

Visual Roof Inspection Report

Food Lion Store #:
2560



Store Address:

7514 North Point Rd
Edgemere
MD
21219

Date of Inspection:

04/04/2019

Inspector Name:

Josh Miller

Site Contact:

Dan Cole

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	37,822	2002	Actual	TPO-Mechanically Fastened	White TPO	Yes	Fair	2

Type of Perimeter:

Gutter: A: 184'	Parapet Wall: A: 349"	Gravel Stop: A: 614'
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Type of Metal Flashing:

Coping: N/A	Thru-Wall: N/A	Surface Mount: N/A	Reglet: N/A	Metal Panels: N/A
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Drainage:

Drains: N/A	Gutters: A: 184'	Scuppers: N/A
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Other:

Insulation Type: (Not Determined/ None/ Estimated) 2" ISO (Estimated)	Deck Type: Steel	Roof Slope: (Flat/ Slight/ Moderate) Slight
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Recovery: (Yes/ No/ Not Determined) Yes	Ponding: (Severe/ Moderate/ Minor/ None) Minor
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Penetrations:

<input checked="" type="checkbox"/> Curb Number of Curb: 10	<input checked="" type="checkbox"/> Duct Number of Duct: 1	<input checked="" type="checkbox"/> Equip. Supp. Number of Equip. Supp.: 18
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<input checked="" type="checkbox"/> Hot Stack Number of Hot Stack: 4	<input type="checkbox"/> Pitch Pan	<input checked="" type="checkbox"/> Roof Hatch Number of Roof Hatch: 1
<input type="checkbox"/> Skylight	<input checked="" type="checkbox"/> Soil Stack Number of Soil Stack: 16	<input type="checkbox"/> Additional Penetrations

Future Work

Future Work Summary

This mechanically fastened TPO roof system is in fair condition. It appears that a lot of the issues originate from birds damaging the roof. Most of the patch materials and edge cover tape have been repaired using EPDM vs TPO. It appears that some type of bird likes EPDM as they have pecked away at ally of this membrane. RSI recommends repairs be made to the affected areas.

RSI recommends adopting an annual inspection and preventative maintenance program to monitor and help extend the service life of the roof. The roof has service life remaining but needs some maintenance to maximize the life. 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	No	Yes	2024	\$302,576.00	Yes	0%	25%	

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Detail Deficiency List & Photos

Deficiency Item #:	Deficiency Detail:	Correction:	Code:	Photo:	Quantity:	Unit:	Total:
Store Front	Store Front					Item	\$0.00
Overview A	Overview					Item	\$0.00
Underside of Deck A	Deck					Item	\$0.00
Section A: 1	Edge flashing deteriorated.	Remove existing and install new 6" cover tape.	E		50	LF	\$1,000.00

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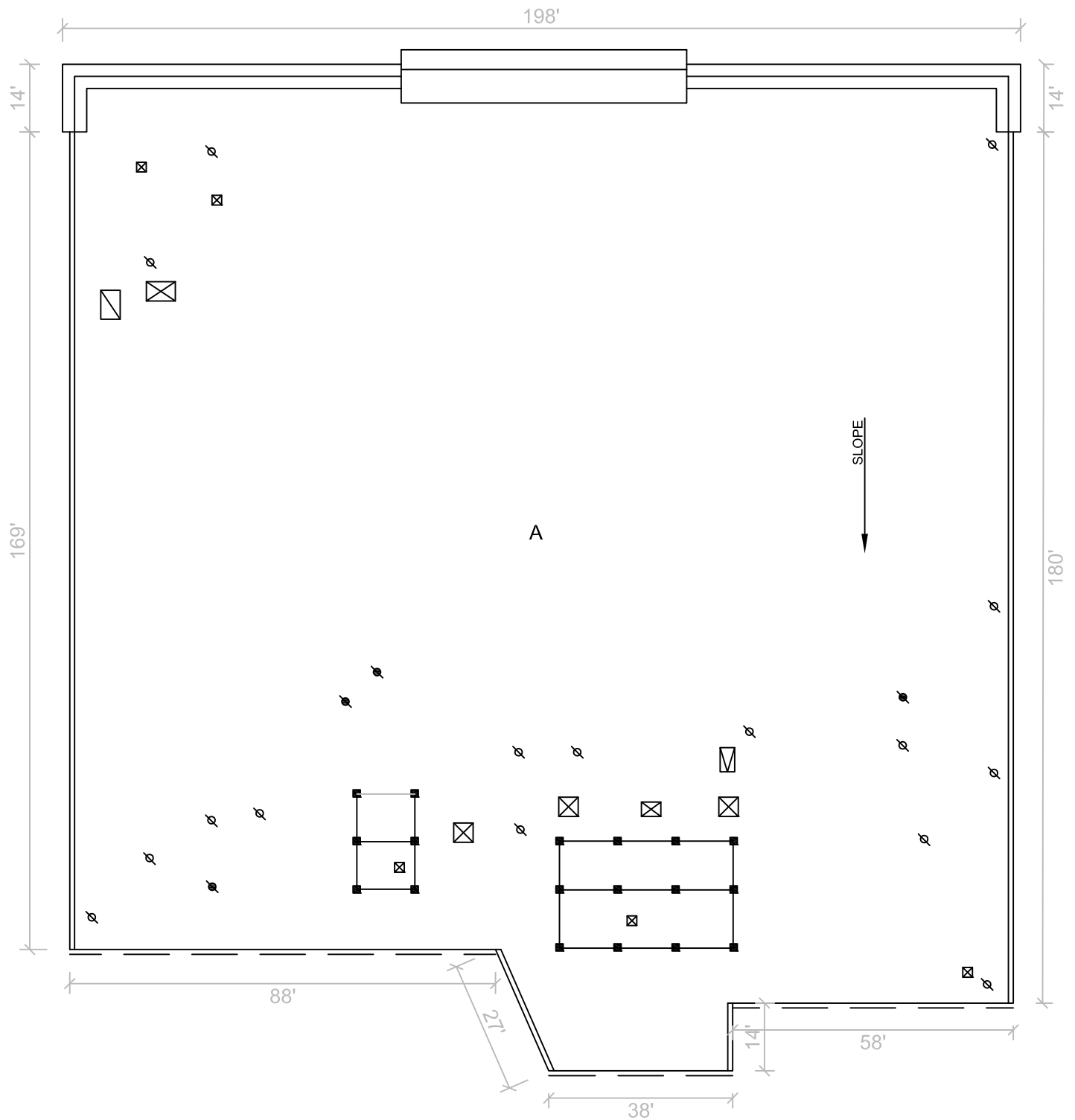
Deficiency Item #:	Deficiency Detail:	Correction:	Code:	Photo:	Quantity:	Unit:	Total:
Section A: 2	Deteriorated sealant to curb termination.	Remove existing materials and apply sealant.	C		100	LF	\$500.00
Section A: 3	Hole on roof.	Remove existing and install membrane patch.	E		2	Item	\$200.00

Deficiency Priority Codes:

- E - Emergency Correct as soon as possible
- C - Critical Correct within one year
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**** 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
TOTAL	37,822 SQ. FT.

LEGEND

SCUPPER	RAIL CURBS	ACCESS LADDER	SOIL STACK	ROOF HATCH	CURB
SLOPE	SATELITE SKID	ELEVATION CHANGE	PIPE	DRAIN	SKYLIGHT
PITCH POCKET	HOT STACK	EXPANSION JOINT	PARPAET WALL	GUTTER	DUCT



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ROOF PLAN
FOOD LION #2560
7514 NORTH POINT RD.
EDGEMERE, MD

SCALE:	N.T.S.
DATE:	06-25-2019
DRAWN BY/CHECKED BY:	MG

