Condition Assessment Report

C94 Alexandria Yard Revenue Collection Facility
3301 Eisenhower Avenue
Alexandria, VA 22314

Inspection Date: Friday, June 20, 2014
# Table of Contents

Condition Assessment Report .............................................................................................................. 1  
Table of Contents .............................................................................................................................. 2  
Building & Job Summary .................................................................................................................... 3  
Section Key Plan ................................................................................................................................ 4  
Section Information ........................................................................................................................... 5  
Roof Condition Scores ......................................................................................................................... 7  
Section A ............................................................................................................................................. 8  
  Section Summary – A ......................................................................................................................... 9  
  Inventory Detail – Section A ............................................................................................................. 11  
  Defect Summary – Section A .......................................................................................................... 15  
  Roof Condition Score – Section A ................................................................................................. 20  
Section B ............................................................................................................................................. 21  
  Section Summary – B ....................................................................................................................... 22  
  Inventory Detail – Section B ........................................................................................................... 23  
  Defect Summary – Section B ......................................................................................................... 35  
  Roof Condition Score – Section B ............................................................................................... 37
Building & Job Summary

Building Name: C94 Alexandria Yard Revenue Collection Facility

Building Address: 3301 Eisenhower Avenue
Alexandria, VA 22314

Year Built: Unknown

Roof Area (total): 30,062 SF

Building Description:
Building Type: Institutional/Government
Building Zone: Institutional
Roof Access: Hatch
Floors: Single

Inspection Date: Friday, June 20, 2014

Inspector: Inspector not found
Total Area: 30,062 SF
Section Information

Section ID: A

Area: 6,307 SF

Roof Type: Thermoset (Single ply - rubber)

Layers:

- Membrane:
  - Type: EPDM
  - Attachment: Fully adhered
  - Thickness: .060
  - Reinforced: No
  - Fire rated: Yes
  - Color: Black

- Insulation:
  - Type: Polyisocyanurate (PolyISO) foam
  - Thickness: 3*
  - # of layers: 1
  - Tapered: Yes
  - Attachment: Asphalt

- Deck:
  - Type: Precast concrete
  - Deck slope: 1/4

Roof Condition Score: 80 (Degraded)
Section ID: B
Area: 23,755 SF

Roof Type: Thermoset (Single ply - rubber)
Layers:
  • Deck:
    o Type: Cast in-place concrete
    o Deck slope: 1/4
  • Insulation:
    o Type: Polyisocyanurate (Poly ISO) foam
    o Thickness: 3"
    o # of layers: 1
    o Tapered: No
    o Slope: 1/4
    o Attachment: Asphalt
  • Membrane:
    o Type: EPDM
    o Attachment: Fully adhered
    o Thickness: .060
    o Reinforced: No
    o Fire rated: Yes
    o Color: Black

Roof Condition Score: 55 (Unsatisfactory)

(Photos #2)

(Photos #3)
# Roof Condition Scores

<table>
<thead>
<tr>
<th>Section</th>
<th>Score</th>
</tr>
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<tbody>
<tr>
<td>A (Area = 6,307 SF)</td>
<td>80 - Degraded</td>
</tr>
<tr>
<td>B (Area = 23,755 SF)</td>
<td>55 - Unsatisfactory</td>
</tr>
</tbody>
</table>

**Legend**

- **Adequate (0%)**
- **Degraded (21%)**
- **Unsatisfactory (79%)**
- **Unspecified (0%)**
### Section Summary – A

<table>
<thead>
<tr>
<th>Section ID:</th>
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<tr>
<td>Area:</td>
<td>6,307 SF</td>
</tr>
<tr>
<td>Year Installed:</td>
<td>2000 (approximate)</td>
</tr>
<tr>
<td>Height:</td>
<td>6 FT</td>
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<tr>
<td>Floors:</td>
<td>1</td>
</tr>
<tr>
<td>Criticality Index:</td>
<td>3</td>
</tr>
<tr>
<td>Warranty Expiration:</td>
<td>n/a</td>
</tr>
<tr>
<td>Warranty Type:</td>
<td>n/a</td>
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<td>Roof Condition Score:</td>
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**Roof Type:** Thermoset (Single ply - rubber)

**Layers:**
- Membrane:
  - Type: EPDM
  - Attachment: Fully adhered
  - Thickness: .060
  - Reinforced: No
  - Fire rated: Yes
  - Color: Black
- Insulation:
  - Type: Polysisocyanurate (Poly ISO) foam
  - Thickness: 3"
  - # of layers: 1
  - Tapered: Yes
  - Attachment: Asphalt
- Deck:
  - Type: Precast concrete
  - Deck slope: 1/4
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<tr>
<th>Section Tests</th>
<th>Photo</th>
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<tr>
<td>Core test</td>
<td></td>
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<tr>
<td>60 mil EPDM, 3&quot;polyiso, asphalt, concrete deck</td>
<td></td>
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</table>
Inventory Detail – Section A

Wall membrane flashing

- Type: Roof
- Stretch out: 12"
- Attachment: Adhered

Wall counter flashing

- Type: Reglet - 1 piece

Wall counter flashing

- Type: Through wall

Wall

- Height: > 12'
- Type: Brick
Parapet membrane flashing

- Type: Roof
- Attachment: Adhered
- Stretch out: 24"
Segment

• Type: Wall

Electrical line penetration

• Flashing: Pitch pan
• Size: 2"
• Material: Galvanized steel

Electrical line penetration (Continued)

Electrical line penetration

• Flashing: Pitch pan
• Size: 2"
• Material: Galvanized steel

Field drain

• Size: 4"
• Material: Cast iron w/ strainer

Associated Defect: #10 - Clogged drain
Cricket (measure)

Field drain

- Size: 4"
- Material: Cast iron w/ strainer

Associated Defect: #9 - Clogged drain

Field drain

- Size: 4"
- Material: Cast iron w/ strainer

Associated Defect: #8 - Clogged drain

Field drain (Continued)

(Photo #2)
## Roof Condition Score – Section A

<table>
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<tr>
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<th>Question (Max Value) / Notes</th>
<th>Score</th>
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<td>Is roof installation workmanship of poor quality? (5)</td>
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<td>Remaining roof life &gt; 75% (5)</td>
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<td>Remaining roof life 25% - 49% (20)</td>
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<td>Miscellaneous and other conditions - High (15)</td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>Roof is at the end of its life - Immediation Action Required! (0)</td>
<td></td>
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</tbody>
</table>

**Total**

**FINAL SCORE (100 – Total)**

| 20 |

| ROOF CONDITION SCORE: Degraded |

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WMATA
**Section Summary – B**

**Section ID:** B

**Area:** 23,755 SF

**Year Installed:** 2000 (approximate)

**Height:** 18 FT

**Floors:** 1

**Criticality Index:** 3

**Roof Condition Score:** 55 (Unsatisfactory)

**Roof Type:** Thermoset (Single ply - rubber)

**Layers:**

- **Deck:**
  - Type: Cast in-place concrete
  - Deck slope: 1/4

- **Insulation:**
  - Type: Polysiocyanurate (Poly ISO) foam
  - Thickness: 3"
  - # of layers: 1
  - Tapered: No
  - Slope: 1/4
  - Attachment: Asphalt

- **Membrane:**
  - Type: EPDM
  - Attachment: Fully adhered
  - Thickness: .060
  - Reinforced: No
  - Fire rated: Yes
  - Color: Black
Inventory Detail – Section B

Parapet membrane flashing

- Type: Roof
- Attachment: Adhered
- Stretch out: 24"

Coping cap

- Material: Painted steel
- Width: 8"
- Exterior face: 2"
- Stretch out: 12"
- Interior face: 2"

Segment

- Type: Parapet

Electric box cover
Pipe vent
- Size: 3"
- Material: PVC
- Flashing: Rubber boot

Breather vent
- Material: Aluminum

Breather vent
- Material: Aluminum

Electric box cover

Hatch (select size)
- Type: Access hatch
- Base height: 6"
- Length: 4'
- Width: 4'
- Material: Galvanized steel
- Finish: None
Electric box cover

Curb (select size)
- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Wood
- Length: 1'

2 water lines and 2 electrical conduits

Pipe vent
- Size: 6"
- Material: PVC
- Flashing: Rubber boot

Pipe vent
- Size: 3"
- Material: PVC
- Flashing: Rubber boot

Curb (select size)
- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Wood
- Length: 1'
Curb (select size)
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- Flashing: Membrane
- Base height: 12"
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- Length: 1'

Curb (select size)
- Flashing: Membrane
- Base height: 12"
- Width: 1'
- Material: Wood
- Length: 1'
Pipe vent

- Size: 3"
- Material: PVC
- Flashing: Rubber boot

Hot stack

- Diameter: 12"
- Flashing: Membrane
- Base height: 8"
- Length: 48"
- Width: 12"
- Material: Metal

Associated Defect:  #12 - Metal flashing defects (EA)

Electric box cover

Evaporative cooler

- Unit height: 4'
- Support: See notes
- Base height: 3'
- Length: 5'
- Width: 2'

Concrete pad
Evaporative cooler

- Unit height: 4'
- Support: See notes
- Base height: 3'
- Length: 5'
- Width: 2'

Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6'
- Length: 2'
- Width: 2'
- Unit height: 1'

Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6'
- Length: 2'
- Width: 2'
- Unit height: 3'

Evaporative cooler

- Unit height: 4'
- Support: See notes
- Base height: 3'
- Length: 5'
- Width: 2'

HVAC (measures)

- Support: Curbed
- Base height: 8'
- Capacity: See notes
- Unit height: 8'
- 40 ton
HVAC (measure) (Continued)

(Photo #2)

Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6"
- Length: 2'
- Width: 2'
- Unit height: 3'

Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6"
- Length: 2'
- Width: 2'
- Unit height: 3'

Evaporative cooler

- Unit height: 4'
- Support: See notes
- Base height: 3"
- Length: 3'
- Width: 2'

Evaporative cooler

- Unit height: 4'
- Support: See notes
- Base height: 3"
- Length: 3'
- Width: 2'
Evaporative cooler

- Unit height: 4’
- Support: See notes
- Base height: 3”
- Length: 3’
- Width: 2’

Concrete pad

Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6”
- Length: 2’
- Width: 2’
- Unit height: 2’

Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6”
- Length: 2’
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- Unit height: 3’

Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6”
- Length: 2’
- Width: 2’
- Unit height: 3’

Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6”
- Length: 2’
- Width: 2’
- Unit height: 3’
Antenna

- Support: Pad

Electrical equipment

power inverter

HVAC (measure)

- Support: Curbed
- Base height: 8"  
- Capacity: See notes  
- Unit height: 5'

Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6"  
- Length: 2'  
- Width: 2'  
- Unit height: 1'

Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 6"  
- Length: 2'  
- Width: 2'  
- Unit height: 1'
Grease trap

Exhaust fan/Extractor vent
- Support: Curbed
- Type: Mechanized
- Base height: 6" 
- Length: 2'
- Width: 2'
- Unit height: 2'

Field drain
- Size: 4"
- Material: Cast iron w/ strainer

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Field drain

- Size: 4"
- Material: Cast iron w/ strainer
Pads (walkway)

- Material: Rubber
## Roof Condition Score – Section B

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**ROOF CONDITION SCORE: Unsatisfactory**