

Visual Roof Inspection Report

Food Lion Store #:
2654



Store Address:

610 East King Street
King Mountain
NC
28086

Date of Inspection:

05/23/2023

Inspector Name:

Robert W. Niles, RRO

Site Contact:

Ashley Hamacher

Prepared for:
Food Lion, Inc.
PO Box 2487
Salisbury, NC 28145

Prepared By:
Roof Solutions, Inc. (RSI)
10307 Bailey Road
Cornelius, NC 28031

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INTRODUCTION / RECOMMENDATIONS AND BUDGET ESTIMATES

The following codes are intended to provide Food Lion, Inc. with a summary of the overall condition of each roof. On the Detailed Deficiency Listing page of the report is a deficiency. Priority it is located on the left-hand margin of the page. Each deficiency is given a relative priority for completing the needed correction depending on the urgency of the problem. The key to the priority codes is as follows:

Below is a listing of the deficiency priority codes regarding individual items:

- E- Emergency Correct as soon as possible
- C- Critical Correct within one year
- 2- Second Funding Year Correct during funding year 2
- 3- Third Funding Year Correct during funding year 3

Below is a listing of the condition codes conveying the roof's overall status:

CONDITION CODE	DESCRIPTION
Failed	Immediate removal and replacement is recommended due to the severity of deterioration.
Poor	The assembly has surpassed its service life. Due to the deteriorated condition, total removal and replacement is recommended. Replacement can be temporarily postponed with repairs until the frequency of leaks becomes unacceptable to internal operations or costs become prohibitive. Repairs are considered stop gap only.
Fair	Serviceable yet requiring repairs and routine maintenance to maintain.
Good	Ten or more years of service is achievable with annual maintenance and repairs.
Early in Service Life	Early in service life with annual preventative maintenance required.

Any unusual conditions which are not considered appropriate for the Priority/Condition Code format shall be addressed separately based on the type of roof and the specific situation.

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INTRODUCTION / RECOMMENDATIONS AND BUDGET ESTIMATES

(Cont'd)

This information, along with the Summary information provided at the beginning of the report, should allow Food Lion, Inc. to prioritize the needs of each roof area and develop a maintenance and capital improvement budget.

Several items have been taken into consideration in establishing anticipated service life and budget estimates.

Service life estimates are based on the data obtained through our field survey, historical experience and practical considerations of required repairs and the assumption that routine maintenance procedures, including annual inspections will be followed by Food Lion, Inc. or the building owner.

Budgetary costs are based on current industry pricing, historical data and our past experiences. Season variations, market trends beyond our control and start and completion dates can cause changes in the actual costs of the proposed work. Delays in recommended repairs and/or replacement may result in added costs. Finally, our budget estimates do not reflect hidden costs for any unforeseen conditions, i.e., deck replacement, deteriorated wood blocking, asbestos abatement, wet insulation etc.

A general cost estimate is given for roof replacement of the store if replacement is projected within five years. Budget estimates included herein are intended to provide the Owner with funds adequate to insure the costs for repairs and/or replacement congruent with industry standards from a technically and financially qualified manufacturer, and a roof system selection considered equal or better.

Final determination of actual costs, given the variety of available systems, can only be established by a competitive bid process based on comprehensive technical specifications and construction documents.

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Roof Information

Roof Section:	Sq Ft:	Year Installed:	Est/Act/Unk:	Roof Type Detail:	Surfacing	Warranty Status:	Condition Code:	Number of Active Leaks:
A	24,864	2021	Estimated	TPO, Mechanically Attached, (Carlisle)		Unknown	Early in Service Life	0
B	1,776	2021	Estimated	TPO, Mechanically Attached, (Carlisle)		Unknown	Early in Service Life	0
C	784	2021	Estimated	TPO, Mechanically Attached, (Carlisle)		Unknown	Early in Service Life	0

Type of Perimeter:

Gutter: A= 148' C= 28'	Parapet Wall: A= 484' B= 24' C= 56'	Gravel Stop: A= 148' B= 148' C= 28'
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Type of Metal Flashing:

Coping: A= 484' B= 24' C= 56'	Thru-Wall:	Surface Mount: C= 28' Counter flashing.	Reglet:	Metal Panels:
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Drainage:

Drains:	Gutters: A= 148' C= 28'	Scuppers:
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Other:

The R-Value is estimated based on the components observed while on site. Actual R-Value may vary based on actual construction and conditions of the roof system.

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Insulation Type: (Not Determined/ None/ Estimated) ISO ~2.5" Estimated via wood nailer at hatch.	Estimated R-Value: R15 Estimated due no core cut.	Deck Type: Metal type B painted.	Roof Slope: (Flat/ Slight/ Moderate) Slight.
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Ponding: (Severe/ Moderate/ Minor/ None) None.	Is this roof recovered? Yes, No, or Unknown? Unknown
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Penetrations:

<input checked="" type="checkbox"/> Curb Number of Curb: 16	<input type="checkbox"/> Duct	<input checked="" type="checkbox"/> Equip. Supp. Number of Equip. Supp.: 2
<input type="checkbox"/> Hot Stack	<input checked="" type="checkbox"/> Pitch Pan Number of Pitch Pan: 29	<input checked="" type="checkbox"/> Roof Hatch Number of Roof Hatch: 1 = 3'x4'
<input type="checkbox"/> Skylight	<input checked="" type="checkbox"/> Soil Stack Number of Soil Stack: 7	<input checked="" type="checkbox"/> Additional Penetrations Additional Penetrations Items: Satellite skid- 3

Future Work

Future Work Summary
 These roofs are early in-service life with minor repairs require. RSI contacted the roof manufacturer to check on warranty status, but the manufacturer has not responded back (Carlisle). There was no information provided regarding the age of the membrane or when they were installed, but they are estimated to be approximately 2 years old according to aerial imagery. The mechanically attached TPO roofs are over polyiso insulation and anomalies were not detected on site with a capacitance meter.

RSI is recommends adopting an annual inspection and preventative maintenance program to ensure these roofs perform as expected. This program will also help to extend the service life of the assembly. Once all items pointed out in this report are completed by the roofer, these roofs should have been set for subsequent repairs and maintenance at \$1,500.00 annually.

Should replacement be recommended below, an in-depth survey may show that recovers are viable. Replacement budgets, when applicable, are for complete tear-offs. Repair budgets are not viable

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when subject roofs are replaced.

Recommendation Summary & Deck Visual Appearance

Roof Section	Moisture Survey:	Replace?	Replacement Year:	Cost Estimate:	Repairs	Underside Affected by Rust (what % of area):	What % of Deck was Visually Inspected	Comments / Notes:
A	Yes	No			Yes	0%	20%	Drop ceiling.
B	Yes	No			Yes		0%	Drop ceiling.
C	Yes	No			No	0%	90%	Open ceiling.

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Detail Deficiency List & Photos

Deficiency Item #:	Deficiency Detail:	Correction:	Code:	Photo:	Quantity:	Unit:	Total:
1	Store front.			<p>May 23, 2023 at 11:31:19 EDT 610 E. King St Kings Mountain NC 28086</p>		Item	\$0.00
2	Drop ceiling.			<p>May 23, 2023 at 11:32:06 EDT 610 E. King St Kings Mountain NC 28086</p>		Item	\$0.00
3	Underside deck photo.			<p>May 23, 2023 at 11:34:48 EDT 610 E. King St Kings Mountain NC 28086</p>		Item	\$0.00
4	Section A: Overview photo.			<p>May 23, 2023 at 11:38:48 EDT 610 E. King St Kings Mountain NC 28086</p>		Item	\$0.00

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Deficiency Item #:	Deficiency Detail:	Correction:	Code:	Photo:	Quantity:	Unit:	Total:
5	Deteriorated sealant on pipe in pitch pocket.	Remove deteriorated sealant and apply new sealant.	2		4	Item	\$220.00
6	Debris gathering in corners.	Remove,	2		4	Item	\$180.00
7	Monitor: Black emissions from exhaust fan.					Item	\$0.00
8	Section B: Overview photo.					Item	\$0.00

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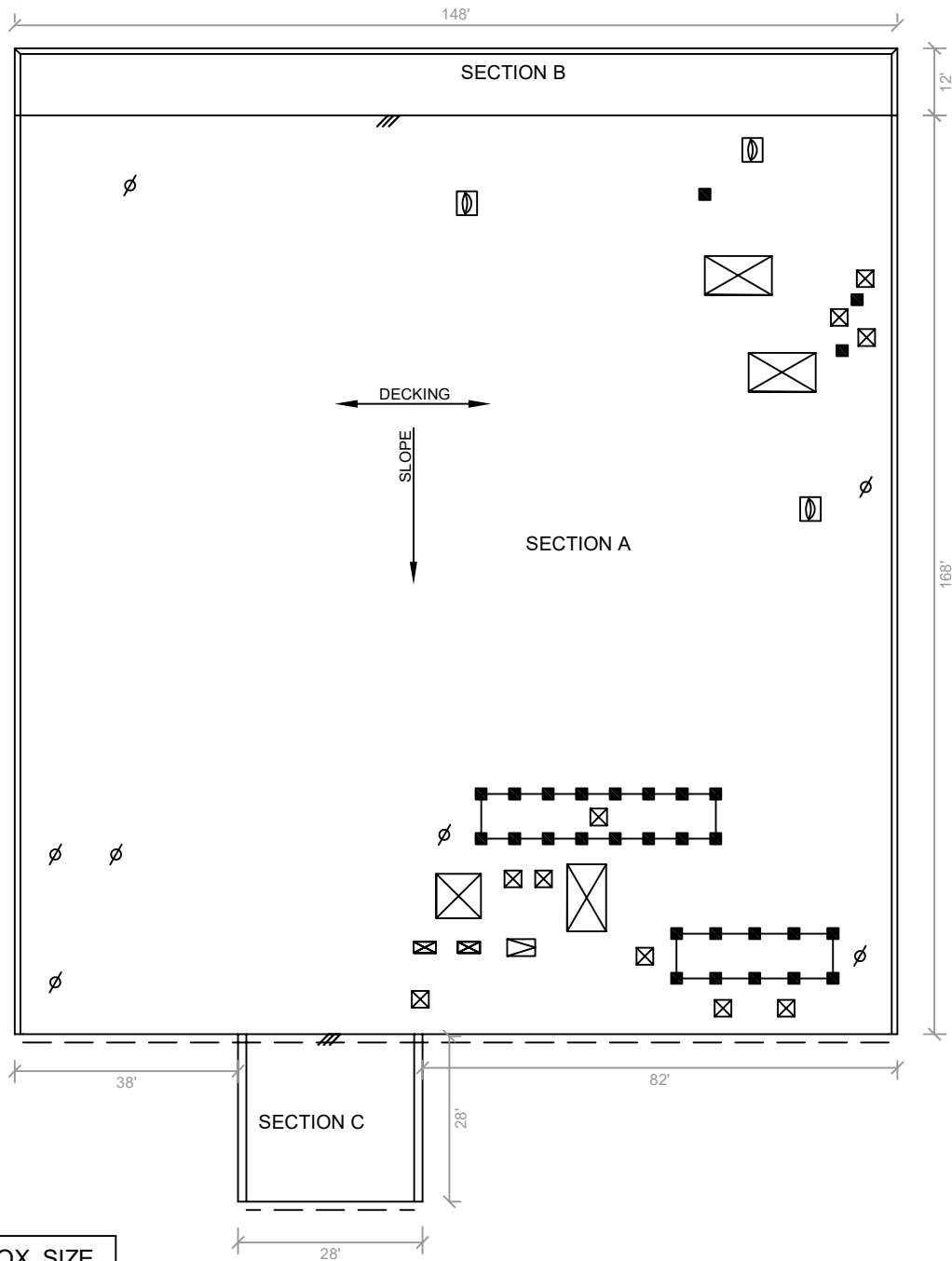
Deficiency Item #:	Deficiency Detail:	Correction:	Code:	Photo:	Quantity:	Unit:	Total:
9	Section C: Overview photo.			 May 23, 2023 at 11:51:15 EDT 610 E. King St Kings Mountain NC 28086 RSI		Item	\$0.00
10	Debris on the roof surface.	Remove.	2	 May 23, 2023 at 11:52:02 EDT 610 E. King St Kings Mountain NC 28086 RSI	1	Item	\$150.00

Total Cost of Deficiency
\$550.00

Deficiency Priority Codes:

- E - Emergency Correct as soon as possible**
- C - Critical Correct within one year**
- 2 - Second Funding Year Correct during funding year 2**
- 3 - Third Funding Year Correct during funding year 3**

**** Includes misc. PM items, in addition to above deficiencies. M/C: Minimum Charge**
Note: All work orders should contain language instructing the following: "All repair work is to conform to the, Repair Manual for Low-sloped Roof Systems as published by the National Roofing Contractors Association." The estimates above are designed to meet these standards. Roof Solutions Inc., upon request, will ensure the work is completed for the above cost.



ROOF AREA	APPROX. SIZE
A	24,864 SQ. FT.
B	1,776 SQ. FT.
C	784 SQ. FT.
TOTAL	27,424 SQ. FT.

LEGEND					
—	SCUPPER	—	RAIL CURBS	—	ACCESS LADDER
→	SLOPE	⊕	SATELITE SKID	—EJ—	EXPANSION JOINT
■	PITCH POCKET	⊗	HOT STACK	—	PARAPET WALL
∅	SOIL STACK	⊕	DRAIN	—	GUTTER
○	PIPE	⊗	ROOF HATCH	⊗	CURB
⊗	PIPE	⊗	SKYLIGHT	⊗	DUCT



RSI

10307 BAILEY ROAD
 CORNELIUS, NC 28031
 PHONE: (704) 896-0022
 FAX: (704) 896-7592

ROOF PLAN
 FOOD LION #2654
 610 EAST KING STREET
 KINGS MOUNTAIN, NC 28086

SCALE:	N.T.S.
DATE:	05-30-2023
DRAWN BY/CHECKED BY:	RWN

DETAIL NO:	A
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