



## **ROOF INSPECTION/CONDITION REPORT**

**Prepared for : Merrit Realty**



**Property Address:**

**333 S Tamiami Trail, Venice, FL 34285**

**Inspector:**

**Albert Yourn**  
***MasterCraft Roofing, a Benchmark Supply & Service Company; LLC***

**Date of Inspection:**

**10.23.2015**

**Weather:**

**81°F, partly cloudy**

**Composition of Roof:**

**Built Up Roofing (BUR); tar & gravel**

**Age of Roof:**

**23 years (*verified*)**

**Roof Deck Composition:**

**North Roof: Steel; B Type 22ga.**

**South Roof: Structural Concrete**

**Roof Drainage System:**

**Internal drains with overflow scuppers**

**Year Built:**

**1982**

**MasterCraft Roofing**  
**941.480.9700**

**3479 Technology Drive**  
**Mastercraftroofing.com**

**N. Venice, FL 34275**  
***fax 941-485-1491***



## Scope of Inspection

A visual inspection of the subject property was performed on Friday, October 23, 2015. This Commercial Roof Inspection augmented various repairs and recommendations made to the Tandem Center by MasterCraft over the past four years.

1. The condition of the roofing system and if it is being properly maintained
2. Maintenance or needed repairs to be completed to maintain warranty and/or useful life of roof.
3. Identify the cause of water leaks throughout the ceiling areas of the building
4. Suggest solutions and approximate cost of repair/maintenance or replacement

Reasonable effort was made to view all safely accessible areas of the Subject Property. Concealed items cannot normally be inspected without using invasive procedures or special testing equipment that is beyond the scope of this type of general inspection. This Commercial Building Inspection Report may not address every problem which may exist with this property at the time of this inspection.

*No warranties are herein expressed, extended or implied by MasterCraft Roofing, Inc. in connection or association with this Roof Inspection/Condition Report and remain the educated and informed opinion. MasterCraft commonly extends warranties for entire roofs in which we have supplied both labor and material in association with an original roof installation and/or replacement which we have performed and/or completed. MasterCraft Roofing, Inc. is a Certified Florida State Licensed Roofing Company, operating under Florida State Roofing License #CCC1327434.*

**Roof Decks(s)** – The roof deck on the North and South side have distinctly different roof decks. The North side deck is type II B-deck consisting of 22 gauge metal. The South side roof appears to be a structural concrete of unknown compression and strength, but of typical composition.

**South Side Roof-** Overall the condition appears to be in good condition for a roof of its age and composition. There remains minor maintenance issues with generally proper and adequate drainage. **It is and has been our recommendation, to repair minor problems and the roof can be maintained for an additional expected life of five years.** See attached photos

**North Side Roof-** Overall the existing roof membrane (BUR) is failing in general. Top floor offices have such severe leaking problems that have rendered them un-rentable. There have been multiple



repairs that are no longer water tight. The existing “tar and gravel” roof has an Elastomeric coating over the surface, there is severe cracking through the coating and also in the “tar and gravel” roof trapping moisture under the coating and possibly causing the metal roof deck to rust, expect substantial roof deck repair/replacement. There are several areas of the roof that has ponding water, some of which are in the field of the roof and some that are near the internal roof drains. We have advised Tandem Center for years that areas of the roof are practically un-repairable. **It is and has been our recommendation that the roof should be replaced**, as it has reached the end of its useful life with little or no reusable components. *See attached photos*

**HVAC/Mechanical Roof (over elevator shaft)** - There are several significant problems that require immediate attention. The existing “tar and gravel” roof has an APP Modified roof over that has lap failure around the gravel stop. There is large area of ponding water on south side of roof along the gravel stop. HVAC concealment wall is improperly/inadequately flashed. Inside the concealment wall, there is severe unilateral rusting of HVAC stand support legs and complete absence of all roof penetration flashings. The elevator shaft itself has been compromised with water incursion to the point there are signs of mold associated deterioration. **It is and has been our recommendation that the roof should be replaced**, as it has reached the end of its useful life with little or no reusable components. **It is and has been our recommendation that the roof should be replaced**, as it has reached the end of its useful life with little or no reusable components. *See attached photos*

**Drive-Thru Roof (Northside)** - **After** inspection of this roof, it was determined that this roof system is failing. This “tar and gravel” roof has had numerous and obvious repairs to on many occasions with different patch applications and materials. A portion of the roof has been coated with an aluminum roof coating over an APP modified repair(s). There deep cracking in “tar and gravel” system with numerous soft spots and water blisters in membrane ply sheet. There is evidence of obvious water ponding and water protrusion under and between HVAC units. The base flashing along parapet wall has water intrusion and is starting to separate. The findings suggest overall roof system failure.

MasterCraft has supplied roof estimates yearly for the north roof(s) and the most recent is attached to this inspection report.

By: Albert Yourn  
MasterCraft Roofing, a Benchmark Supply & Service Company



## South Roof



- South Roof- Bald areas along gravel stop needs gravel re-embedded in asphalt.



- South Roof- Bald areas in field needs gravel re-embedded in asphalt.

## South Roof



- South Roof- Expansion joint deteriorated along HVAC clear story wall



- South Roof- Gravel stop leaking at cover plates and corners

## North-HVAC/Mechanical Roof



- APP modified roof over not adhered along gravel stop.



- Large area of ponding water n south side of roof



## North-HVAC/Mechanical Roof



- Severe unilateral rusting of HVAC stand support legs.
- Complete absence of all support leg flashings.



- Absence of all plumbing stack flashings.

## HVAC/Mechanical Roof



- Absence of all electrical conduit flashings.



- HVAC concealment wall is improperly flashed



## North Roof



- Existing roof coated with Elastomeric over the surface with numerous repairs. Seams of patched repairs lifting and deteriorated.



- Severe cracking through elastomeric coating and tar and gravel roof.

## North Roof



- Lap failure on Pre-existing repairs (typical throughout).



- Evidence of large ponding areas around roof drains.

## North-Drive-thru Roof



- Numerous soft areas and water blisters under roof material.



- Deep cracking in tar and gravel roof, indicating roof failure.



## Drive-thru Roof



- Severe ponding under and around HVAC stands.



- Severe ponding water around roof.



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