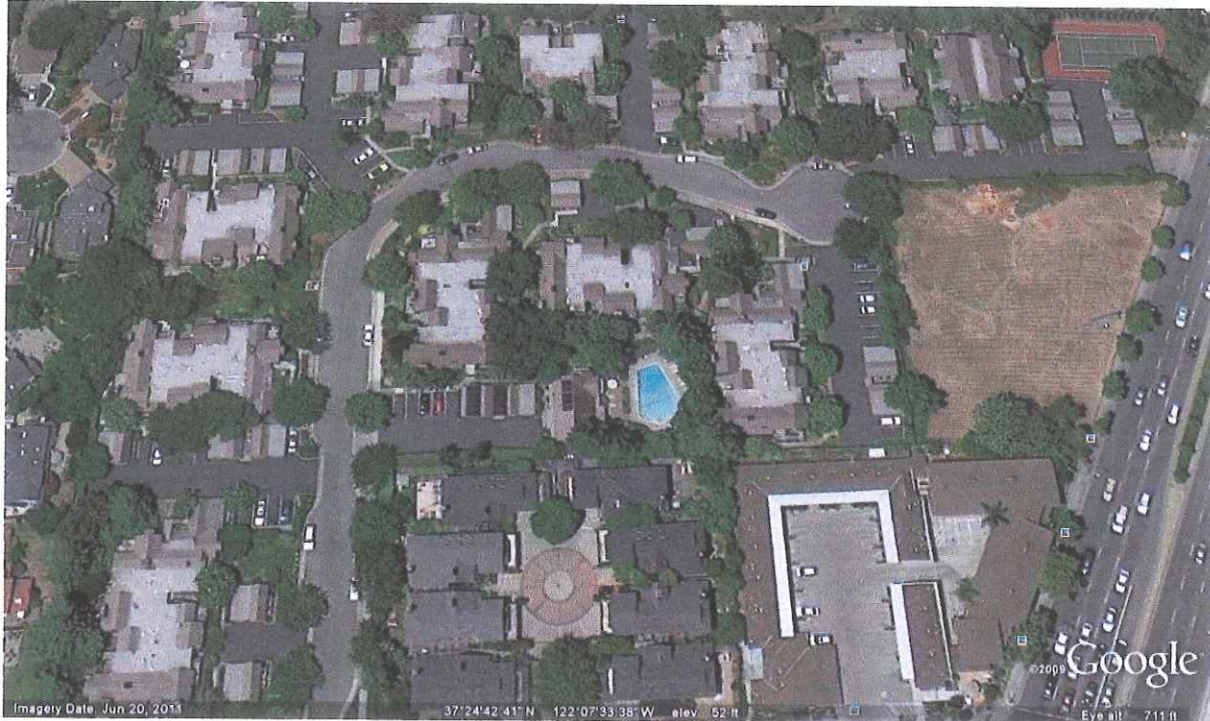


Flat Roof Condition Survey

Baron Square HOA

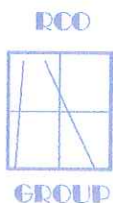
Palo Alto, CA



PREPARED FOR:

**Baron Square Homeowners Association
c/o PML Management
655 Mariners Island Blvd. Suite 301
San Mateo, CA 94404**

August 2013



COX SEIFERT TOTAL CONSTRUCTION MANAGEMENT LLC

CONSTRUCTION MANAGEMENT/ CONSULTING

**16430 Monterey Road #5
Morgan Hill, CA 95037**

SUMMARY of FINDINGS

Observation

Per request of the Board of Directors, I surveyed all of the flat roofs at the complex. Please note, no destructive testing was performed, only a visual survey.

All of the flat roofs are asphalt built up roofs with the exception of about half of the main roof on building 7 which has a new TPO membrane. The main roofs on the buildings have a cap sheet surface with SBS modified base flashing and the utility closet, clubhouse and garage roofs have a gravel surface. The roofs appear to be about 15 to 20 years old.

The main roofs on all 12 buildings are in fair to poor condition. Every roof has evidence of numerous repairs and granule loss on the cap sheet. In some cases the granule loss is severe. This typically indicates the roof is at the end of its useful life. In many locations, the clear story siding is in poor condition and could cause leaks.

The utility closet roofs are in fair to poor condition as well. In some cases, the asphalt membrane is no longer adhered to the metal edge allowing water to pass the waterproofed surface. The clubhouse roof is in poor condition with evidence of many repairs, new penetrations improperly flashed and solar pipes not sealed well at the penetration point.

For the most part the garage roofs are in fair condition with the exception of garage 4131 which has the pool solar panels. This roof is in very poor condition.

Recommendations

It is recommended to re-roof all of the flat roofs at this time to avoid any further leaks and damage to the structure and content.

If this option is not financially possible the garage roofs could be delayed until next year. It would be possible to also delay the clubhouse if some minor repairs are performed to the penetrations and new flashings as well as the roof edge. Please note some leaks may still occur on these roofs.

Also note because of the nature and condition of the cementacious roof shingles, leaks will continue from this product as well. Shingle roof repairs should be part of the re-roof process.

At a minimum, all of the buildings and utility closets should be roofed this year and the clear story siding should be replaced.

It is further recommended to install a 60 mil TPO membrane over the existing roof surface on the main buildings. The utility closet small roofs should be removed prior to the new membrane install simply as a result of their size and proximity to siding and sloped roof. The TPO membrane carries a 20 year warranty from the manufacturer and is reasonably priced particularly in consideration of no roof removal on the main roofs of the buildings.

Survey Detail

Found At All Locations

**Observation:**

Granule deterioration has occurred at SBS Modified Bitumen base flashing. This is a common occurrence for this product.

**Observation:**

Debris in gutters is inhibiting drainage. This is a maintenance item and can affect the roof longevity.

**Observation:**

Granule loss on field cap sheet indicating the roof is nearing the end of its useful life.



Observation:

Evidence of extensive repairs on roof membrane.



Observation:

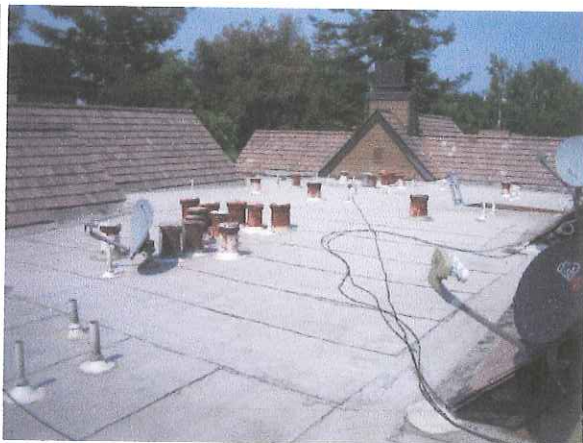
Note deteriorated siding at clear story. Leaks from the siding could be mistaken as roof leaks.



Observation:

Evidence of some siding repairs at clear story.

Building 1



Observation:

General view of main flat roof.

Condition:

Fair to Poor



Observation:

This roof did have the fewest repairs observed however the roof leaked in the recent past.

Garage 4104



Observation:

View of gravel roof.

Condition:

Fair

Garage 4106



Observation:

View of gravel roof.

Condition:

Fair

Garage 4112



Observation:

Evidence of some repairs.

Condition:

Fair to poor

Building 2

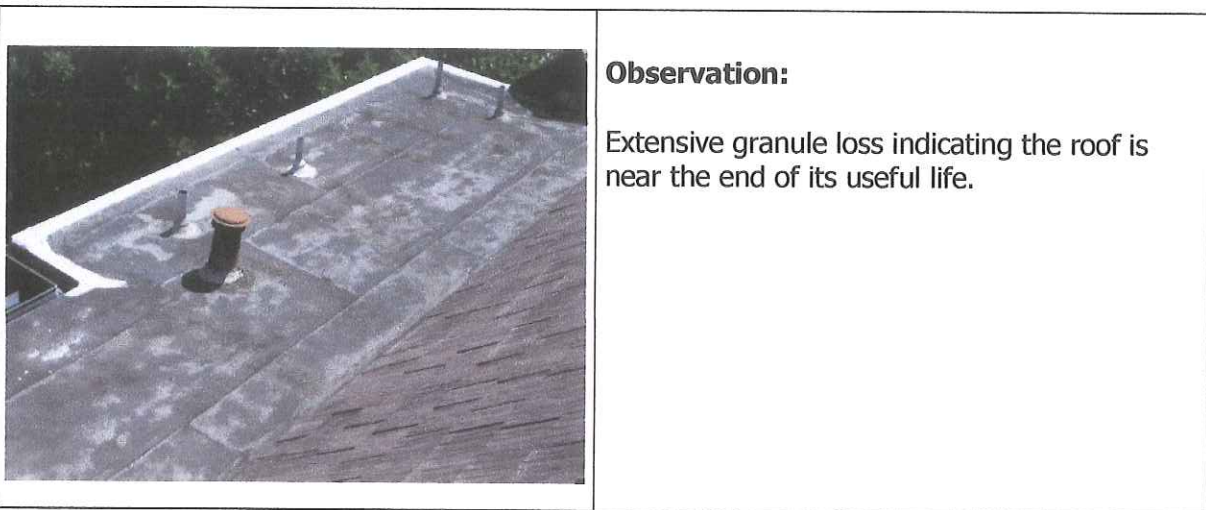
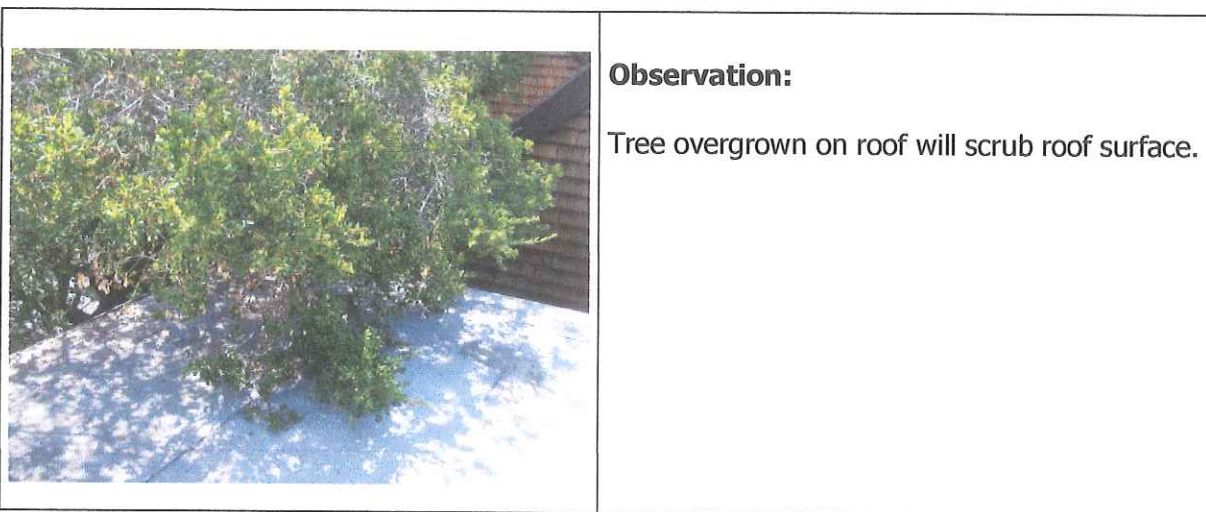


Observation:

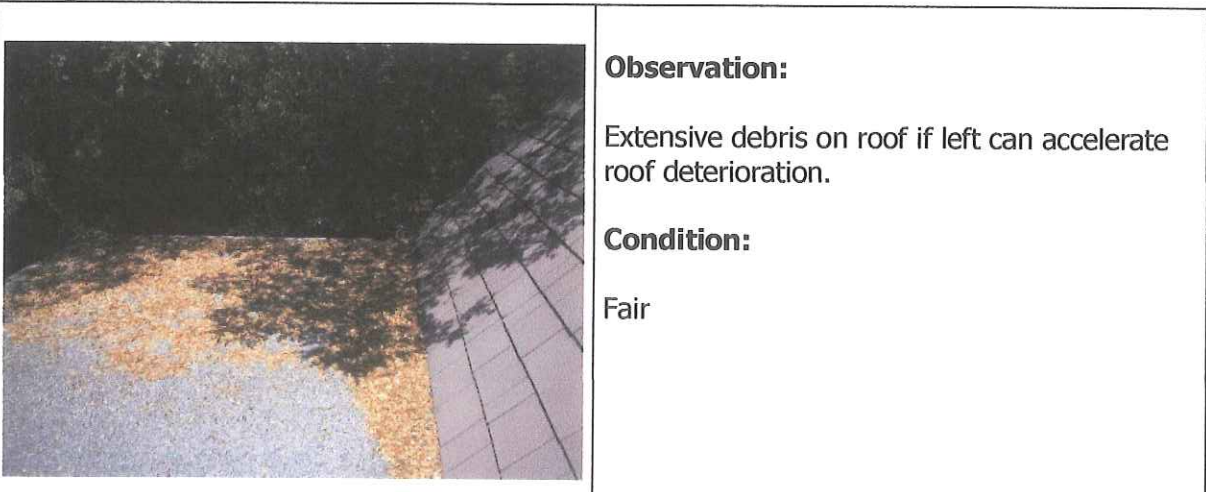
General view of main roof, note numerous repairs.

Condition:

Poor



Garage 4128



	Observation: Evidence of repairs at roof edge.
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Garage 4122

	Observation: Evidence of repair at roof edge. Condition: Fair to poor
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Garage 4130

	Observation: Some debris on roof, note fallen cementitious shingle. Condition: Fair
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Building 3



Observation:

General view of main roof.

Condition:

Poor



Observation:

Note repair at roof edge to wall on small utility closet.



Observation:

Again extensive granule loss.

Garage 4152



Observation:

Note loss of gravel.

Condition:

Fair

Garage 4148



Observation:

Note repair at roof edge.

Condition:

Fair

Garage 4144



Observation:

Again, note repair at roof edge.

Condition:

Fair to poor

Building 4



Observation:

General view of main roof.

Condition:

Poor



Observation:

Note extensive granule loss.



Observation:

Evidence of numerous repairs.

Garage 4170



Observation:

View of gravel roof.

Condition:

Fair

Garage 4166



Observation:

View of gravel roof.

Condition:

Fair

Garage 4164



Observation:

Evidence of repair in corner.

Condition:

Fair

Building 5



Observation:

General view of main roof.

Condition:

Poor



Observation:

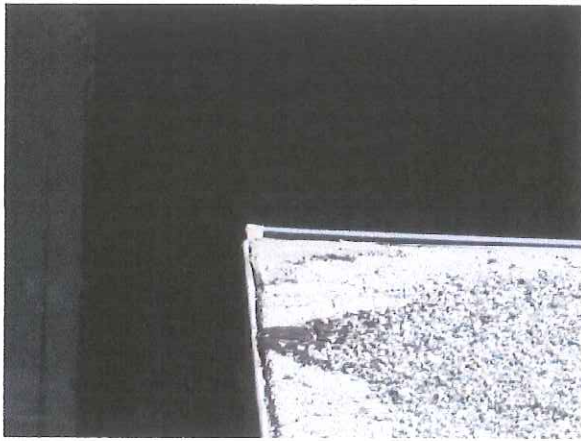
Small utility roof in fair to poor condition. Note fallen shingle.



Observation:

Again evidence of extensive granule loss and large repair.

Garage 584



Observation:

Repairs on roof corner.

Condition:

Fair

Garage 590



Observation:

Extensive debris on roof can accelerate deterioration.

Condition:

Fair

Garage 588



Observation:

Again extensive debris on roof can accelerate deterioration. Note repair at roof edge.

Condition:

Fair to poor

Garage 586



Observation:

View of gravel roof, note fallen shingle.

Condition:

Fair

Building 6



Observation:

General view of main roof.

Condition:

Fair to poor



Observation:

Again roof has many repairs.

Garage 564



Observation:

Note extensive edge repair and debris in gutter.

Condition:

Fair to poor

Garage 562



Observation:

Again note extensive edge repair.

Condition:

Fair to poor

Building 7



Observation:

General view of main roof. About half of this main roof is the old cap sheet system.

Condition:

Poor



Observation:

About half of the main roof has been replaced recently with a 60 mil TPO membrane.

Condition:

Good



Observation:

Roof membrane is no longer adhered to metal edge on small utility roof.



Observation:

Roof tie in from old cap sheet membrane to new TPO membrane is susceptible to separation and requires frequent maintenance.



Observation:

This section of the roof is in very poor condition.

Garage 550



Observation:

Note repair at roof corner.

Condition:

Fair

Garage 548



Observation:

Note corner and edge repairs.

Condition:

Fair

Garage 542

**Observation:**

Again more repairs on edge.

Condition:

Fair to poor

Building 8

**Observation:**

General view of main roof.

Condition:

Fair to poor

**Observation:**

Some repairs were noted on this roof as well, however not as many.

Garage 524



Observation:

Note tree overhanging roof depositing debris.

Condition:

Fair

Garage 526



Observation:

View of gravel roof.

Condition:

Fair

Building 9



Observation:

General view of roof, note debris.

Condition:

Poor



Observation:

Note the numerous repairs.



Observation:

Note debris and repairs.

Garage 506



Observation:

Again note debris and repairs.

Condition:

Fair to poor

Garage 504



Observation:

Note repair on roof edge.

Condition:

Fair to poor

Garage 512



Observation:

Again some repairs on roof edge.

Condition:

Fair

Garage 514



Observation:

Again repairs.

Condition:

Fair

Building 10



Observation:

General view of main roof.

Condition:

Poor



Observation:

Note repairs on utility flat roof.



Observation:

Evidence of major repairs.



Observation:

Old satellite dish digging into roof.



Observation:

Again, extensive granule loss.

Garage 539



Observation:

Note overhanging tree and tree debris on roof.
Also note fallen shingle.

Condition:

Fair

Garage 535



Observation:

Note repair at roof edge.

Condition:

Fair

Garage 531



Observation:

Roof membrane has come loose from metal edge.

Condition:

Fair to poor

Building 11



Observation:

General view of main roof.

Condition:

Poor



Observation:

Note repairs on roof.



Observation:

Extensive granule loss and repairs.

Garage 559



Observation:

Note repair on roof edge.

Condition:

Fair to poor

Garage 555



Observation:

Note repair on roof edge.

Condition:

Fair to poor

Garage 559



Observation:

Note repair on roof edge.

Condition:

Fair to poor

Building 12



Observation:

General view of main roof.

Condition:

Poor



Observation:

Extensive repairs on roof.



Observation:

Note extensive granule loss.

Garage 4141



Observation:

View of gravel roof.

Condition:

Fair

Garage 4135



Observation:

View of gravel roof.

Condition:

Fair

Garage 4131



Observation:

This garage has the pool solar panels installed over most of the roof surface. To reroof the panels will have to be removed.

Condition:

Poor



Observation:

Metal edge of roof has completely rusted away.



Observation:

Roof membrane is no longer adhered to metal edge.



Observation:

Decayed fascia board was found throughout the complex.

Clubhouse



Observation:

General view of roof.

Condition:

Poor



Observation:

Evidence of repairs at roof edge.



Observation:

New flashing incorrectly installed and waterproofed for electrical conduit.



Observation:

Note solar panel pipes are not sealed well at the penetration and will have to be removed to accommodate the reroof process.