

CRS ROOF INSPECTION REPORTS

Thorough, Detailed and Comprehensive

- Thorough inspection of the roofing system
- Detailed observations of current conditions
- Comprehensive Analysis and Recommendations

CRS ROOFING SERVICES
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June 6, 2008

Mr. Mike Bowie
 DC Arms LP
 461 F Street, NW
 Washington, DC 20004

RE: **Roof Inspection Report**
 Centrex Office Building
 821 Capital Centre Boulevard
 Largo, MD 20774

BACKGROUND:
 The subject property is a three-story structure containing commercial office space. The building appears to be approximately 20 years old and has been very well maintained.

The purpose of the roof inspection was to document existing conditions and to identify areas of concern. In order to evaluate historical events we reviewed the following:

1. Discussed performance and maintenance history with management. Bill Thomas is the building engineer (202-369-3085).
2. Conducted a visual survey of the roofing system at the referenced location, including EPDM membrane, base flashing, and perimeter coping and counter flashing.
3. We did not remove a core sample of the roofing system to determine internal condition of the system.

OBSERVATIONS:
 During our inspection we observed the following:

1. The building is constructed with roof elevations above part of the first floor (Lower Roofs 1 and 2), the entire third floor (Main Roof) and two mechanical rooms above the main roof elevation (Mechanical Room Roofs 1 and 2). See Picture 1. See CAD Drawing 1.

2. The existing roofing system consists of a single-ply Castife EPDM synthetic rubber membrane installed over (reportedly) 2-inch of Polystyrene foam roof insulation. The roof membrane and roof insulation are mechanically attached using screws to the building steel structural deck. See Picture 2.
3. The roof is drained through a series of cast iron drain assemblies. These drains are attached to internal storm drain lines. The roofs appear to drain properly and no evidence of ponding water was noted. Dome stainers are missing from many of the drains. See Picture 3.
4. A cooling tower is mounted on steel framework and surrounded by a screen wall supported by steel tubing. The roof within the cooling tower enclosure is covered with 2-inch thick concrete pavers. All the steel framing has been painted and is in excellent condition. A large bird, possibly a vulture, has built a nest in one corner of the cooling tower enclosure and is very protective of its nest and one large egg. See Pictures 4 and 5.
5. The EPDM roof membrane is deteriorating and is in poor condition. Building Engineer Mr. Thomas reported that leaks are ongoing and that he has been making repairs as best he can. The membrane has washed away in some areas exposing the polystyrene insulation in the center of the membrane. See Picture 6.
6. The roof membrane and base flashing around a roof penetration on the Mechanical Room 1 roof are split open exposing the wood blocking beneath the roof. Water is certainly getting into the roofing system at this point. See Picture 7.
7. Screen walls hide a Mechanical Area on the main roof elevation. Large pipes and ducts, supported by steel tubing are concealed from sight here. See Picture 8.
8. A number of previous roof repairs were noted in the Mechanical Area. See Picture 9.
9. Concrete pavers are used as a walkway in this area. A set of wooden steps, which are resting directly on the unprotected roof membrane, are in unstable condition and could pose a danger to anyone using them. These steps do not meet OSHA standards. See Picture 10.
10. Plumbing stacks, screen wall support tubing and equipment supports are sealed using pre-manufactured flashings. Many of these flashings have failed and are delaminating from the roof membrane. All of these penetrations are open to water infiltration. See Pictures 11 and 12.
11. Debris have accumulated in several areas on the roof. This material can easily be swept into roof drains causing blockage of internal storm drain lines. See Picture 13.
12. A manufacturer's label was noted on the roof membrane. This information can be used to track manufacturing dated, etc. if necessary. See Picture 14.
13. The roofing system has reached the end of its normal life cycle.

14. Any manufacturer's warranty would have expired after 20 years.
15. Increased maintenance contracts are to be expected.

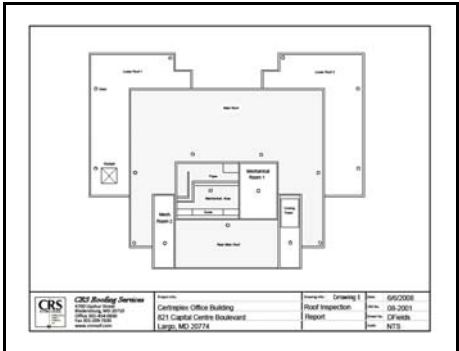
RECOMMENDATION
 We recommend that the roof be replaced.

A written proposal for the replacement of the roof recommended in this report has been prepared for your consideration.

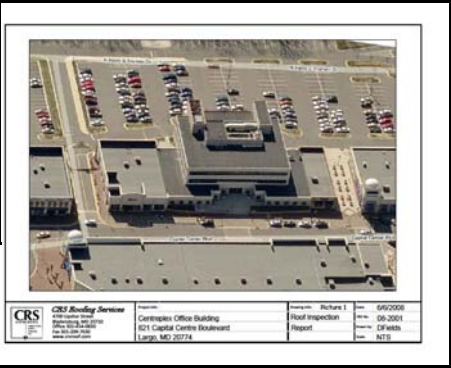
In addition to the repair and/or replacement previously mentioned, we recommend an ongoing inspection program to include, but not limited to, monitoring the following conditions. This program is recommended semi-annually, but should be conducted at least annually.

- Inspect entire roofing system after severe weather, including membrane, flashing, coping and gutters and spouts.
- Remove debris accumulating on surface of membrane or debris obstructing gutters and spouts.
- Check for loose metal flashing and mechanical fasteners.
- Report any unusual conditions like wind or ice damage.
- Coordinate other trades whose work may involve penetration of the roofing membrane.

This report has been completed on the basis of our visual observations at the time of this inspection. Our findings and recommendations are based on our experience with this type of roofing system and are consistent with industry accepted roofing practices.



Detailed CADD Drawings



Photographic Overviews



Documentation of Specific Issues