
- GOOD (2)
- EXCELLENT (1)

 ROOFING TECHNOLOGY ASSOCIATES, LTD. 38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 591-4444			ROOF AREA PLAN		
DEXTER COMMUNITY SCHOOLS AL RITT ATHLETIC FIELD 2521 BAKER ROAD DEXTER, MICHIGAN					
Project No: 22-106		Drawn By: JDS		Plate No: 9	
Date: 3-27-23		Checked By: JJW			



 ROOFING TECHNOLOGY ASSOCIATES, I.T.D. 38031 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150-1065 (734) 947-4444	ROOF MOISTURE PLAN		
	DEYER COMMUNITY SCHOOLS AL RITT ATHLETIC FIELD 2021 DAKER ROAD BENTON, MICHIGAN		
	Project No:	22-106	Drawn By:
Date:	3-27-20	Checked By:	JWV
			9

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	



Photo 1
Al Ritt Field
February 2023

Al Ritt Field Aerial View



Photo 2
Al Ritt Field
February 2023

Press Box Roof: Overview



Photo 3
Al Ritt Field
February 2023

Press Box Roof: Surface worn coating



Photo 4
Al Ritt Field
February 2023

Press Box Roof: Improperly flashed penetrations



Photo 5
Al Ritt Field
February 2023

Concession Building: Overview



Photo 6
Al Ritt Field
February 2023

Concession Building: Overview



Photo 7
Al Ritt Field
February 2023

Concession Building: Overview



Photo 8
Al Ritt Field
February 2023

Concession Building: Mineral granules in gutter



Photo 9
Al Ritt Field
February 2023

Concession Building: Exposed fastener -
nail pop



Photo 10
Al Ritt Field
February 2023

Concession Building: Exposed fastener -
nail pop



Photo 11
Al Ritt Field
February 2023

Concession Building: Exposed nails
without caulk sealant



Photo 12
Al Ritt Field
February 2023

Equipment Building: Overview



Photo 13
Al Ritt Field
February 2023

Equipment Building: Overview



Photo 14
Al Ritt Field
February 2023

Equipment Building: Loose seams



Photo 15
Al Ritt Field
February 2023

Equipment Building: Loose seams



Photo 16
Al Ritt Field
February 2023

Equipment Building: Damaged fascia board