

# Visual Roof Inspection Report

Food Lion Store #:  
2250



## Store Address:

1555 E. Union Street  
Morganton  
NC  
28655

Date of Inspection:

07/10/2019

**Inspector Name:**

Alex Stewart, RRO

**Site Contact:**

Alan Livengood

**Prepared for:**  
**Food Lion, Inc.**  
**PO Box 2487**  
**Salisbury, NC 28145**

**Prepared By:**  
**Roof Solutions, Inc. (RSI)**  
**10307 Bailey Road**  
**Cornelius, NC 28031**

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## INTRODUCTION / RECOMMENDATIONS AND BUDGET ESTIMATES

The following codes are intended to provide Food Lion, Inc. with a summary of the overall condition of each roof. On the Detailed Deficiency Listing page of the report is a deficiency. Priority. It is located on the left-hand margin of the page. Each deficiency is given a relative priority for completing the needed correction depending on the urgency of the problem. The key to the priority codes is as follows:

### Below is a listing of the deficiency priority codes regarding individual items:

- E - Emergency Correct as soon as possible
- C- Critical Correct within one year
- 2 - Second Funding Year Correct during funding year 2
- 3- Third Funding Year Correct during funding year 3

### Below is a listing of the condition codes conveying the roof's overall status:

CONDITION CODE	DESCRIPTION
Failed	Immediate removal and replacement is recommended due to the severity of deterioration.
Poor	The assembly has surpassed its service life. Due to the deteriorated condition, total removal and replacement is recommended. Replacement can be temporarily postponed with repairs until the frequency of leaks becomes unacceptable to internal operations or costs become prohibitive. Repairs are considered stop gap only.
Fair	Serviceable yet requiring repairs and routine maintenance to maintain.
Good	Early in service life with minor repairs required.
Early in Service Life	Very good with repairs required.

Any unusual conditions which are not considered appropriate for the Priority/Condition Code format shall be addressed separately based on the type of roof and the specific situation.

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## INTRODUCTION / RECOMMENDATIONS AND BUDGET ESTIMATES

(Cont'd)

This information, along with the Summary information provided at the beginning of the report, should allow Food Lion, Inc. to prioritize the needs of each roof area and develop a maintenance and capital improvement budget.

Several items have been taken into consideration in establishing anticipated service life and budget estimates.

Service life estimates are based on the data obtained through our field survey, historical experience and practical considerations of required repairs and the assumption that routine maintenance procedures, including annual inspections will be followed by Food Lion, Inc. or the building owner.

Budgetary costs are based on current industry pricing, historical data and our past experiences. Season variations, market trends beyond our control and start and completion dates can cause changes in the actual costs of the proposed work. Delays in recommended repairs and/or replacement may result in added costs. Finally, our budget estimates do not reflect hidden costs for any unforeseen conditions, i.e., deck replacement, deteriorated wood blocking, asbestos abatement, wet insulation etc.

A general cost estimate is given for roof replacement of the store if replacement is projected in the next four to five years. Budget estimates included herein are intended to provide the Owner with funds adequate to insure the costs for repairs and/or replacement congruent with industry standards from a technically and financially qualified manufacturer, and a roof system selection considered equal or better.

Final determination of actual costs, given the variety of available systems, can only be established by a competitive bid process based on comprehensive technical specifications and construction documents.

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## Roof Information

Roof Section:	Sq Ft:	Installation Year:	Status:	Roof Type Detail:	Surfacing:	Warranty Status:	Condition Code:	Number of Active Leaks:
A	41,795	2010	Estimated	Mechanically Attached TPO	Smooth	Yes-estimated	Fair	1
B	2,130	2010	Estimated	Mechanically Attached TPO	Smooth	Yes-estimated	Fair	0

## Type of Perimeter:

<b>Gutter:</b> 226'	<b>Parapet Wall:</b> 700'	<b>Gravel Stop:</b> N/A
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## Type of Metal Flashing:

<b>Coping:</b> 700'	<b>Thru-Wall:</b> N/A	<b>Surface Mount:</b> N/A	<b>Reglet:</b> N/A	<b>Metal Panels:</b> N/A
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## Drainage:

<b>Drains:</b> N/A	<b>Gutters:</b> 226'	<b>Scuppers:</b> N/A
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## Other:

<b>Insulation Type: (Not Determined/ None/ Estimated)</b> 2.5" cellulose faced ISO (estimated)	<b>Deck Type:</b> Metal, type B, painted	<b>Roof Slope: (Flat/ Slight/ Moderate)</b> Slight
<b>Recovery: (Yes/ No/ Not Determined)</b> Yes (estimated)	<b>Ponding: (Severe/ Moderate/ Minor/ None)</b> None	

## Penetrations:

<input checked="" type="checkbox"/> Curb	<input type="checkbox"/> Duct	<input checked="" type="checkbox"/> Equip. Supp.
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<b>Number of Curb:</b> 9		<b>Number of Equip. Supp.:</b> 3
<input checked="" type="checkbox"/> <b>Hot Stack</b> <b>Number of Hot Stack:</b> 1	<input type="checkbox"/> <b>Pitch Pan</b>	<input checked="" type="checkbox"/> <b>Roof Hatch</b> <b>Number of Roof Hatch:</b> 1
<input type="checkbox"/> <b>Skylight</b>	<input checked="" type="checkbox"/> <b>Soil Stack</b> <b>Number of Soil Stack:</b> 22	<input type="checkbox"/> <b>Additional Penetrations</b>

## Future Work

### Future Work Summary

The roof is in fair condition. From the underside no evidence of rusting or deterioration was noted. RSI estimates this roof is a recover. J.P. Stevens single ply membrane was observed at the parapet walls and believed to be recovered with a Firestone TPO membrane. Where the Firestone base flashing terminates is in sound condition. The JP Stevens (JPS) membrane remaining above the new Firestone membrane is a potential concern and may need to be coated or replaced. This material typically isn't a challenge on vertical surfaces. Repair defects were noted and should be addressed. Continue annual inspections and maintenance to monitor the roof's performance. Subsequent annual budgets of \$3,500.00 should be allocated.

***Should replacement be recommended below, an in-depth survey may show that recovers are viable. Replacement budgets, when applicable, are for complete tear-offs. Repair budgets are not viable when subject roofs are replaced.***






### Recommendation Summary & Deck Visual Appearance

Roof Section	Moisture Survey:	Replace?	Replacement Year:	Cost Estimate:	Repairs	Underside Affected by Rust (what % of area):	What % of Deck was Visually Inspected	Comments / Notes:
A	Yes	No			Yes	0	90	No evidence of rusting observed from the underside.
B	Yes	No			Yes	0	90	

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## Detail Deficiency List & Photos

Deficiency Item #:	Deficiency Detail:	Correction:	Code:	Photo:	Quantity:	Unit:	Total:
1	A-1: Unsecured gutter seam with deteriorated sealant	Secure and Seal	C		2	Item	\$750.00
2	A-2: Debris on roof surface	Remove	C		50	SQ FT	\$350.00
3	A-3: Tear in parapet wall flashing	Patch & Seal	E		3	Item	\$600.00
4	A-4: Deteriorated wall vent	Replace	C		1	Item	\$400.00
5	A-5: Evidence of ponding on coping.	Monitor	3		100	LF	\$0.00

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Deficiency Item #:	Deficiency Detail:	Correction:	Code:	Photo:	Quantity:	Unit:	Total:
6	A-6: Loose wall flashing	Monitor	3		100	SQ FT	\$0.00
7	A-7: Deteriorated sealant above termination bar.	Monitor	3		80	LF	\$0.00
8	A-8: Deteriorated sealant at pipe penetrations	Monitor	3		12	Item	\$0.00
9	B-1: Deteriorated sealant at coping seam.	Reseal	C		1	Item	\$350.00
10	B-2: Equipment panel on roof surface	Remove or Secure	E		1	Item	\$350.00

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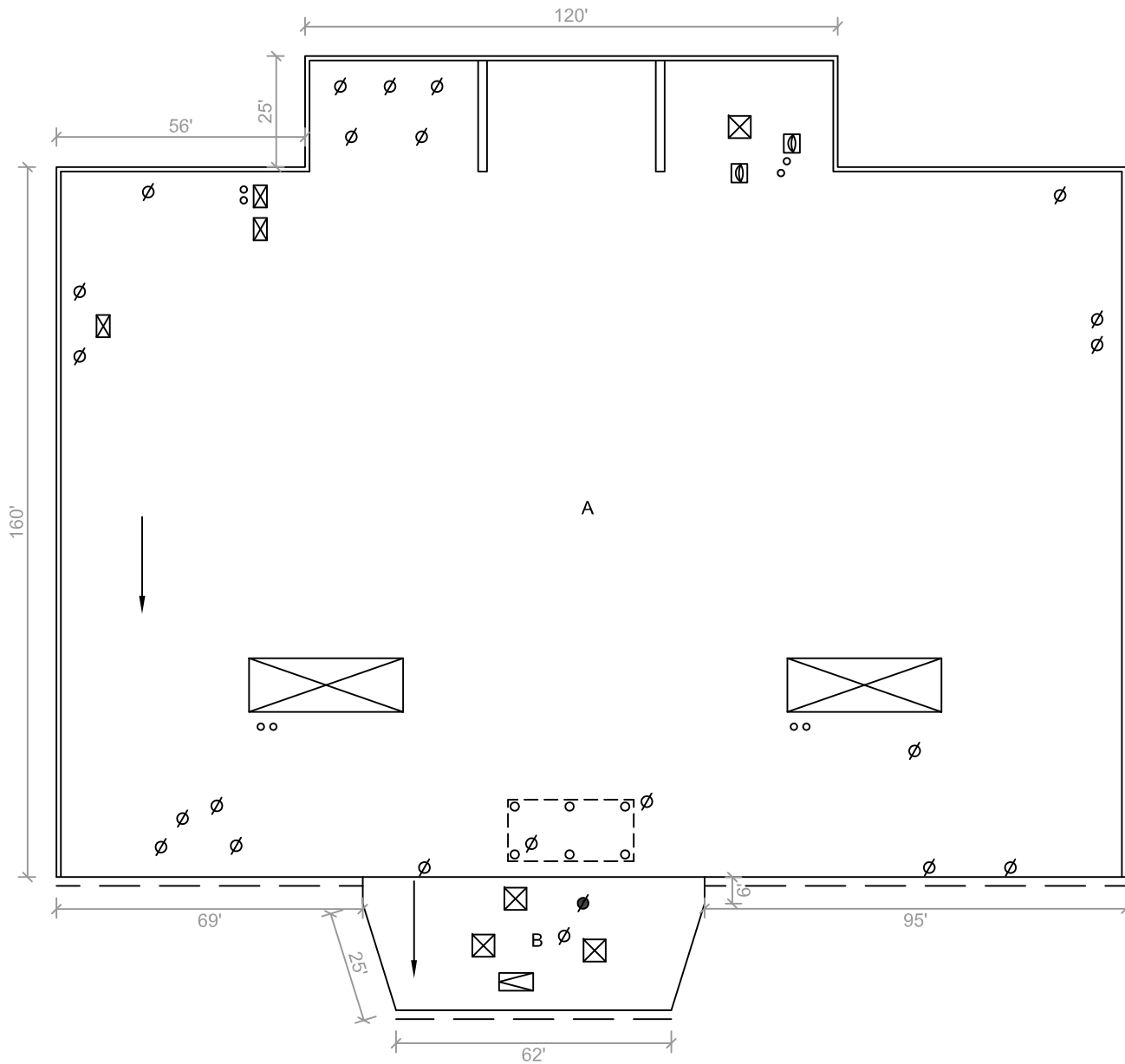
Deficiency Item #:	Deficiency Detail:	Correction:	Code:	Photo:	Quantity:	Unit:	Total:
11	B-3: Rusting at hot stack	Apply rust inhibitor	3		1	Item	\$350.00
12	B-4: Missing wood blocking supports under gas line	Install wood blocking	2		5	Item	\$350.00
13	Unsecured downspout above cooler	Secure	C		1	Item	\$1,000.00
14	General Overview					Item	\$0.00

## Deficiency Priority Codes:

- E - Emergency** Correct as soon as possible
- C - Critical** Correct within one year
- 2 - Second Funding Year** Correct during funding year 2
- 3 - Third Funding Year** Correct during funding year 3

**\*\* Includes misc. PM items, in addition to above deficiencies.**  
**M/C: Minimum Charge**  
**Note: All work orders should contain language instructing the following: "All repair work is to conform to the, Repair Manual for Low-sloped Roof Systems as published by the National Roofing Contractors Association." The estimates above are designed to meet these standards. Roof Solutions Inc., upon request, will ensure the work is completed for the above cost.**





ROOF AREA	APPROX. SIZE
A	41,795 SQ. FT.
B	2,130 SQ. FT.
TOTAL	43,925 SQ. FT.

#### LEGEND

- SCUPPER
- SLOPE
- PITCH POCKET

- RAIL CURBS
- ⊞ SATELITE SKID
- ⊞ HOT STACK

- ACCESS LADDER
- /// ELEVATION CHANGE
- EJ- EXPANSION JOINT

- ⊞ SOIL STACK
- PIPE
- PARPAET WALL

- ⊞ ROOF HATCH
- ⊞ DRAIN
- == GUTTER

- ⊞ CURB
- ⊞ SKYLIGHT
- ⊞ DUCT



10307 BAILEY ROAD  
CORNELIUS, NC 28031  
PHONE: (704) 896-0022  
FAX: (704) 896-7592

ROOF PLAN  
FOOD LION #2250  
1555 E. UNION ST.  
MORGANTON, NC

SCALE:

N.T.S.

DATE:

07-31-2019

DRAWN BY/CHECKED BY:

MG

DETAIL NO:

A

