

Bake Mark
6 Martel Way
Georgetown, MA 01833



Re: Bake Mark - 6 Martel Way - Georgetown, MA 08133

Dear Mr. Waldren,

The following is a roof condition report for the above-mentioned location.

It appears the roofing system was installed in 2005, making approximately 3 years of age.

There is only one roof area at this location, and it is a loose laid ballasted rubber roof systems which is in excellent condition. There were no current leaks reported at the time of the inspection.

There were two deficiencies that I had noticed while inspecting the roof system. The main deficiency was that either during maintenance or the installation of the new HVAC unit the oil inside the condensing motor leaked out onto the roof system. When this happens any petroleum based product will eat away at the membrane and basically turn it into a jelly like material. It is my recommendation that this area be cut out of the roof system, a new piece of membrane to be installed with all the proper tie-ins to the existing roofing system. The contaminated ballast should be removed from the roof system and new ballast installed over the new roof patch. If this area is not removed and replaced it will eventually fail and cause some problems in the future. You will see this condition in photograph 22.

The second deficiency is around a small roof exhaust vent curb. The flashing membrane was not terminated or the metal cap was not removed during the reroofing process. Over time the adhesive will start to deteriorate and water will enter the building through the loose flashing. My recommendation is to peel the flashing down approximately two inches, install a water block mastic, fold the flashing over the mastic, and install a termination bar to the top of the flashing. You will see this condition in photograph 23.

There is an adequate amount of ballast on the roof system especially in the corners where building that are over thirty feet in height usually show ballast migration in the corners.

I also noticed that this roof system was free from debris. I note this because in time with the amount of trees around this facility and with the protection mat under the roofing ballast if the roof is not properly maintained and debris is not removed from the roof system plants will start to grow on the roof and the root system will grow into the protection mat. Plant roots will find seams in the roof membrane and grow into them which will cause water to enter the facility. A yearly walk over of the roof system for general housekeeping is recommended to prevent this from happening.

Like I had mentioned earlier in the report this roof system is in excellent condition and was installed very professionally. With the proper maintenance there is no reason that this system should not exceed the expected roof life of 20 years.

I appreciate the opportunity to present you with this information. If you have any questions feel free to contact me at your convenience.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Gary Boley", is written over a large, light blue circular scribble.

Gary Boley
SRS Roofing & Sheet Metal, Inc.