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HOLLYWOOD FIRE STATION #105



PSI Roofing | 792 NE 45th St | Oakland Park, FL 33334
Office: (954) 791-7663 | Fax: (954) 202-2044
CCC047136 | CGC062912



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SUMMARY OF CONDITIONS

On December 29, 2022, PSI Roofing went to this property to perform a detailed inspection of the existing roof systems, with the intent of providing a roof assessment, as well as any associated recommendations. This building has multilevel hip type roofs, that consist of a wood deck, a tile underlayment, and a concrete S type of tile roofing assembly. There is a cricket detail with a modified bitumen type roofing assembly, where the 1 story garage and 2 story areas meet, for proper water run-off. There is a solar panel system on the South side of the 2 story structure. There are not tiles under the solar panels, simply modified bitumen roof system.

CONDITION REPORT

There is evidence of extensive failure in the roofing system, as one walks through the building and observes multiple stains on ceiling tiles throughout. The fire station personnel confirmed that there are many active leaks. The wood fascia boards, around the perimeter of the building, has signs of deterioration. There are also “soft spots” on the tile roofing system, which are signs of degradation in the plywood decking. Many of the concrete tiles are cracked, or broken, throughout the tile roofing assembly. Multiple repair attempts are evident at roof terminations and wall flashing details.

RECOMMENDATION

Due to the extent of roof failure, a “try to repair” approach is no longer recommended. This roof system has reached the end of its useful life and full replacement is imperative. It is our understanding that the City of Hollywood would like to remove and reinstall the existing solar panel assembly. The solar panels should be removed and stored on site, by an approved solar vendor, then can be reinstalled by the same, upon completion of the reroofing project. The solar panel attachments into the roof truss assembly, should be left in place, and can be flashed while the roofing work is being done, to ensure a watertight finish. The new tiles will need to be left off the solar panel location, as is currently the assembly, if the existing solar mounts are to be reused, to ensure there is clearance for the solar panels to be reinstalled. Solar panel clearance is subject to the most recent Florida Building Code requirements.



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PHOTO REPORT

Front of Building





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Interior Damage at Several Leak Locations



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Deteriorated Fascia





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Cracked/Broken Tiles



Damaged Vent Stack Flashing





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Gutters Fastened Through Drip Edge – To Be Replaced





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Previous Repair Attempts





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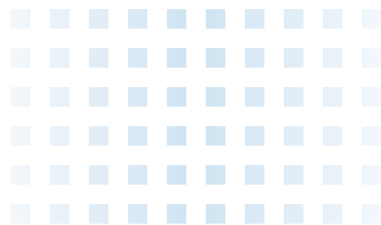


Solar Panel Assembly



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