

Inspection Report

VA Hospital of Cape Coral, Cape Coral,

Work Order #: 3391

Inspection Date: 4/13/2017



029- Roof overview/R4
General roof overview



002G- Appearance Overview

The appearance of the roof appears to be in good, maintainable condition at this time.

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001F - Surface Overview

The roof surface appears to be in fair condition at this time.



029- Roof overview

General roof overview

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G-402 Gutter Metal- loose/missing straps

Loose or missing gutter straps will/have lead to failure of the gutter system and water leaks. Reattach/Replace gutter straps as soon as possible.



029- Roof overview/R5

General roof overview

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002G- Appearance Overview

The appearance of the roof appears to be in good, maintainable condition at this time.



Roof coating.

The roof coating is peeling off on areas where water ponding.

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PP-152 Pitch Pan- Sealant failure

Sealant should be removed and replaced to prevent water entry.



PP-152 Pitch Pan- Sealant failure

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Gutters.

Loose/Deteriorated caulking between gutter/wall.



003G - Membrane Overview

The membrane appears to be in good, maintainable condition at this time.

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PP-152 Pitch Pan- Sealant failure

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Metal cap.

Found a large cut on coping cap

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Pitch pan.

Penetrations on pitch pans.

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029- Roof overview/R6

General roof overview



001F - Surface Overview

The roof surface appears to be in fair condition at this time.

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002G- Appearance Overview

The appearance of the roof appears to be in good, maintainable condition at this time.



Roof coating.

Roof coating is feeling off on areas where water pounding.

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Roof coating.

The roof coating is feeling off.



CF-310 Counterflashing- sealant failure

Sealant has failed. Remove existing sealant. Clean, prime and apply new sealant.

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CF-310 Counterflashing- sealant failure

Sealant has failed. Remove existing sealant. Clean, prime and apply new sealant.



029- Roof overview/R7

General roof overview

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002G- Appearance Overview

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CF-310 Counterflashing- sealant failure

Sealant has failed. Remove existing sealant. Clean, prime and apply new sealant.

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CF-310 Counterflashing- sealant failure

Sealant has failed. Remove existing sealant. Clean, prime and apply new sealant.



Roof drains

The roof coating is feeling off around drains.

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Expansion joint.

Found penetrations at the end of the expansion joint.

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029- Roof overview/R8

General roof overview



001F - Surface Overview

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002G- Appearance Overview

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Pitch pans.

Found loose sealant on pitch pans.

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Pitch pans.

Found penetrations on pitch pans.



MC-300 Metal Cap- loose/missing fasteners

Metal flashing has loose/missing fasteners. Install new fasteners as required to secure flashing.

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029- Roof overview/R9

General roof overview



002G- Appearance Overview

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001F - Surface Overview

The roof surface appears to be in fair condition at this time.



003G - Membrane Overview

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Roof surface.
All the roofs are dirty.



MC-310 Metal Cap- sealant failure

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MC-310 Metal Cap- sealant failure

Sealant has failed. Remove existing sealant. Clean, prime and apply new sealant.



CF-310 Counterflashing- sealant failure

Sealant has failed. Remove existing sealant. Clean, prime and apply new sealant.

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CF-310 Counterflashing- sealant failure

Sealant has failed. Remove existing sealant. Clean, prime and apply new sealant.



PP-152 Pitch Pan- Sealant failure

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BF-152 Base Flashing- sealant failure

Sealant should be removed and replaced to prevent water entry.



PP-200 Pitch Pan- sealant inadequate

Pan filler allows water to sit in pan or improper filler has been used. Refill pan with correct filler.