

**Town of Castle Rock, CO
Castle Rock Recreation Center
2301 Woodlands Boulevard
Castle Rock, CO 80104**

Roof and Exterior Building Envelope Inspection

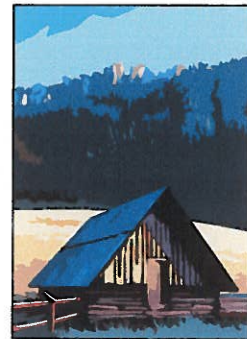
Attention: Mr. Mike Kilman



**Prepared By:
White Mountain Weatherproofing
25 Valley View Lane
Evergreen, CO 80439**

WHITE MOUNTAIN WEATHERPROOFING

25 Valley View Lane, Evergreen, CO 80439
Dan Langelier~603.494.7565~Roof603@yahoo.com



April 24, 2016

Town of Castle Rock
Mr. Mike Kilman, Facility Manager
2301 Woodlands Blvd.
Castle Rock, CO 80104

Re: Roof and Exterior Building Envelope Investigation

Mr. Kilman,

Thank you for the opportunity to inspect the Town of Castle Rock's Recreation Center. The purpose of this investigation was to determine the needs of the building as it pertains to keeping a water proof environment. The bulk of my investigation is focused on roofing, walls, windows and the penetrations that may pass through them. If I should discover an issue that may be considered a hazard, I try to point those out as well. In the following pages you will see the photos and infra-red photos that were taken during this survey. These are placed in the order in which they were taken. This will allow you to start at the Main Entrance of the Rec Center, and working to your right as you circle the building, find most of the deficiencies identified in the photos.

As I examined your facility, the most pressing needs are:

- Cut out and replace much of the caulking throughout the building exterior
- Install caulking in the areas that currently do not have any
- Waterproof stands for slides in order to avoid further deterioration
- Repair stucco/eifs walls to avoid further water infiltration
- Wrap seams of metal duct work on roof tops and on HVAC unit on side of building
- Repair roofs, especially circular area at rear of building
- Clean all roof top drains and remove debris from roof areas
- Repair sky light above main entrance

We can discuss these areas and issues as we walk the property. If you would like a more detailed Scope of Work or Specification in order to determine pricing, we can provide these for you.

Please let me know if you have any questions.

Respectfully,


Dan Langelier

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Photo #1:	Visual inspection starts here at front entrance and moves to the right around the entire building.
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Photo #2:	Missing electric cover .
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Photo #3:	No caulking around window.
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Photo #4:	No caulking.
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Photo #5:	Damage walk way is a trip hazard.
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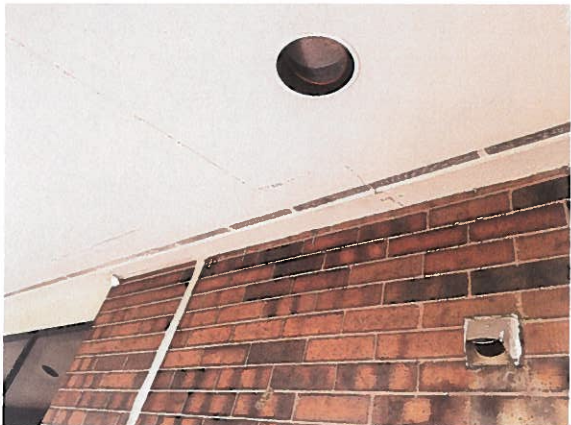


Photo #6:	Water damage.
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Photo #7: No caulking.



Photo #8: HVAC system on ground on side of building.



Photo #9: Joints in metal duct work could be sealed with peel & stick tape.



Photo #10: No caulking in windows in front of exercise room.



Photo #11: Properly sealed window to wall joint.



Photo #12: Drilled hole in brick should be sealed.

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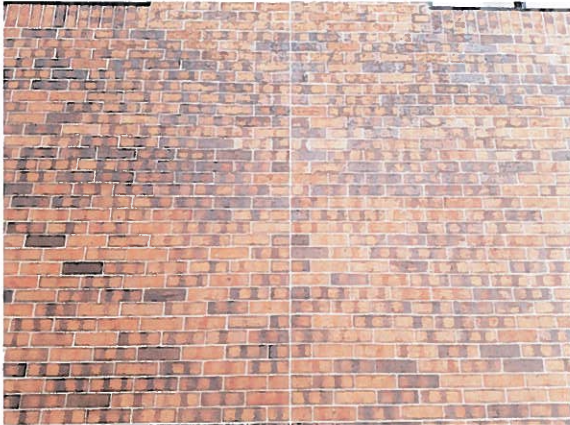


Photo #13:	Properly sealed joint.
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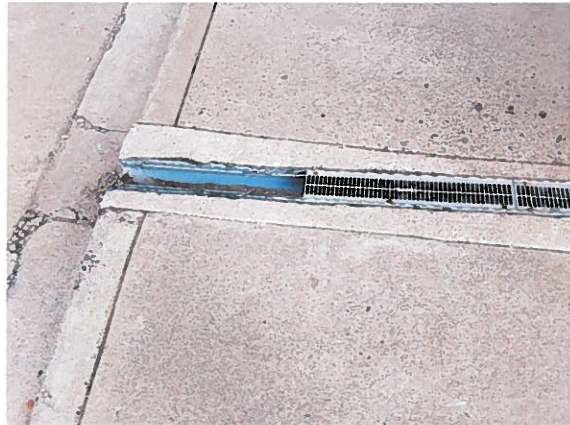


Photo #14:	Broken drainage grate at rear downspout. Trip hazard should be repaired immediately.
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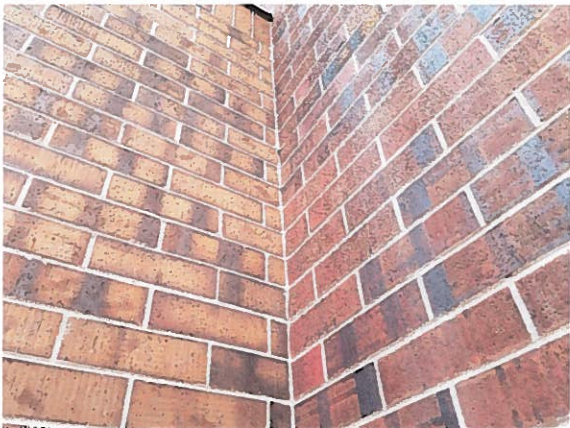


Photo #15:	Failed caulk joint.
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Photo #16:	Water damage in exposed tectum soffit.
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Photo #17:	Water damage.
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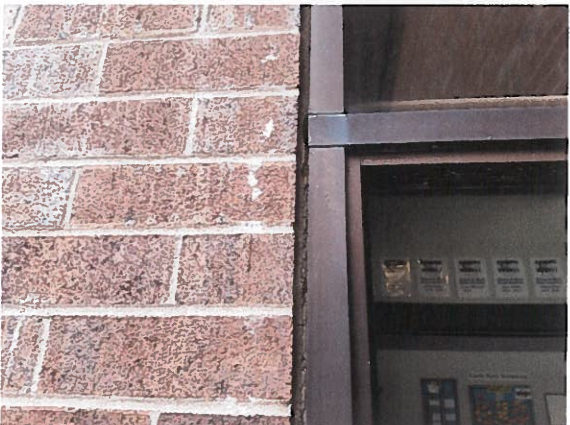


Photo #18:	Failed caulking.
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Photo #19: Failed caulking.



Photo #20: Failed caulking.



Photo #21: Efflorescence from water entry.



Photo #22: Efflorescence.



Photo #23: Posts should be waterproofed to avoid further damage.



Photo #24: Water damage below caulk joint. Seal at slide entry to wall should be waterproofed.

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Photo #25: Damage to wall joints should be repaired.



Photo #26: Damage at wall to wall joint.



Photo #27: Newer sealant at window with properly exposed weep holes.



Photo #28: Water drain pipes from roof above are too short and water is damaging wall.



Photo #29: Some pipes through wall are properly sealed while others are not.



Photo #30: Joint starting to fail.

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Photo #31: Failed sealant.



Photo #32: Failed sealant.

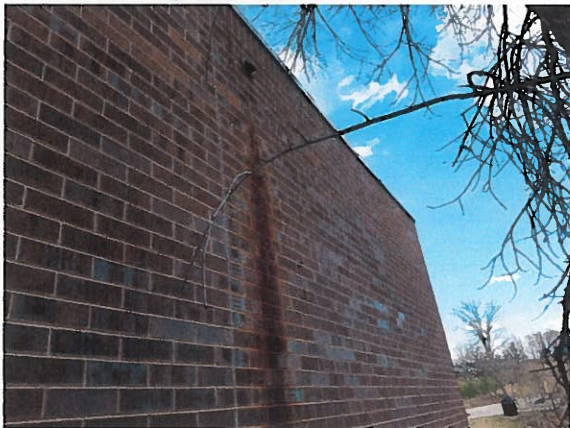


Photo #33: Another pipe too short, causing damage to wall.



Photo #34: Hole in mortar should be repaired.



Photo #35: Photo to show where we are as we encircle building.



Photo #36: I asked roofing contractor on site to remove this.

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Photo #37: On roof at top of ladder, damage to wall from water entry from roof above.



Photo #38: In discussion with roofing contractor, they acknowledge that they used the basic details as required to meet warranty. No counter flashing.



Photo #39: Roof with large roof top air handler for pool.

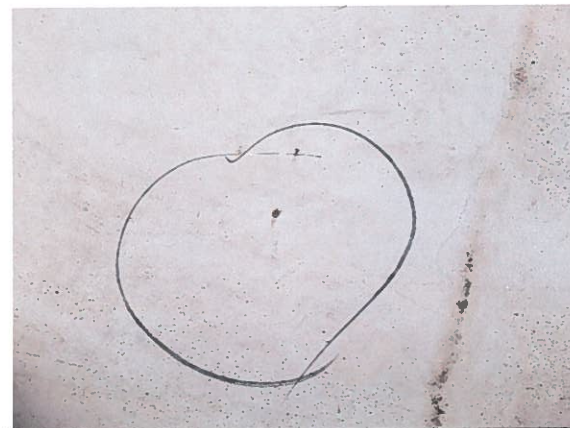


Photo #40: Hole in roof.



Photo #41: Previous repairs not appropriately completed.



Photo #42: Roof overview.

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Photo #43: Higher circular roof. Hole in membrane.



Photo #44: Holes in roof membrane. There are several on this roof level.



Photo #45: Damage to EIFS wall at lower roof tie in.



Photo #46: Grass and weeds growing throughout this roof area.



Photo #47: Drains blocked by growth.



Photo #48: Panel missing at corner. Roofing contractor states that this is not in current scope of work.

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Photo #49: Roof area recently re-roofed.

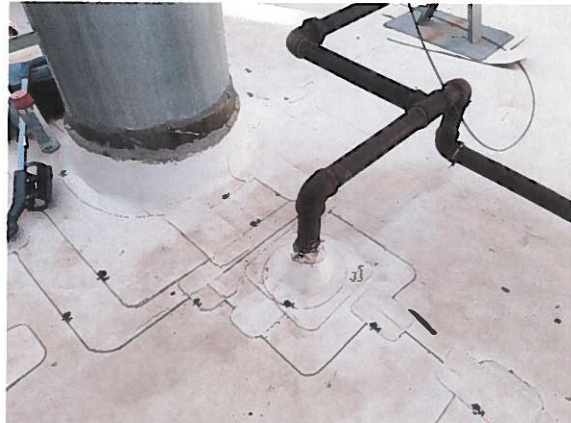


Photo #50: Poor detailing and flashing on new roof.



Photo #51: Debris should be cleaned up.



Photo #52: Term bar only, no counter flashing.



Photo #53: Metal duct work. Seams should be sealed.



Photo #54: Large sky light above main entrance.

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Photo #55:	Weep holes blocked n skylight.
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Photo #56:	Roof area at roof access from boiler room.
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Photo #57:	Joint the length of counter flashing is failed.
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Photo #58:	Holes in stucco.
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Photo #59:	Tarp holding water.
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Photo #60:	
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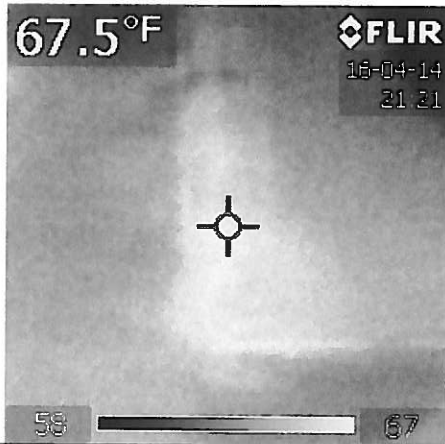


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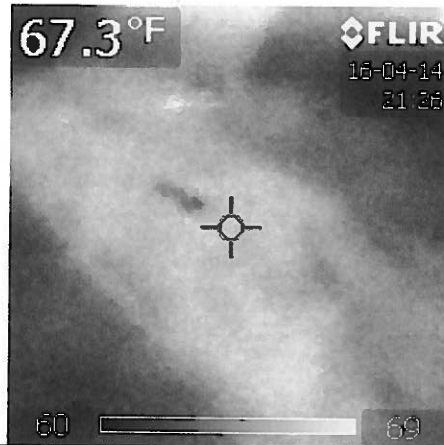


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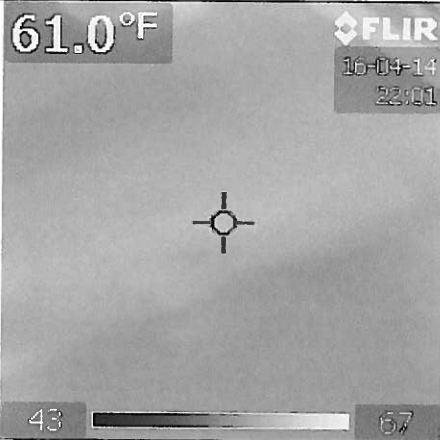


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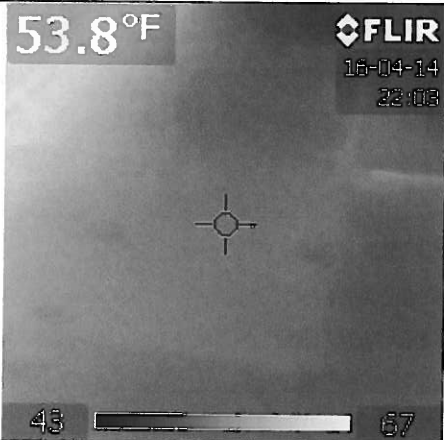


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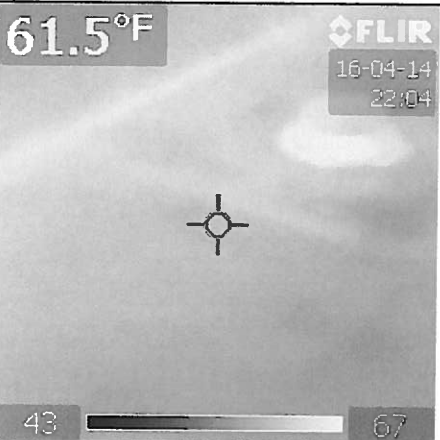


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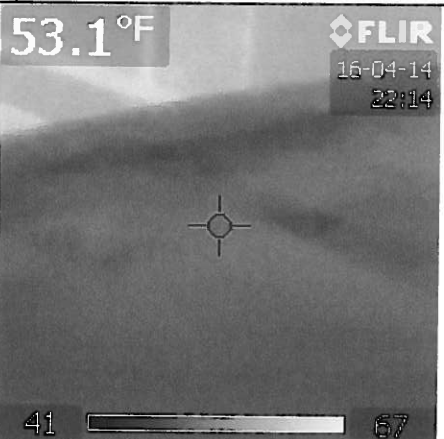


Photo #6: [Redacted]

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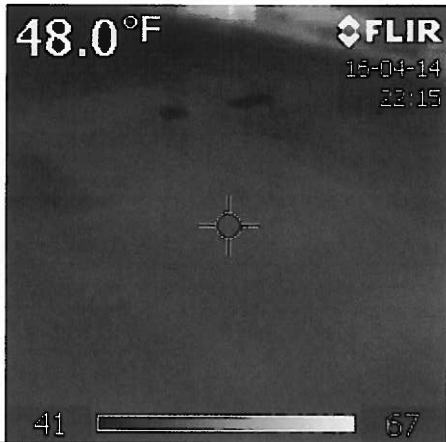


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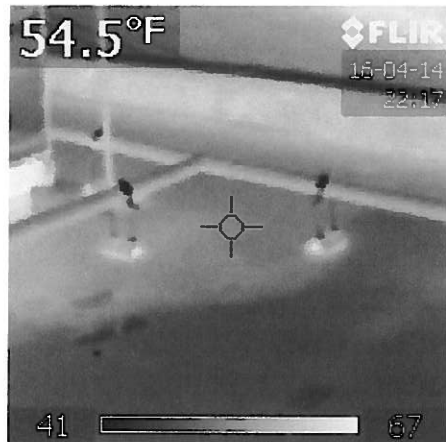


Photo #8:



Photo #9:

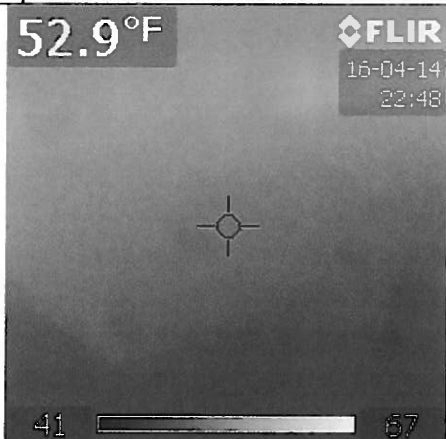


Photo #10:

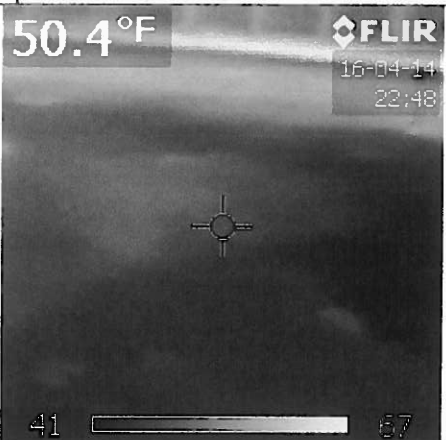


Photo #11:

Photo #12: