

M. Gottfried, Inc.

Roofing and Sheet Metal Contractors

89 Research Drive, P.O. Box 2218, Stamford, Connecticut 06906-0218
PHONE: (203) 323 8173 Website: mgottfried.com FAX: (203) 359 2498

TO: Viking Construction, Inc.
1387 Seaview Avenue
Bridgeport, CT 06607
ATTN: JoAnn Michaels

DATE: September 30, 2019

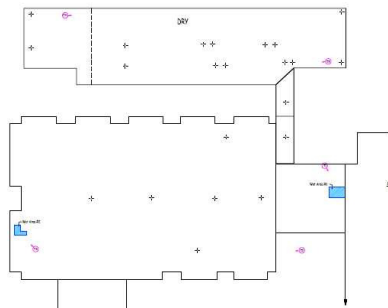
RE: Roof report and repair quotation
Toquam Elementary School
123 Ridgewood Avenue
Stamford, CT 06906

Dear Ms. Michaels,

As per your request we went to the above school to perform an inspection of the roofs, and, using the Infrared Thermographic Roof Moisture Analysis Report as a guide, look for possible sources of water leaks in the noted “wet areas”. We also were to perform test cuts, if necessary, to verify the wetness and determine the roof components in those areas. We were also asked to provide pricing on replacing the wet areas, and to provide a recommendation and pricing for roof maintenance.



Toquam School underwent a reroofing project this past summer. The two roofs outlined in red represent the roof areas that were **not** reroofed this summer and are the focus of this report.



The above drawing from the infra-red scan performed on the roof does not appear to mark the found wet areas on the appropriate roof sections. The roof properly shows the “front EPDM” (light gray) roof,

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and then shows the connecting gravel roof, not the “older EPDM” roof. The shown gravel BUR roof was part of the summer roofing project. When we performed our inspection, we found Wet area #2 on the EPDM roof that was not part of the summer project, but, did not see wet area#1. The markings for wet area #1 might have worn off or was in a different area.

The two EPDM roofs we inspected are in very good shape.

Lower roof



We did not find any items in need of repair on the lower roof level. We did however find garbage and debris by a unit. These need to be removed before they can blow around and cause damage. Servicemen working on the roofs should be asked to remove their garbage. These should not be left on the roof.

Remaining EPDM Roof



The remaining EPDM roof is in very good shape and only needs a few minor repairs. The roof was flagged off during our inspection because the old BUR roofs on top of the raised light penthouses were being reroofed.

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Wet area #2



As discussed above, wet area # 2 is the only found area marked on the roof from the moisture scan. It appears the wetness came from holes. There are a few patches in the roof in this area.

Holes



We found a few holes in the roof membrane during our inspection. These occurred in the field of the roof, at the perimeter edge and at curbs. The entire field of the roof, curbs and perimeter edge must be checked, and any holes or damage repaired before more water enters the roof system.

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Patches in the roof



Patches in the roof should be closely examined, especially if they fall within ponding water, to make sure that the laps are tight and not starting to peel. If any looseness is suspected, the laps should be overlaid with PS flashing as a precaution.

Unit pads sitting directly on the membrane



A slip sheet of membrane should be placed between the sleepers for this unit and the roof membrane. The separation sheet is important to prevent rubbing of the membrane by the sleepers. It is also a requirement of all roof manufacturers.

Broken Skylight



There is a skylight with a broken outer dome present on the roof. The skylight domes should be replaced before too much water can collect inside and work its way in the skylight frame and building.

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Summary

In summation the two roofs at Toquam School that are not part of the reroofing project are in very good shape and just in need of maintenance work and minor repair.

We recommend:

- Cleaning and removing all debris from the roofs.
- Cutting out and replacing wet area #2, if wet area #1 is located, that area will also be replaced.
- Inspecting the field of the roof, flashings and perimeter edge and patching any holes that are found.
- Checking existing patches and overlaying them if necessary.
- Installing a slip sheet of membrane between the sleepers of an HVAC unit and the roof.
- Replacing the damaged skylight dome.

Our price to perform this work is: \$ 10,650.00

Please let us know if you have any questions or need additional pricing.

Respectfully,



David Lederman