

Hish Rahman

Precision Roof Crafters, Inc

83 Photos



Fischer Garden Condos Roof Inspection February 27, 2023



Unit 401

Diagnosis:

Interior water stains and and drywall damage were reported in Units 403, 405 and 407 on ceilings and walls. Some of the areas are lightly discolored which indicates a presence of moisture. At time of inspection, it wasn't possible to determine age of stains. Some of the drywall damaged areas appear to be the result of building movement or humidity causing the drywall seam tape to de-laminate.

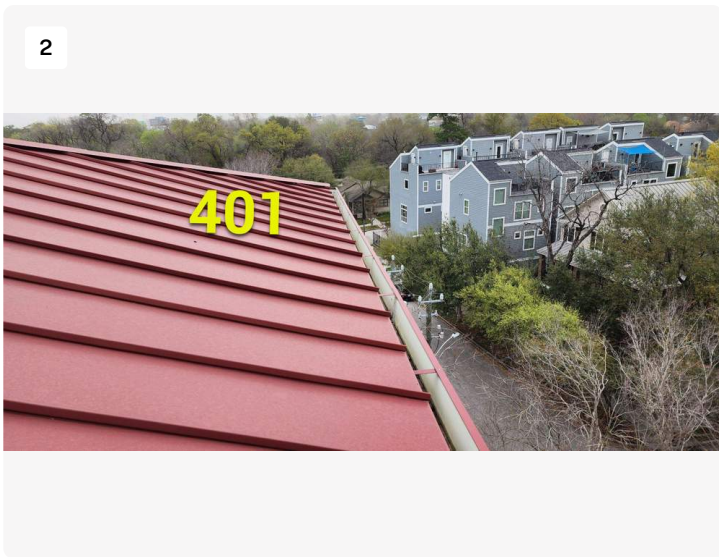
A visual inspection of the roof and adjacent components was performed to determine cause. The roof panels on this property are in overall good condition. There are numerous workmanship issues with the flashing details throughout the roof that are contributing to some of the reported damage. In addition to failing roof components, questionable stucco conditions were found that may be either contributing to or are the sole source of some of the interior issues. Based on these findings, we believe there may also be active issues that have not yet been discovered by the residents.

****We performed a general inspection to address mainly areas of the roof that may be contributing to the reported interior water staining. Due to the safety equipment and fall protection needed to access all areas of the roof, we did not perform a comprehensive inspection of every wall, eave, rake edge, ridge, snap on seam, and valley. What we found leads us to believe that the conditions identified are highly likely to exist throughout the entire roof system.**

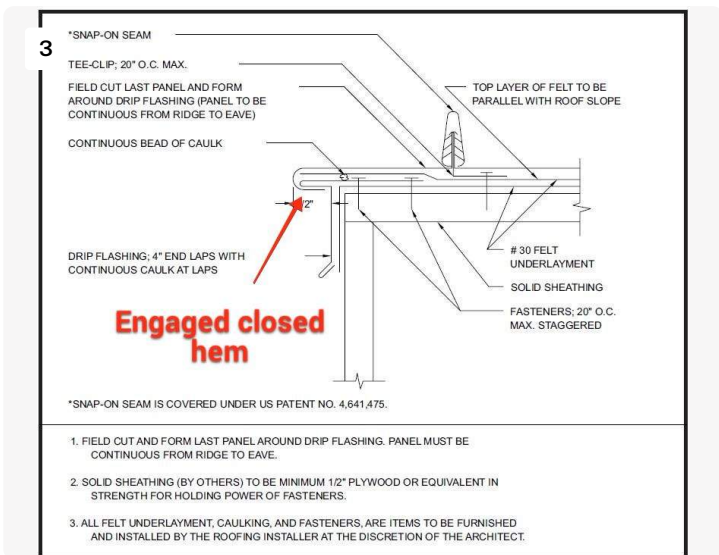
To make the report easy to follow, we have broken our findings down by Unit. We were given access to Units 403, 405 and 407. No issues were reported from Units 401 or 402. The following photos are documentation of our findings on the roof.



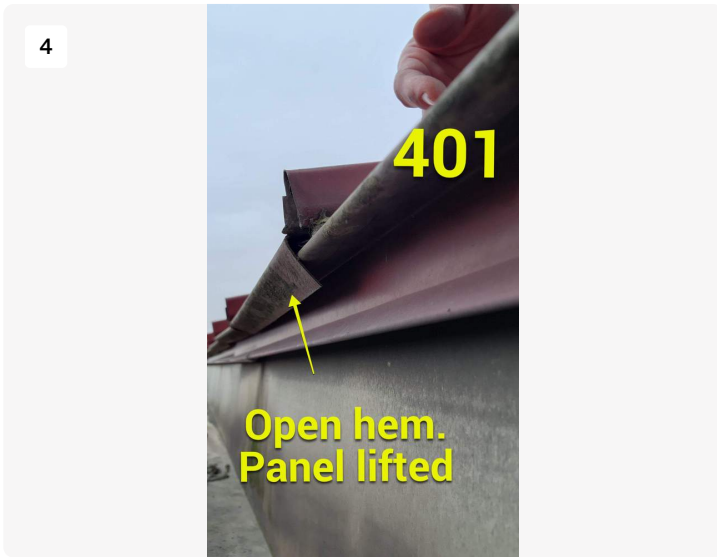
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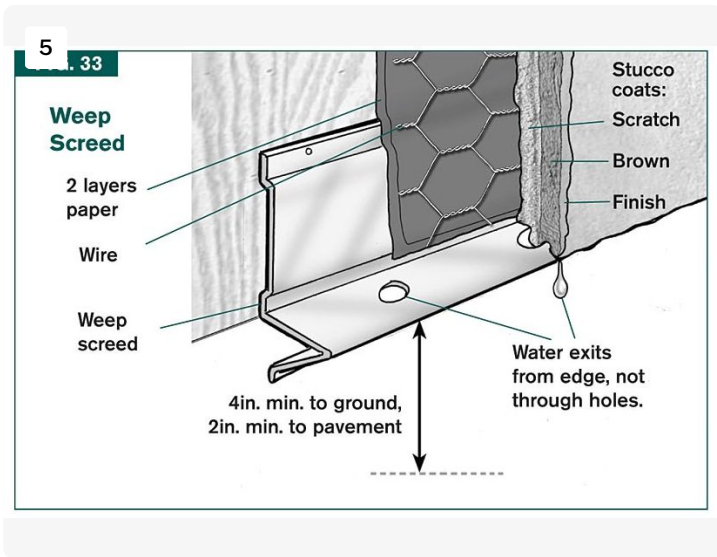
Project: Fischer Garden Condos



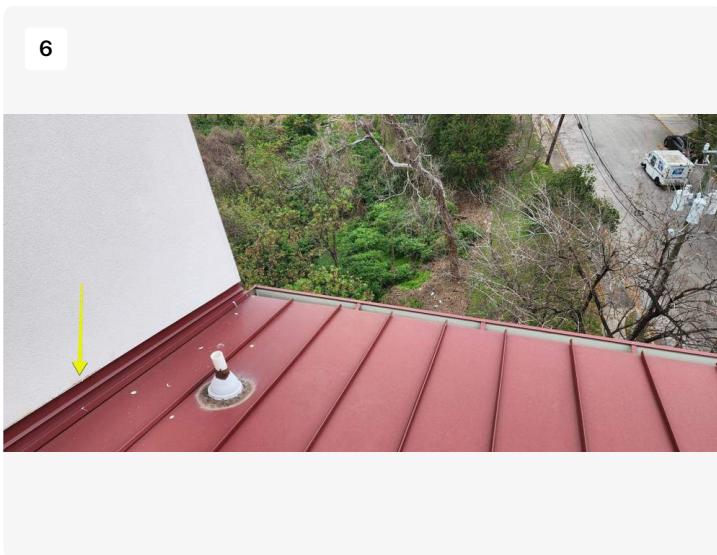
Project: Fischer Garden Condos



Project: Fischer Garden Condos



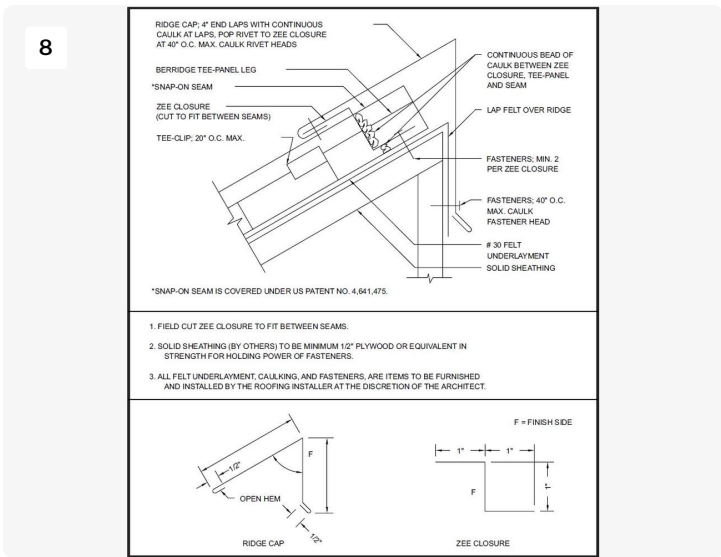
Project: Fischer Garden Condos



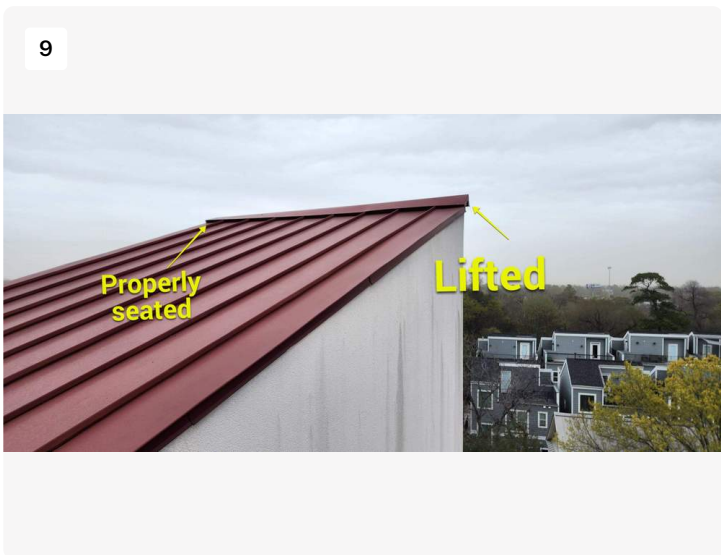
Project: Fischer Garden Condos



Project: Fischer Garden Condos



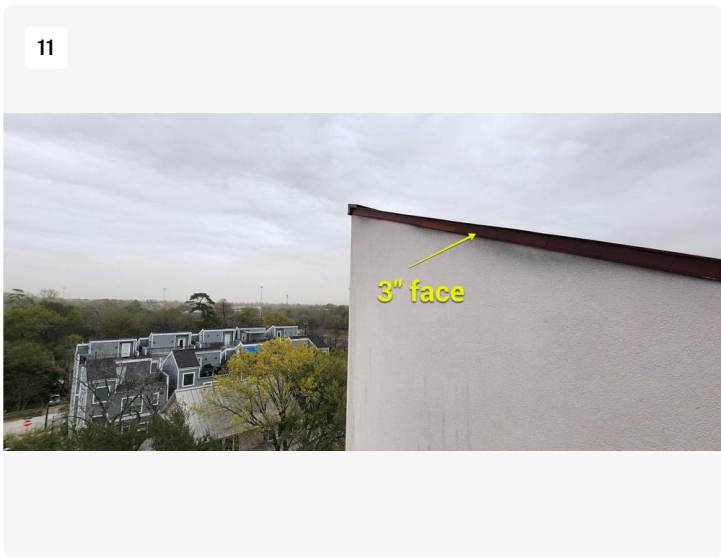
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Project: Fischer Garden Condos



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Unit 407

Diagnosis:

See above and reference photo below.

Recommendation:

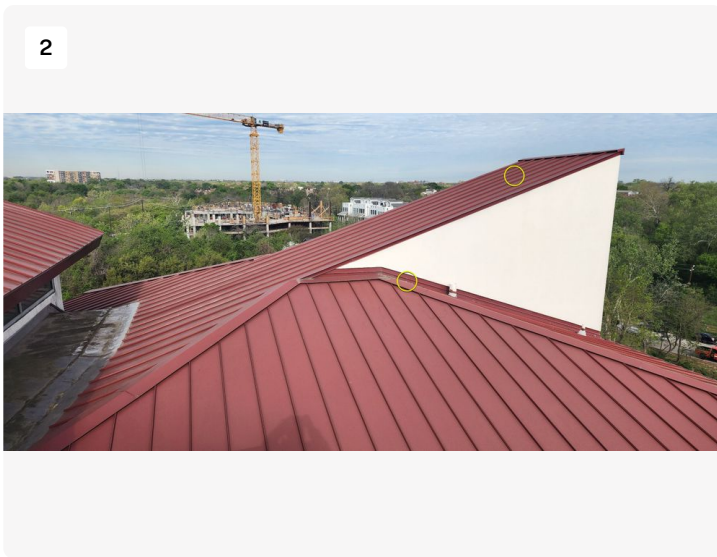
- Repair all flashing details in accordance with Manufacturer specifications.
- Inspect stucco for failure and moisture.



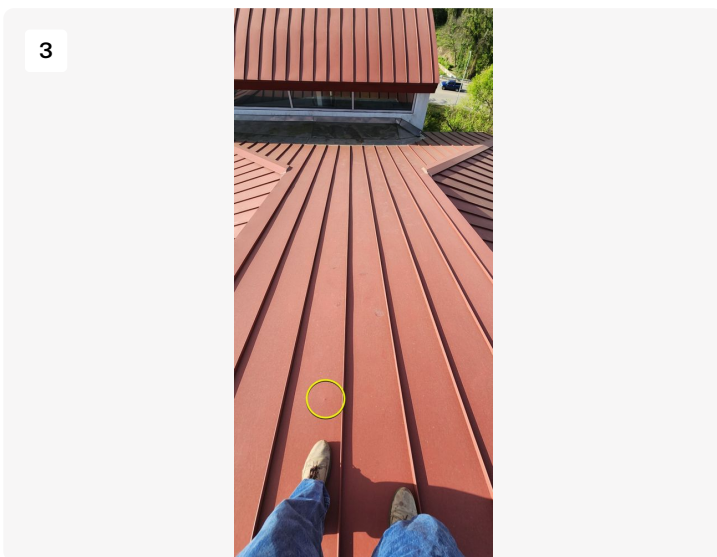
Overview of issues found.

- White: Nail backing out and puncturing panels.
- Green: Areas panels are not properly secured. Other areas may exist throughout the entire roof system.
- Red: The wall flashing at the roof to wall transition is not properly terminated.
- Blue: Areas where stucco has no weep screeds to allow condensation in walls to properly drain from wall.

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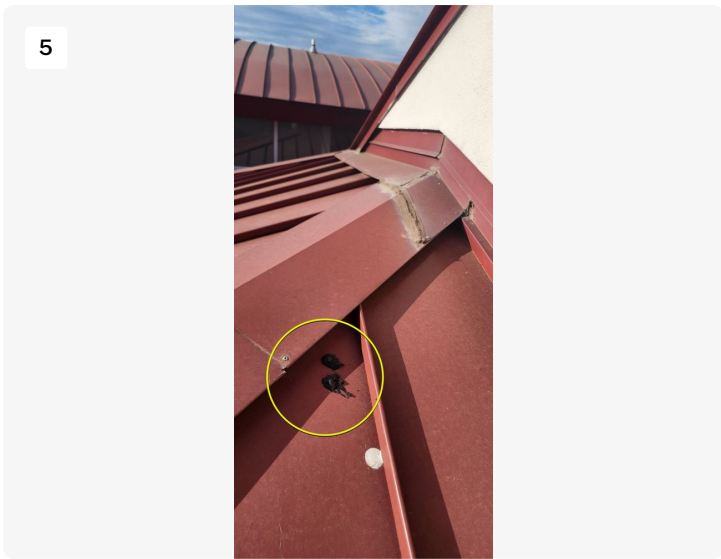
Project: Crystal Cumpian



Project: Crystal Cumpian



Project: Crystal Cumpian



Project: Crystal Cumpian



Project: Crystal Cumpian

7



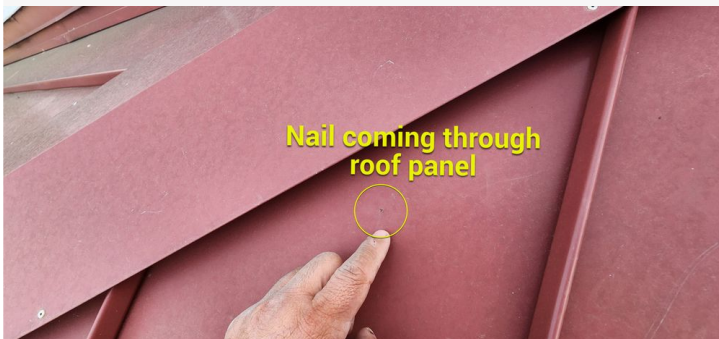
Project: Crystal Cumpian

8

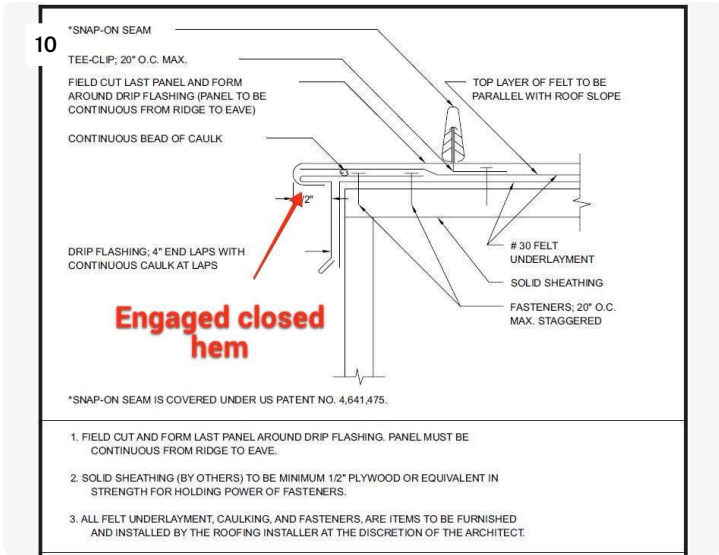


Project: Crystal Cumpian

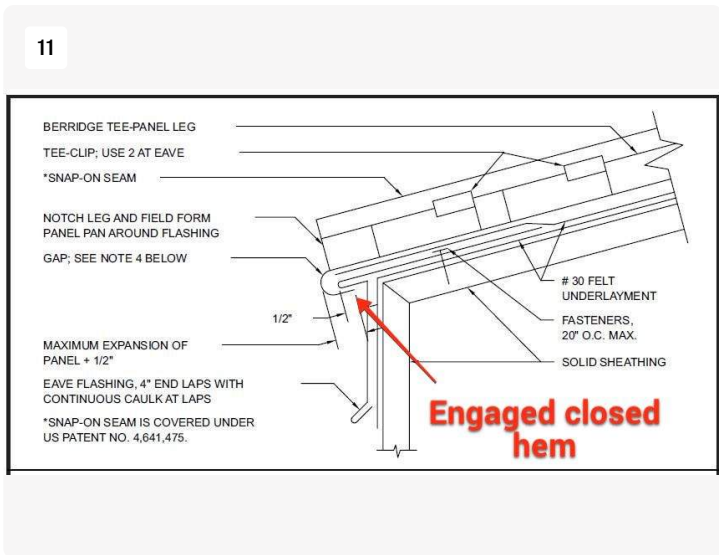
9



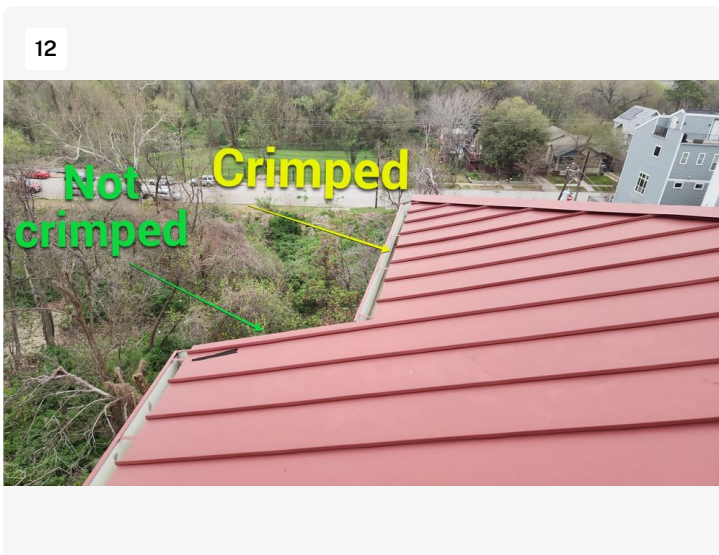
Project: Crystal Cumpian



Project: Fischer Garden Condos



Project: Fischer Garden Condos

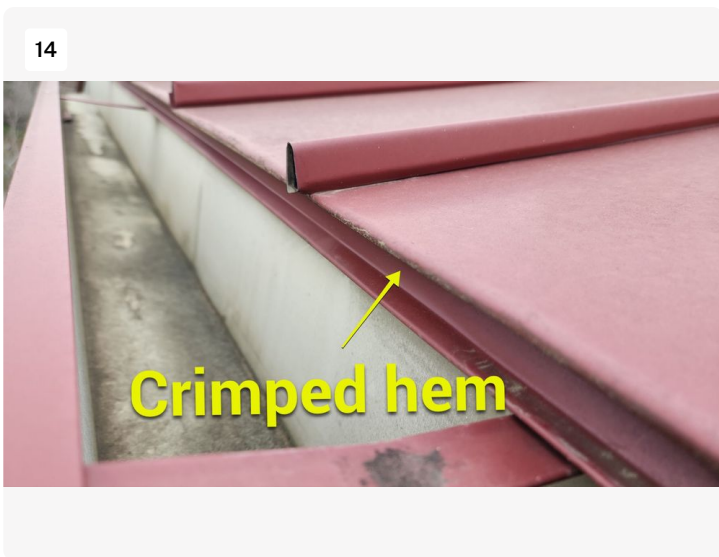


Project: Crystal Cumpian



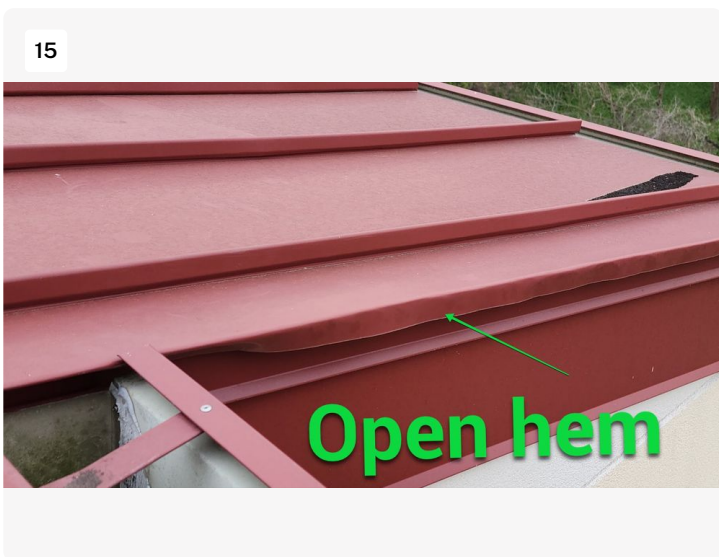
The eave metal face is only 1.25". A minimum 2" face lapping down into gutter is ideal. Depending on the finished framing fascia to roof deck detail behind the gutter, the short edge metal coverage can be contributing to water entering at the eaves.

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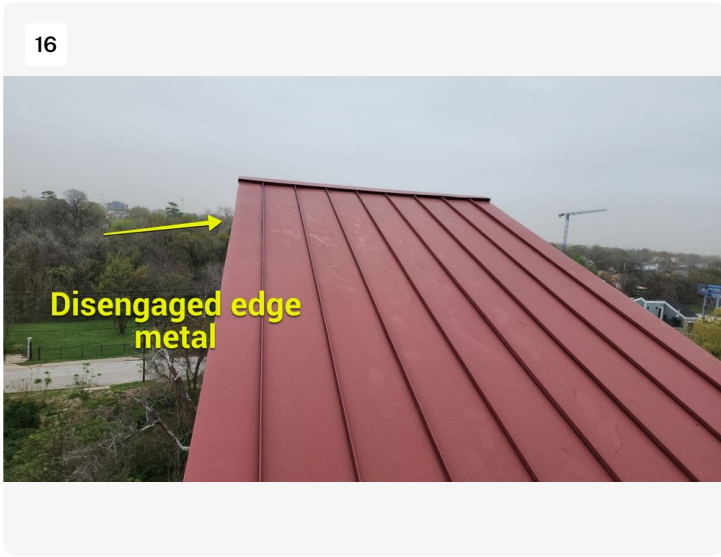
Example of what a properly secured (crimped) panel looks like at the eave.

Project: Crystal Cumpian



When checked, this panel was lifting easily. A wind driven rain may be pushing water under the panel.

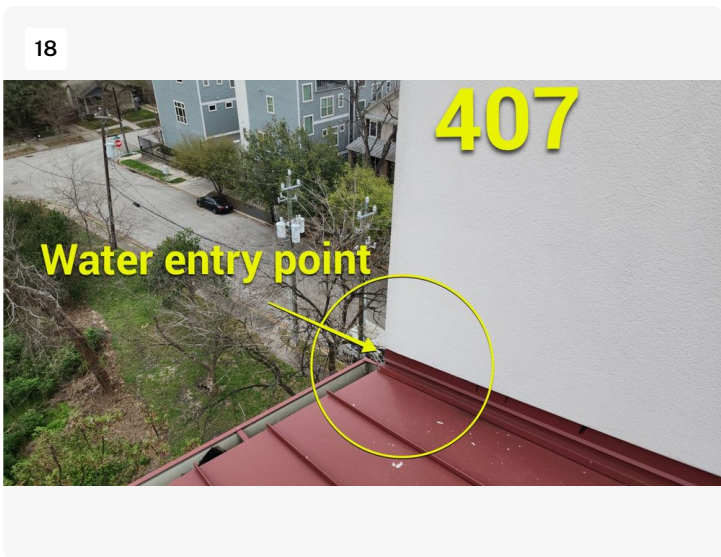
Project: Crystal Cumpian



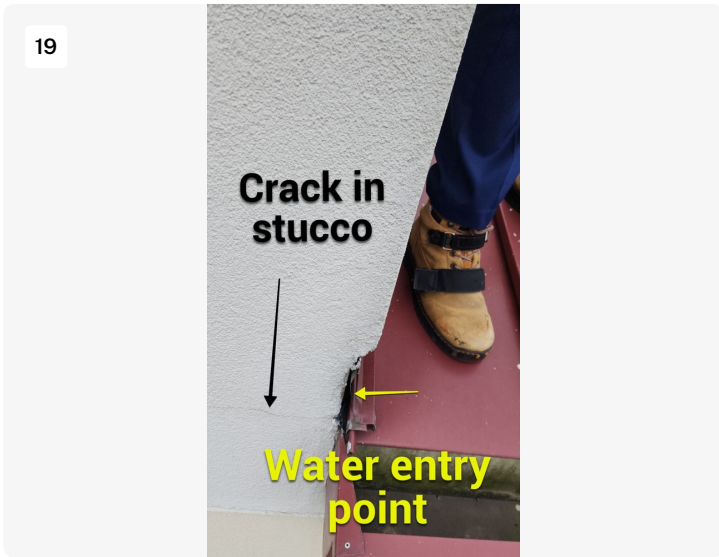
Project: Crystal Cumpian



Project: Crystal Cumpian



Project: Crystal Cumpian

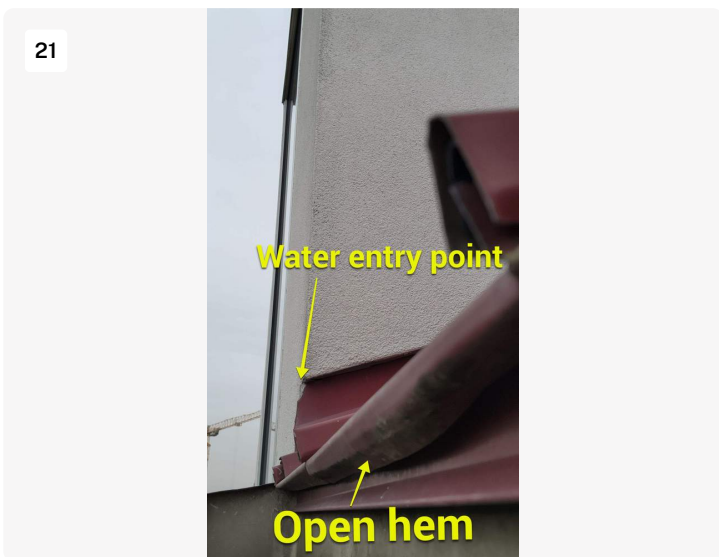


Project: Crystal Cumpian

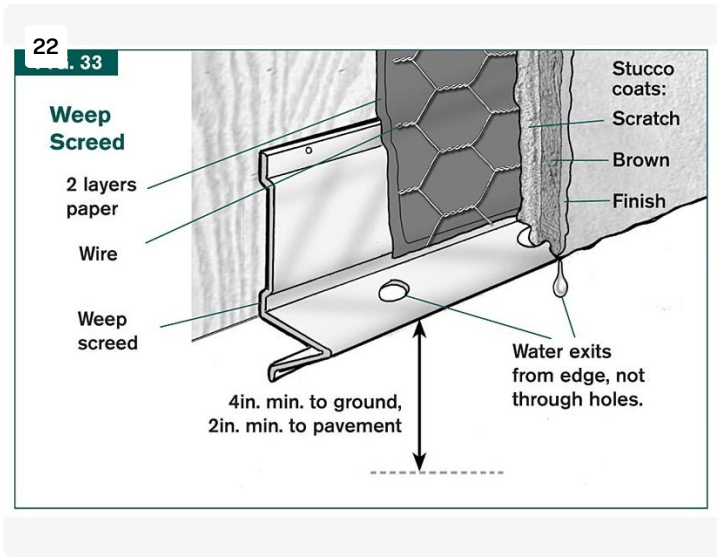


Improper termination of flashing at base of wall.

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There are no weep holes to allow for moisture to exit wall. This may be contributing to internal leaks.

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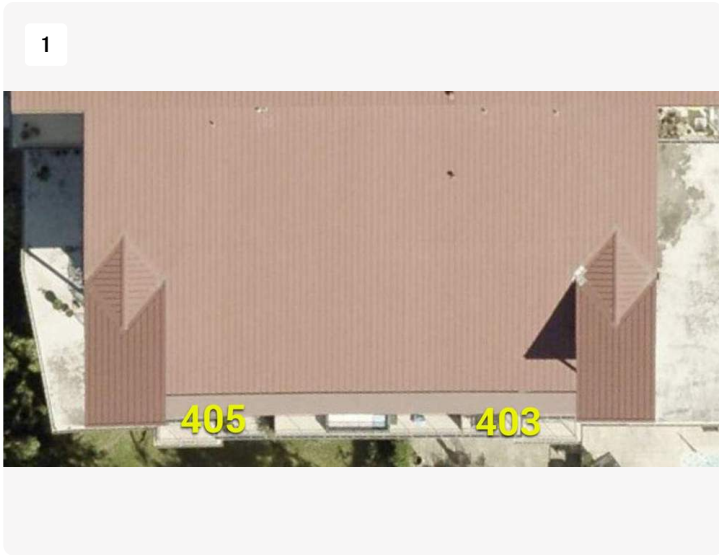
Unit 403 & 405

Diagnosis:

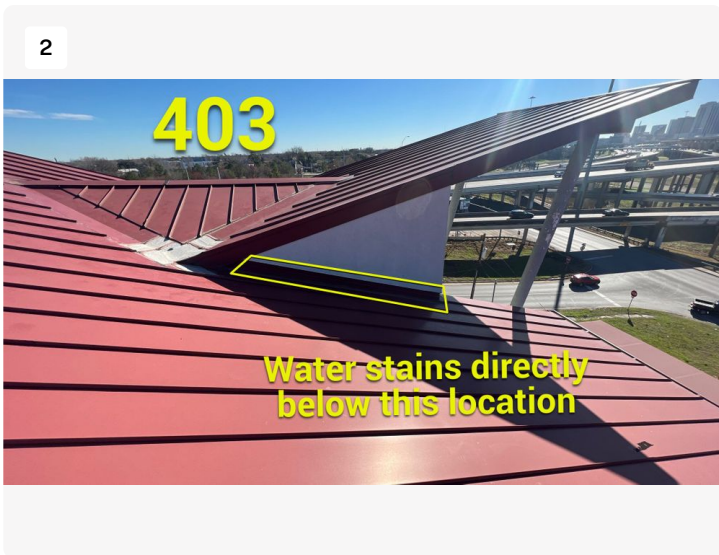
Seam battens are improperly spliced together at joints leaving openings in the roof cover. Corrective measures were attempted using sealants as can be seen in photos below. A shotgun approach was used to, what we are assuming is address previously reported roof system failures, using sealants. This may have had an adverse affect by blocking water channels and impeding the water drainage. We also believe that the stucco wall system may be contributing to some of the water stains.

Recommendation:

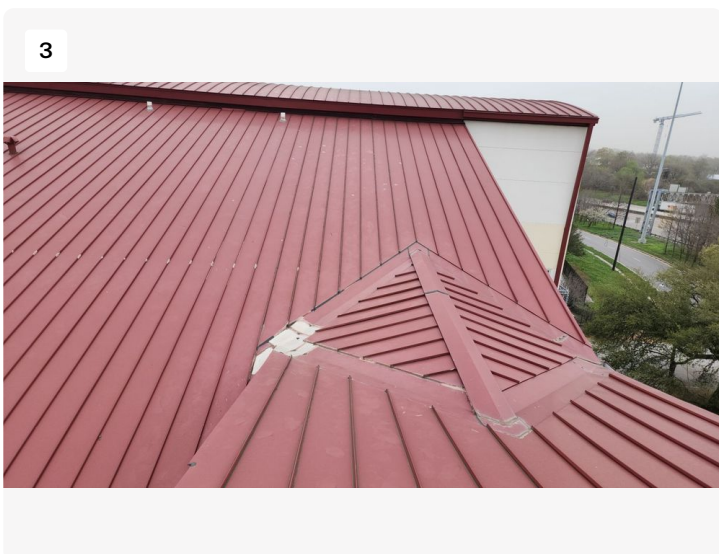
- Repair all the failed splice joints.
- Clean the roof of improperly used sealants to clear water channels.
- Inspect stucco for failure and moisture.



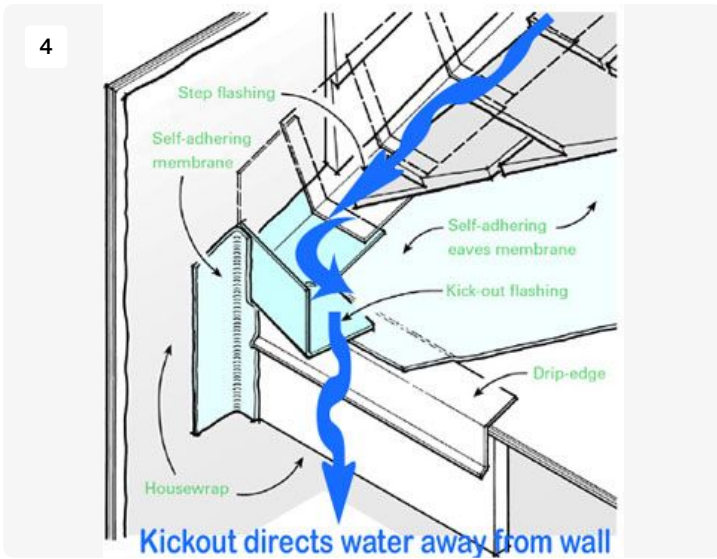
Project: Fischer Garden Condos



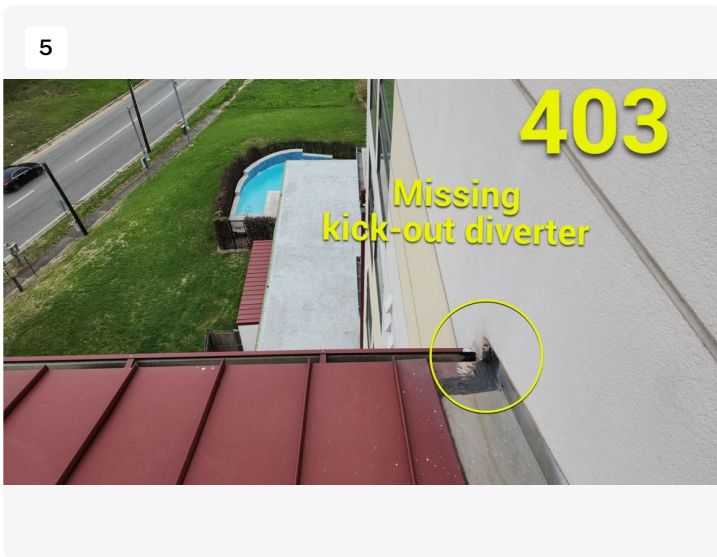
Project: Radhika Patnana



Project: Radhika Patnana



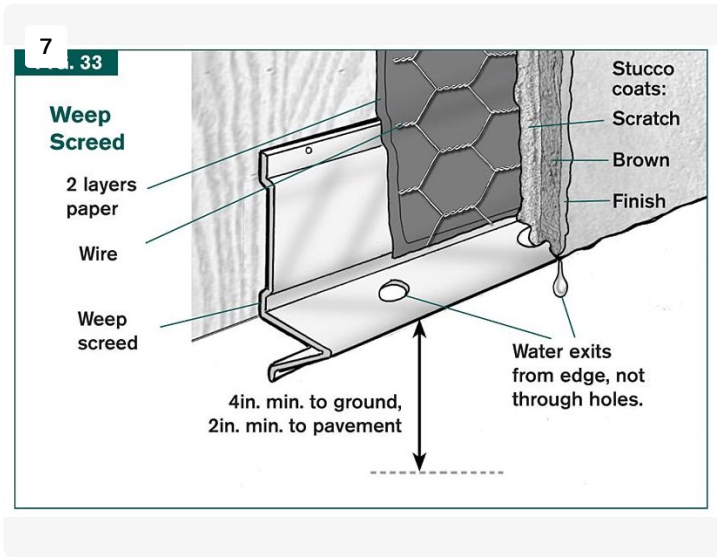
Project: Fischer Garden Condos



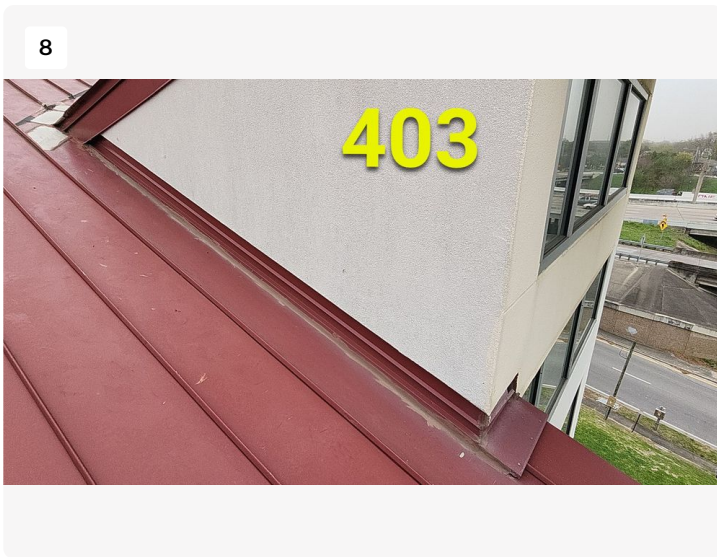
Project: Fischer Garden Condos



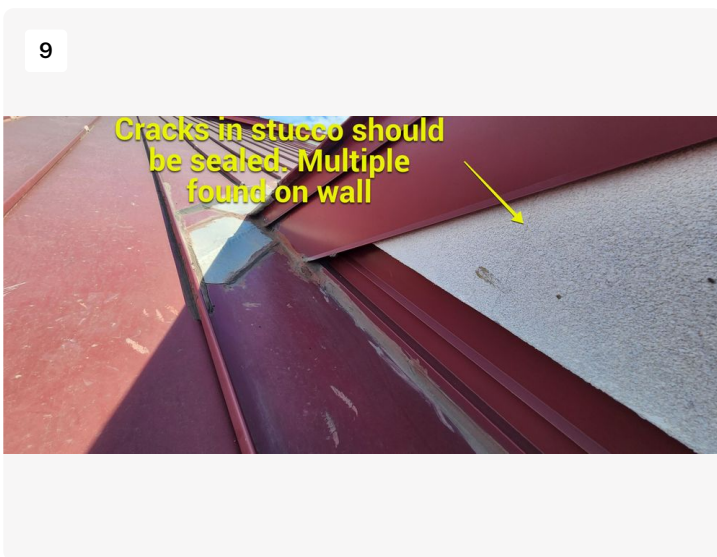
Project: Fischer Garden Condos



Project: Radhika Patnana



Project: Radhika Patnana

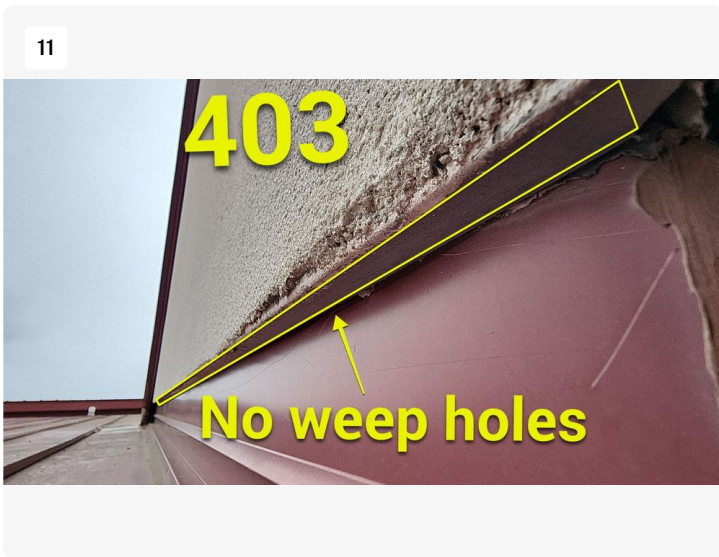


Cracks in stucco should be sealed. Multiple found on wall.

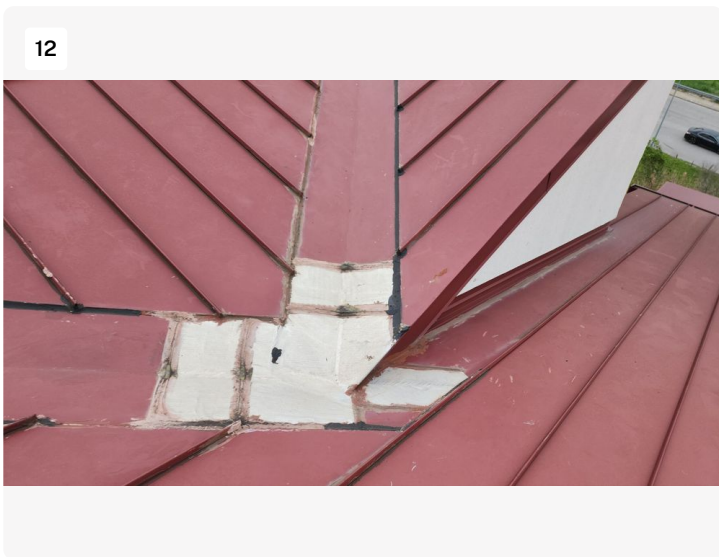
Project: Radhika Patnana



Project: Radhika Patnana

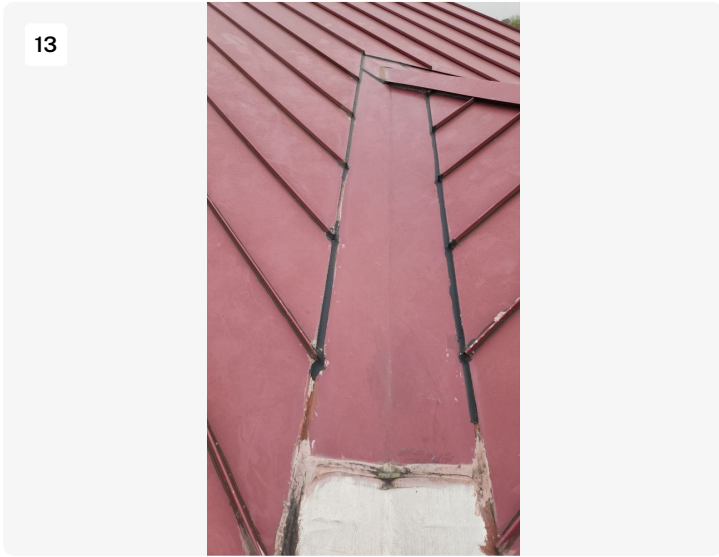


Project: Radhika Patnana



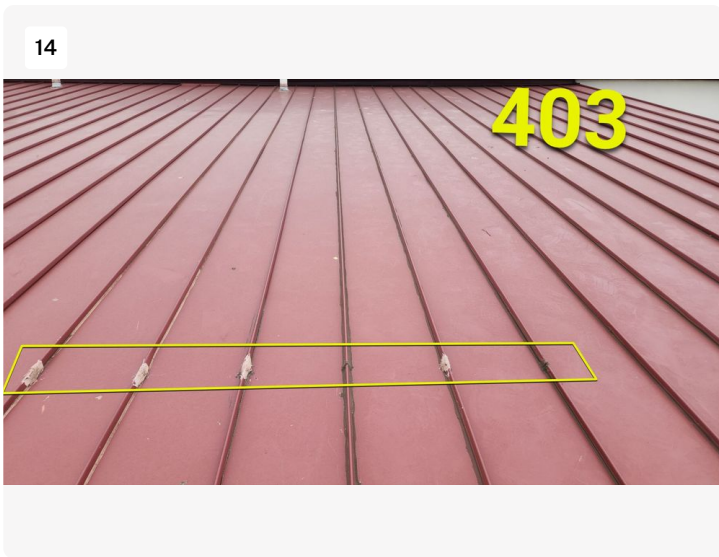
Previous repair attempts.

Project: Radhika Patnana



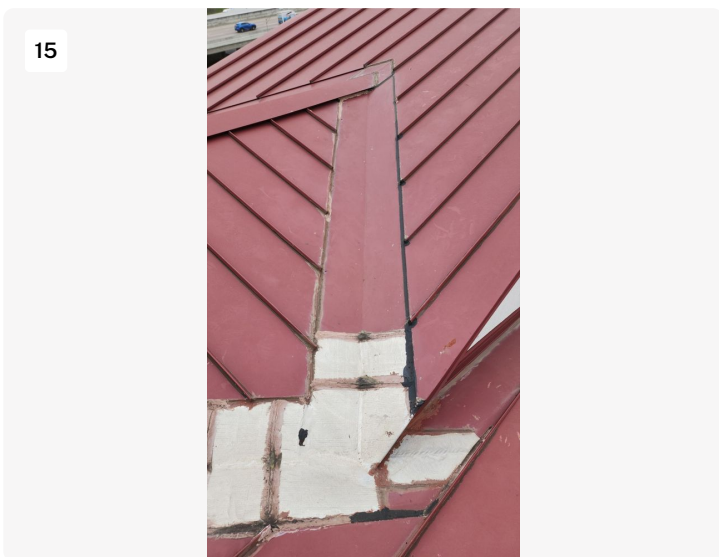
Previous repair attempts.

Project: Radhika Patnana



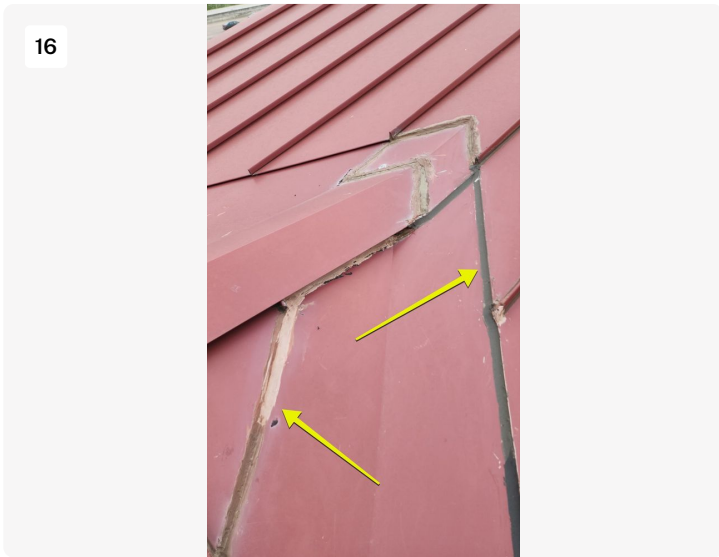
Previous repair attempts.

Project: Radhika Patnana



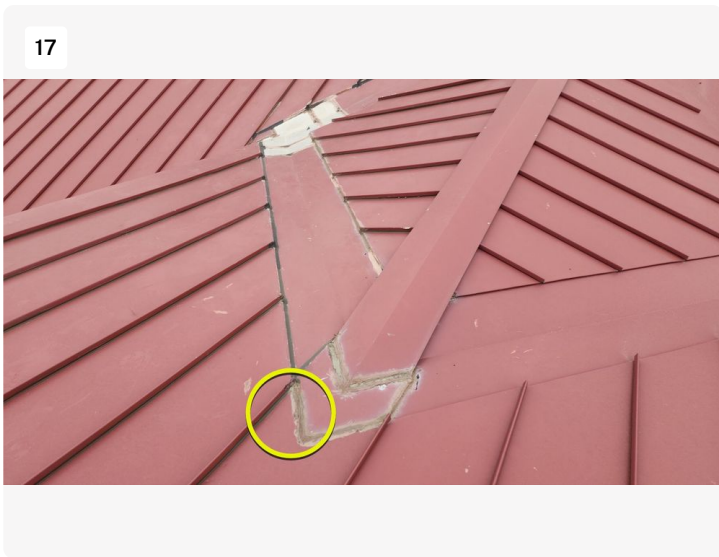
Previous repair attempts.

Project: Radhika Patnana

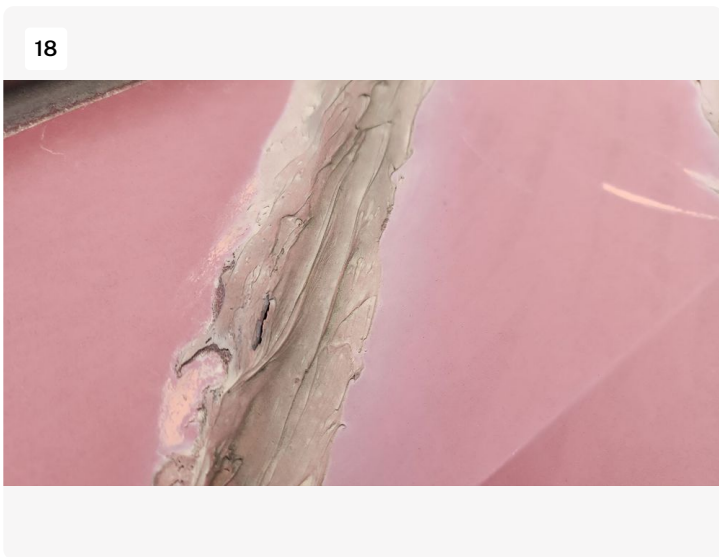


Sealants applied in previous repair previous repair attempts may be obstructing water channels and pushing trapped water into roof cavity.

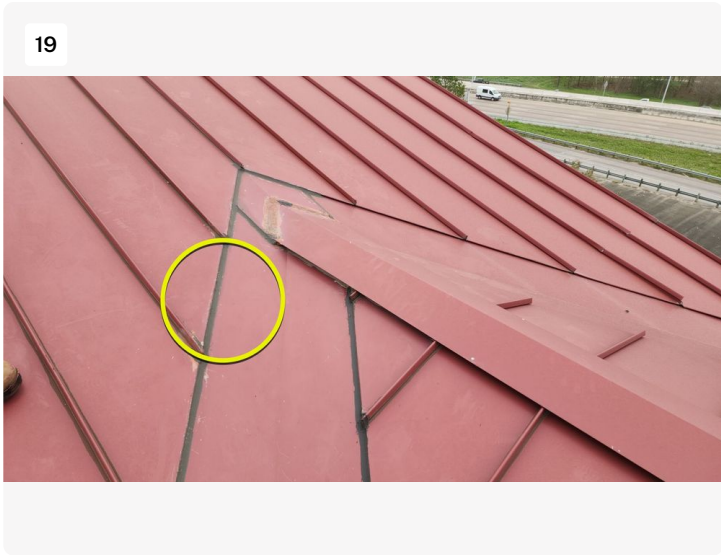
Project: Radhika Patnana



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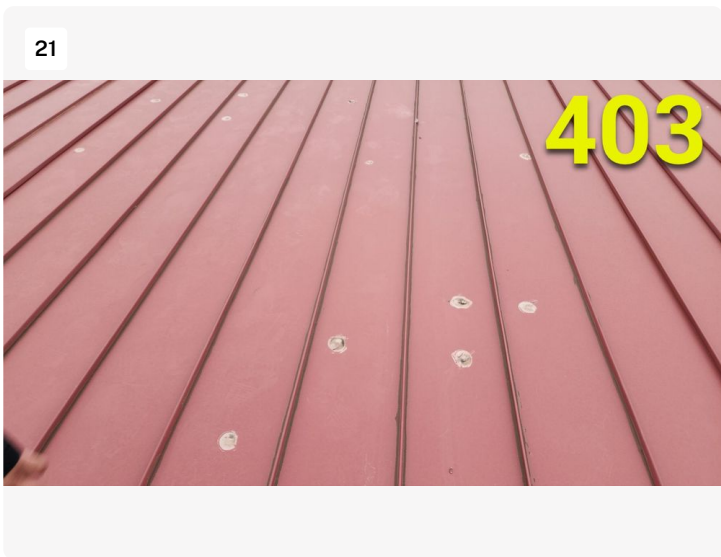
Project: Radhika Patnana



Project: Radhika Patnana



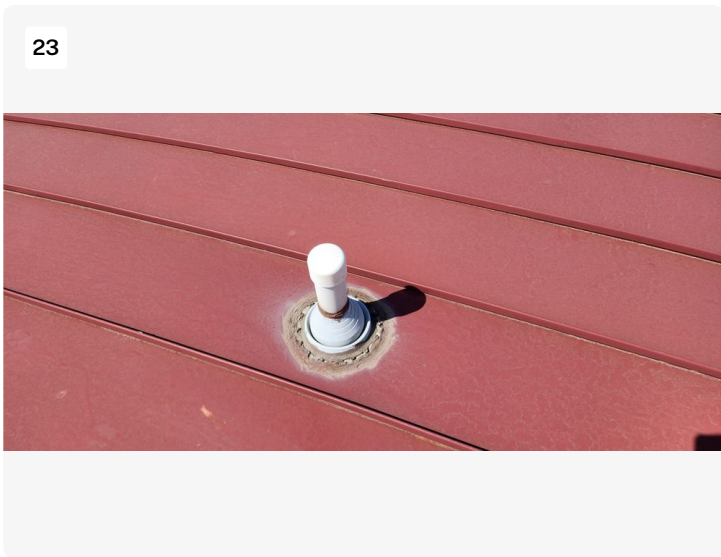
Project: Radhika Patnana



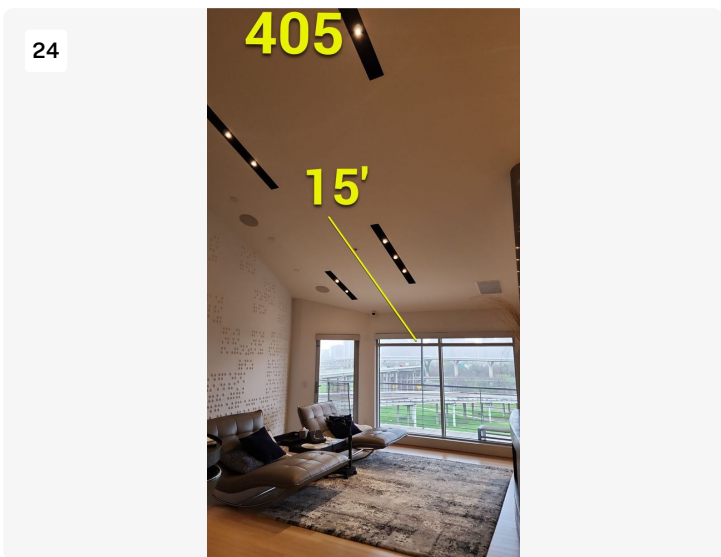
Project: Radhika Patnana



Project: Radhika Patnana



Project: Radhika Patnana



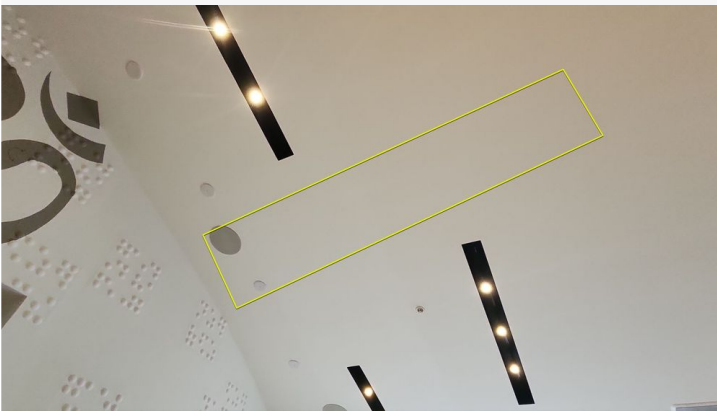
Project: Ravi Chundru

25



Project: Ravi Chundru

26



Project: Ravi Chundru

27



Project: Ravi Chundru

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Project: Ravi Chundru

29



Project: Ravi Chundru

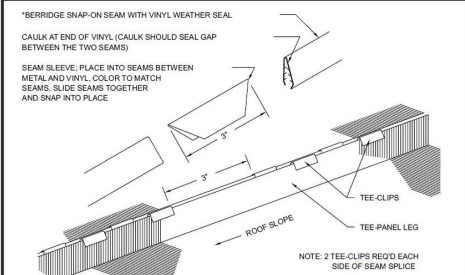
30



Project: Ravi Chundru

31

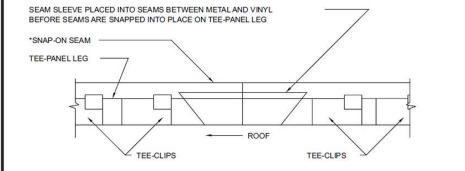
*BERRIDGE SNAP-ON SEAM WITH VINYL WEATHER SEAL
CAULK AT END OF VINYL (CAULK SHOULD SEAL GAP BETWEEN THE TWO SEAMS)
SEAM SLEEVE: PLACE INTO SEAMS BETWEEN METAL AND VINYL, COLOR TO MATCH SEAMS. SLIDE SEAMS TOGETHER AND SNAP INTO PLACE



NOTE: 2 TEE-CLIPS REQ'D EACH SIDE OF SEAM SPLICE

SEAM SLEEVE PLACED INTO SEAMS BETWEEN METAL AND VINYL BEFORE SEAMS ARE SNAPPED INTO PLACE ON TEE-PANEL LEG

*SNAP-ON SEAM
TEE-PANEL LEG



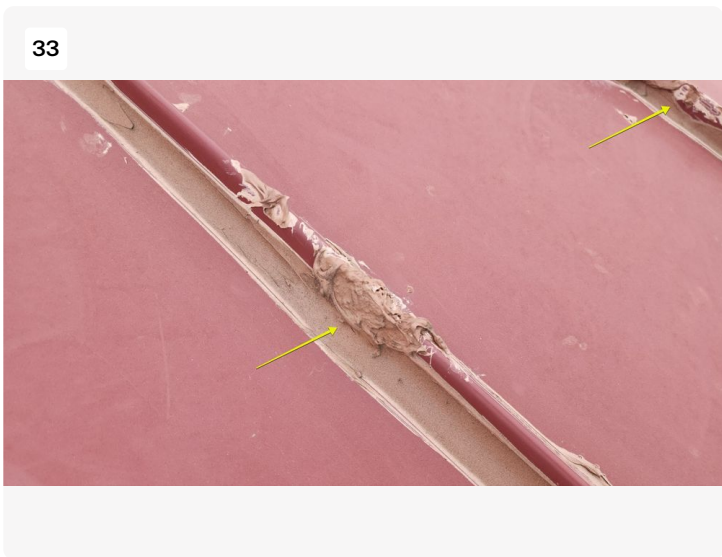
NOTE: 1) SPLICES IN SEAMS AND PANELS SHOULD BE STAGGERED. NEVER SPLICE A PANEL AND A SEAM AT THE SAME LOCATION.
2) TWO TEE-CLIPS REQUIRED AT EACH SIDE OF SEAM SPLICE.

*SNAP-ON SEAM IS COVERED UNDER US PATENT NO. 4,841,475.

Project: Fischer Garden Condos

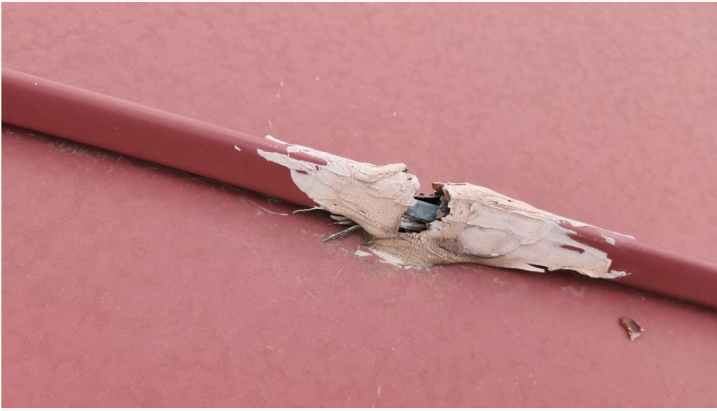


Project: Ravi Chundru



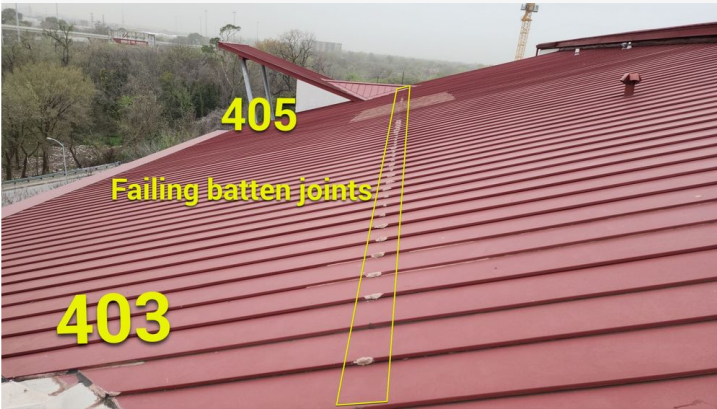
Project: Ravi Chundru

34



Project: Ravi Chundru

35



Project: Ravi Chundru

Barrel Roof

Diagnosis:

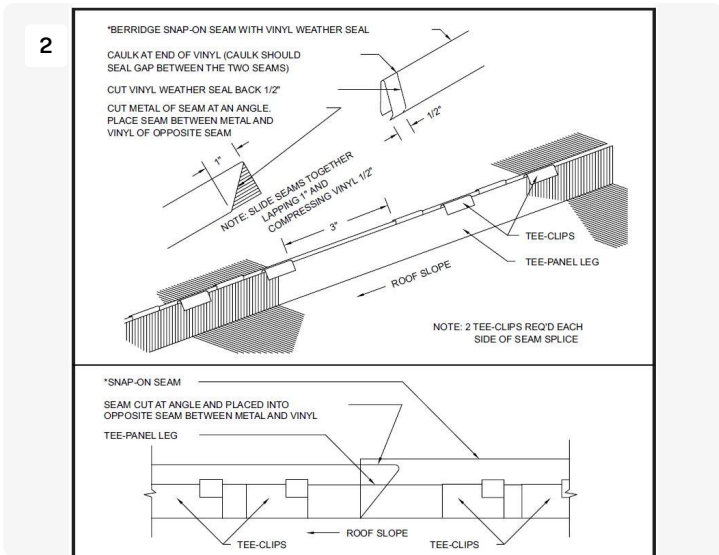
Snap on seams are disengaging throughout barrel roof section.

Recommendation:

Remove seam battens, adjust clips and re-install existing battens or replace if vinyl weather strips are missing or damaged.



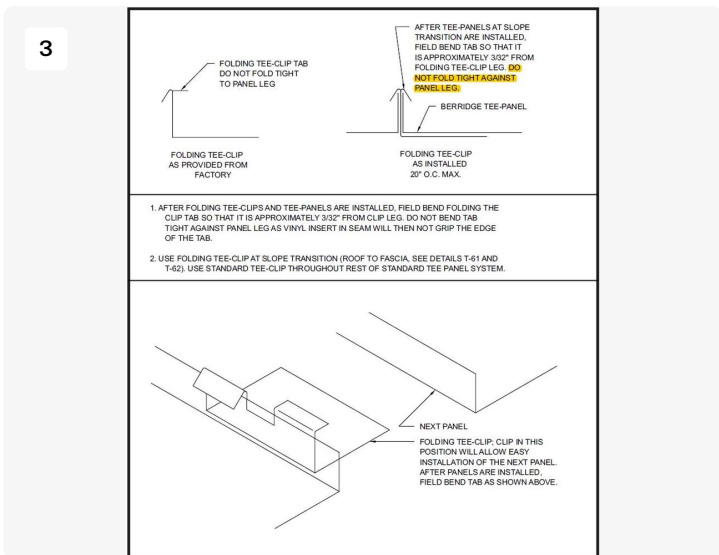
Project: Fischer Garden Condos



Manufacturer Snap On Seam with Vinyl Weather Seal detail.

Snap on Seam a.k.a seam batten

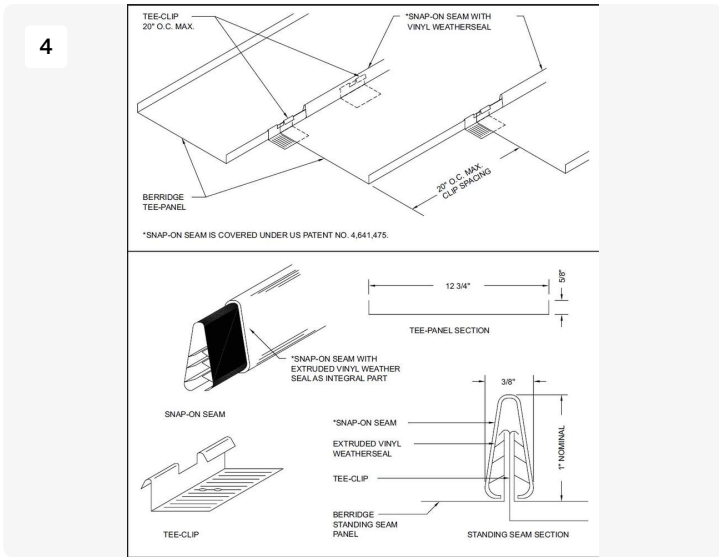
Project: Fischer Garden Condos



Note the "Do not fold tight against panel."

Doing so will hinder the seam batten from properly engaging.

Project: Fischer Garden Condos



Project: Fischer Garden Condos

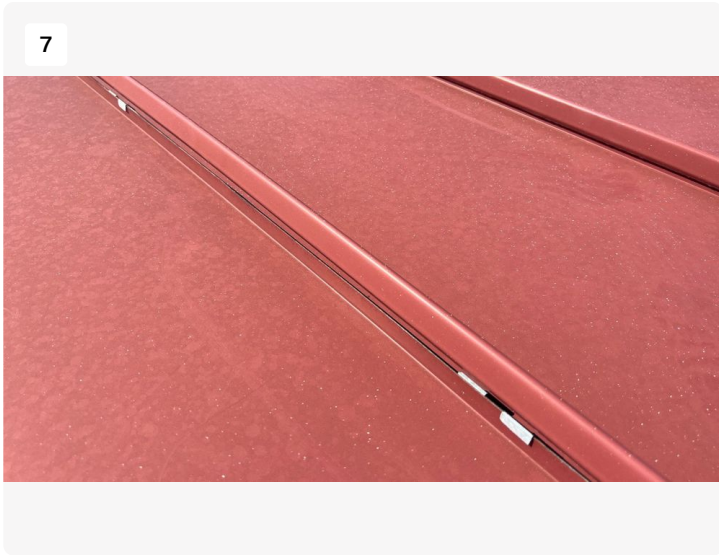


Project: Fischer Garden Condos

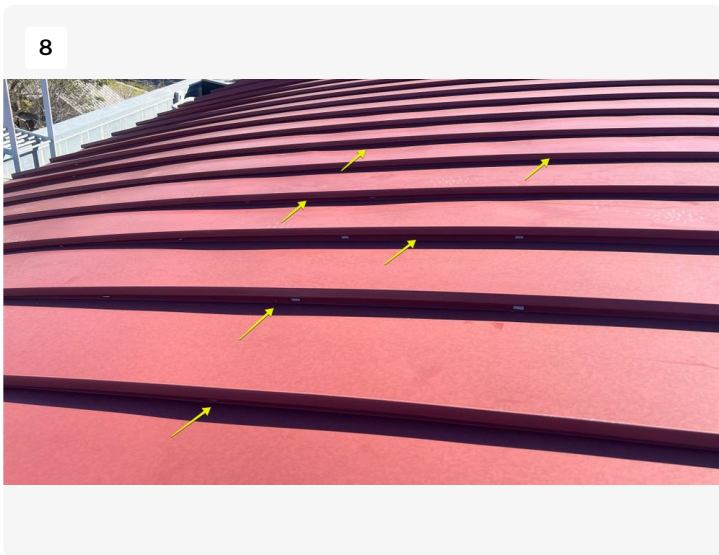


Clips are folded to tight and seam battens are disengaging.

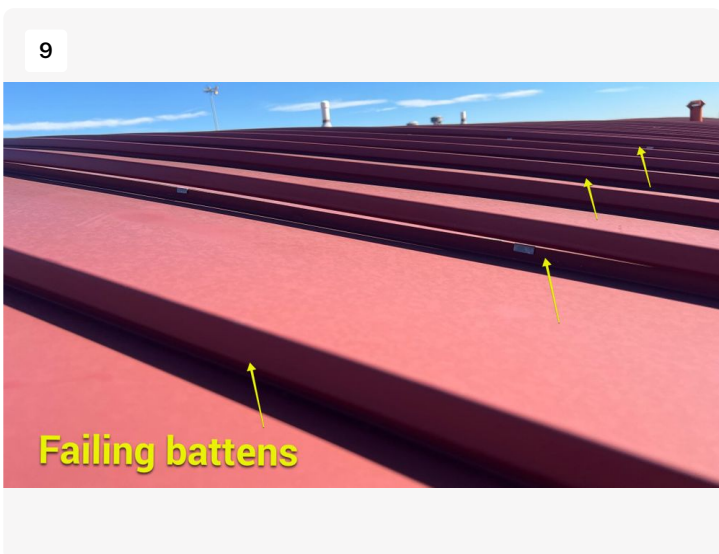
Project: Fischer Garden Condos



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Project: Fischer Garden Condos



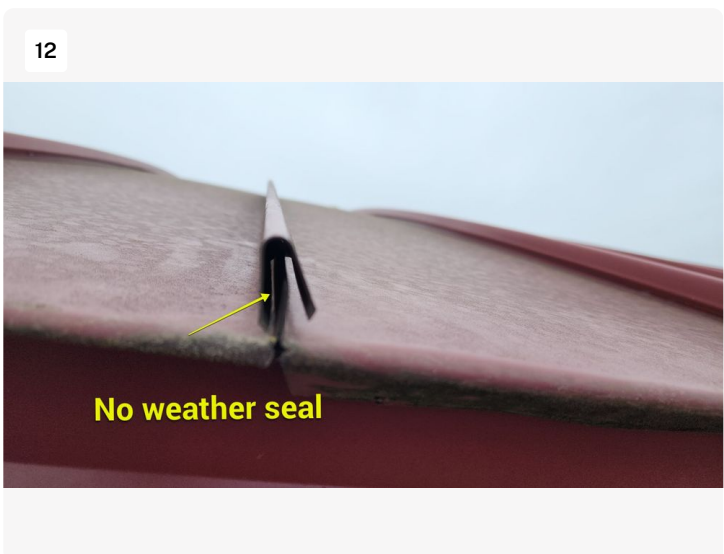
Project: Fischer Garden Condos



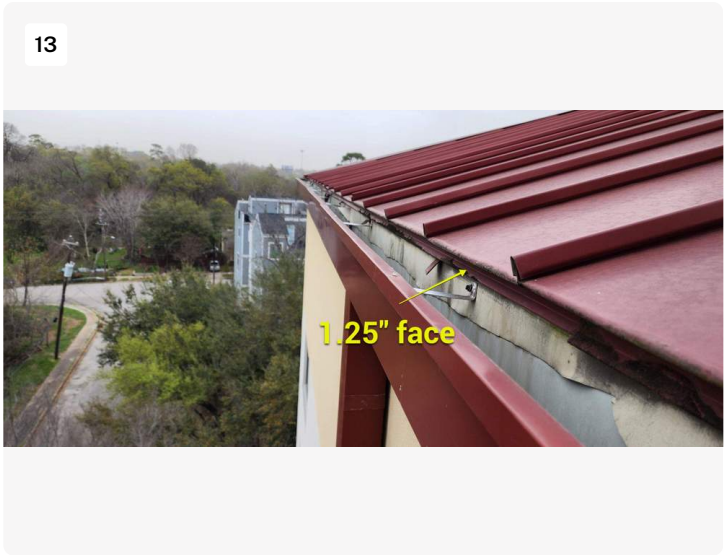
Project: Fischer Garden Condos



Project: Fischer Garden Condos



Project: Fischer Garden Condos



Project: Fischer Garden Condos

Addendum A

Addendum A:

A team was sent on March 14, 2023 as instructed by Anna Dimitrijevic to perform a water test to more accurately determine source of roof system failure. Access was give to Units 403, 405 and 407. At the direction of the residents, water tests were not performed.

- On Unit 407, (3) panels were found to have nails backing out and puncturing the metal field panels. This was missed during the previous inspection. We believe these are contributing to the some of the water stains seen inside the unit.
- On Unit 403, an opening at the roof to wall transition flashing was found. We believe in a blowing rain, water can find its way in and is contributing to the some of the water stains seen inside the unit.

Recommendation

Numerous options are available ranging from short term to long term to permeate solutions. A discussion of those options with the Board would be the best next step. This will save time for all involved as well as set proper expectation of scope and investment.