

October 16, 2018

To: The El Camino Real Charter School

Attn: Mary Scofield / Business Manager

Subject: Leak Investigation – Computer Lab

Ms. Scofield,

At your request, I performed a visual inspection of the active leaks occurring at the computer lab. No core cuts were taken, as there is standing water directly above the active leaks. The following narrative documents my findings;

- In the general area of the leaks, there are the following potential sources:
 - Two roof curbs, 1 unit one covered curb
 - One interior roof drain
 - Five pipe penetrations
- There are no obvious defects at any of the items above, seams at curbs are tight, no open defects at the pipe flashings.
- There is standing water at the point of the roof leak.
- There is also a leak at the roof drain located in the hallway just east of the computer lab. This drain needs to be re-flashed.

Conclusions:

The gravel surface prevents detection of any flaws or defects in the field of the BUR membrane. Based on the amount of water entering the building, the leak could be a minor crack in the membrane, a loose fastener that has punctured the membrane or any split or tear in the membrane.

The only way to insure the problem has been addressed is to scrape back the flood coat and gravel in an area approx. 25' x 25' and inspect the membrane for defects and repair the entire area. (Please see the attached roof drawing for reference points for the proposed work)

The leak at the hallway roof drain should be a minor repair, however; the roof deck in this area is gypsum concrete and shows deterioration from long term leaks. There is a potential for deck failure around the drain if the BUR flashing is removed.

Scope of Work: Leak Repairs:

Computer lab -

1. Remove gravel surface and flood coat from target area at computer lab. Clean, inspect surface to determine leak source.
2. Clean, Prep and prime entire surface. Repair any tears, cuts, or punctures
3. Install new heat fused APP Modified cap sheet to prepared area and seal perimeter edge.
4. Re-flash pipes, drain and vertical seams at curbs in target area
5. Police site and remove all debris from roof repair area.

Hallway roof drain -

1. Remove gravel surface and flood coat from around roof drain.
2. Remove drain compression ring and clean away existing flashing
3. inspect surface to determine leak source.
4. Re-flash roof drain per NRCA details
5. Police site and remove all debris from roof repair area.

Costing for this project is \$6,972.00 plus applicable NMGRT @ 7.875% for a total cost of \$7,521.05

Our proposal and costing is per our CES job order contract # 16-03B-R121-ALL



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