



**TREMCO INCORPORATED
WEATHERPROOFING TECHNOLOGIES, INC.
ROOF ANALYSIS REPORT**

DATE: January 16, 2024

OWNER: City of Laredo
5512 Thomas Ave
Laredo, Texas 78041

BUILDING: City of Laredo Utilities
5816 Daugherty
Laredo, TX 78041

ROOF AREA: MAIN ROOF

Existing Roof and Deck System:

- 24" wide Trapezoidal metal panel
- 5' spacing on 8" purlin
- Approx square footage 22,762 sq ft

Existing Conditions:

- Poor to failing.
- Rusting of mechanical fasteners at eave locations.
- Missing or removed fasteners at several locations.
allowing water to enter directly.
- Poor flashings at vent locations. Multiple repair attempts.
- Missing vent flashings.
- Ridge vents are typical leak locations.
- Possible leaks due to condensation with lack of below
insulation.
- Corrosion in gutters and other flashings.

Recommendations:

- Replacement/Recover
- Installation of additional insulation between existing and
new roof panels
- New panel system to no exposed fasteners
- Complete underlayment waterproofing felts below new
panel system.
- Replacement of small canopy roofs "B & C" should be
considered due to the number of penetrations with
mechanical units.

General Summary:

The existing roof is in a poor failed condition. The tenants report numerous leaks at several areas of the building. Leaks were reported at ridge locations along with several vent locations and other transition locations. Replacement or recover should be considered.

These observations are intended to provide a representation of conditions on the roof at the time of this inspection and shall not be construed as a warranty or other judgment as to the suitability of the roof to perform its intended function.

Long-term Service and Maintenance:

To properly maintain and insure long-term serviceability of the new roof system a long-term service and maintenance program should be established. The long-term maintenance and service agreement would include the following:

- Toll-free leak dispatch service;
- Quarterly reporting of leak responses completed during the preceding calendar quarter;
- Annual roof inspection visits;
- Preventive maintenance, provided during the annual inspection visits;
- Housekeeping, provided during the annual inspection visits;
- Recommendations for service-work needed that is beyond the scope of the service agreement;
- Documentation of annual inspection visits with photographs and tracking of work performed and of work yet to be performed;
- Delivery of this information through an On-Line Information program;
- Renewable with proper up-grades as required.

BUDGETS: Laredo Utilities Building

The cost for replacement/recover of the metal roof for roof main roof would be approximately \$32.00 – \$35.00 per square foot

Total Budget Requirement For Total Replacement:	\$728,384.00 – \$796,670.00
Total Budget for Annual Maintenance (Optional):	\$ 12,000.00 - \$ 26,000.00
Total budget required:	\$740.384.00 - \$822,670.00

NOTES:

1. If the owner wishes to add the lower canopies add approx 985 sq ft at the above sq ft budgets.
2. Procurement can be done through a local design professional through the traditional public bidding process, from a single source contractor through Tremco Cooperative, or Tremco can obtain multiple proposals from multiple contractors for the owner to select from and purchase through the Tremco Cooperative.

Prepared by: Richard L. Garcia-Roofing Advisor / Tremco Incorporated / Weatherproofing Technologies, Inc.

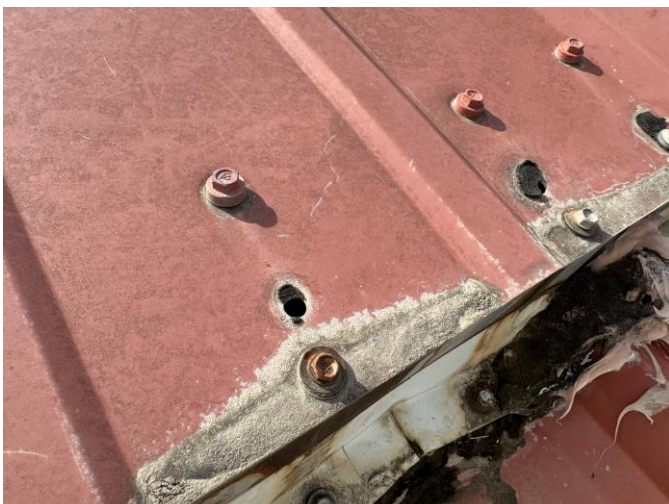
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Overview of roof area.



Overview of roof area.



Missed or removed fasteners at eave. Note corrosion on fastener.



Corrosion at downspout connection.

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Multiple repairs or fastener holes at eave.



Trash and debris in gutter.



Rooftop vent locations are typical leak locations.



Vent pipe boot in poor condition.

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Trash and debris in gutter at roof transition.



Electrical mounted to gutter.



Poorly fastened flashing at wall intersection.



Missing flashing at pipe penetration.

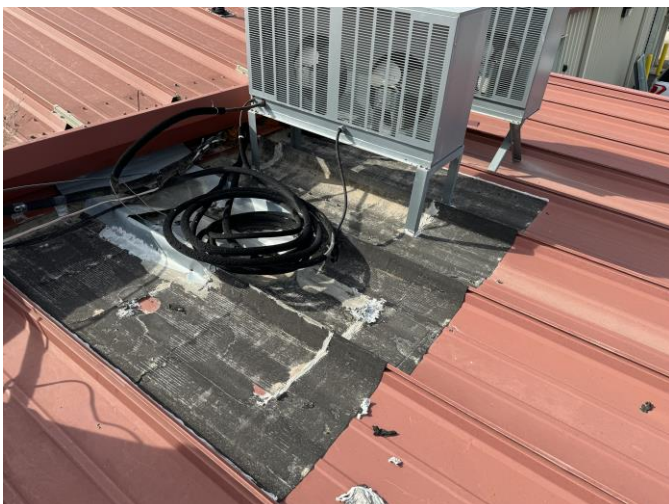
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Poor flashing at pipe penetration.



Poor flashing at ridge cap.



Repairs at lower roof.



Repairs at vent locations.

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Open laps at ridge.



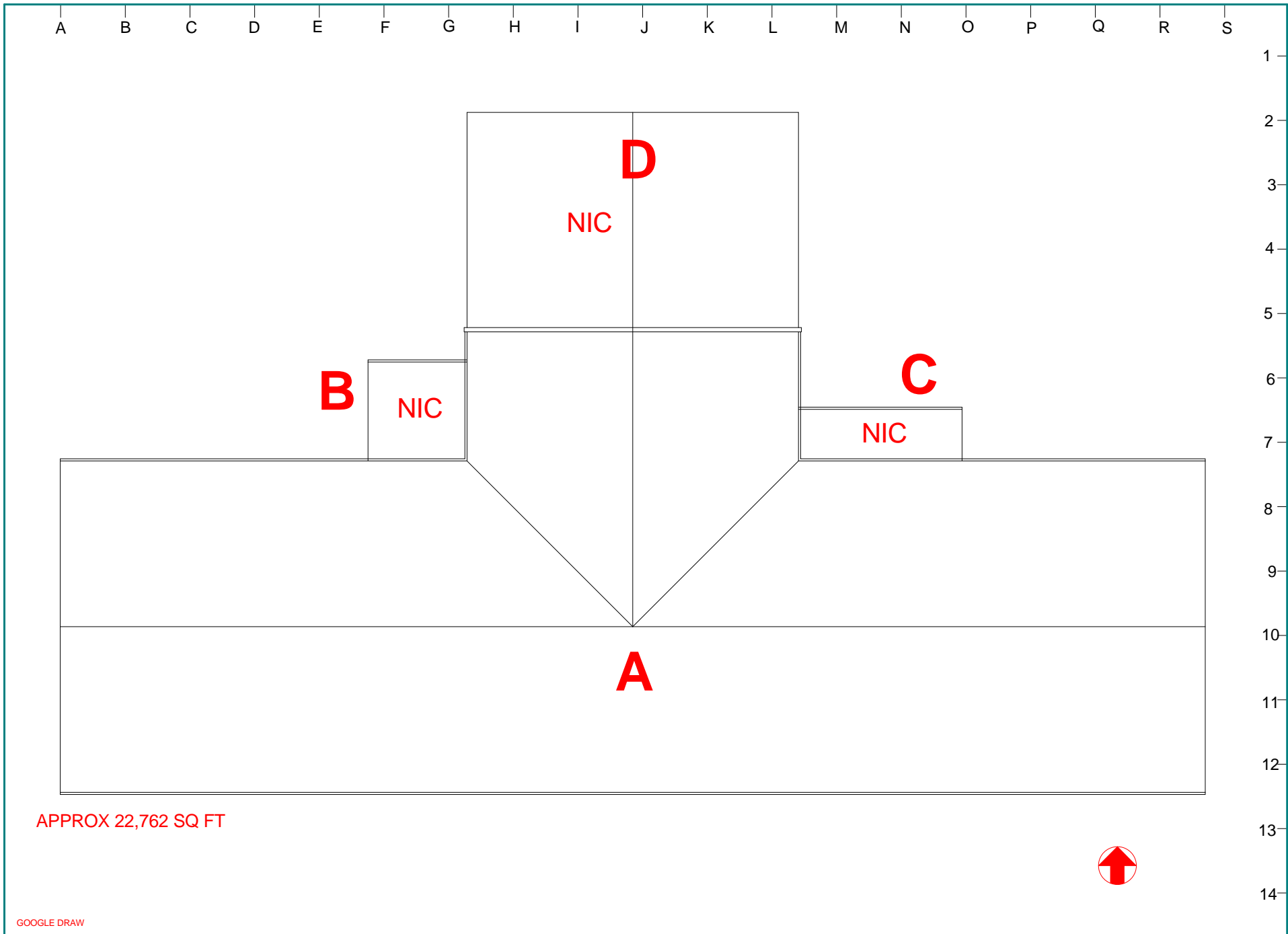
Open holes at wall intersection.



Repairs at roof vent location.



Open holes at laps and corners.



GOOGLE DRAW



CITY OF LAREDO UTILITIES
5816 DAUGHERTY, LAREDO, TX

DATE: JANUARY 18, 2024
SCALE 1" = 30'

DRAWN BY: RLG