



Roof Report

Rep: Ray King Cell: 602-740-1637 Date: 2/19/18

Customer: City of Superior	Property: Former Belmont Hotel
Contact: Todd Pryor	Street Address: 271 Main Street
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Phone: 520-689-5752	Phone:

A. Roof Inspection Report Summary

1. This roof report is based upon information discovered during roof inspection conducted on 2/6/18.
2. Roof is equipped with a roof hatch at rear upstairs landing, which makes the roof accessible with a 12 foot ladder.
3. It appears that the existing roof is a torch applied modified rolled roof system and was probably installed within the last 3 to 8 years.
4. A roof core was not taken on this inspection. Gryphon Commercial Roofing performs a roof core analysis at customer request or when required for re-roof estimate.
5. Roof has good drainage to the rear of the building at the south end, and is equipped with a cricket which helps water to drain efficiently out 2 scuppers. These 2 scuppers empty into 2 downspouts which carry water to the ground.
6. Modified roof capsheet is layered in the correct direction and laps appear sound and secured.
7. There is a small crack in existing roof cement at northeast parapet wall where a satellite dish and camera are mounted. This roof cement should be reapplied at some point in the near future.
8. Parapet walls do not have metal cap but have been sealed well with roof cement.
9. Chimneys have been filled with unknown substance and sealed with roof cement.
10. Roof penetrations, turbines, A/C unit base flashings, and roof hatch curb have been sealed with roof cement.
11. There is nothing visible to suggest that any water is entering the building via any inadequacy with the existing roof system to top of parapet wall. However, it is recommended to perform roof maintenance with roof cement every 3 to 5 years.



B. Recommendations

1. Keep roof clean of debris.
2. Around roof penetrations, turbines, A/C base flashings, scupper areas, parapet walls, and any visible potential problem areas, apply roof cement as preventive maintenance. Polyester web can also be used with the roof cement to reinforced repairs. This should be done every 3 to 5 years and does not necessarily need to be a licensed roofing contractor. These materials are available at roofing supply stores and larger building material stores such as Home Depot or Lowe's.

Please let me know if you have any questions or if I can be of further assistance.

Thank you.

A handwritten signature in black ink that reads "Ray King". The signature is written in a cursive, flowing style.

Ray King
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Image 1

Belmont Hotel

Superior, Arizona



Image 2

Belmont Hotel

Superior, Arizona

Roof deck has good drainage to the rear or south end of building.



Image 3 Belmont Hotel Superior, Arizona

South wall at rear is equipped with a scupper which helps to divert water out 2 scuppers.



Image 4 Belmont Hotel Superior, Arizona



Image 5

Belmont Hotel

Superior, Arizona

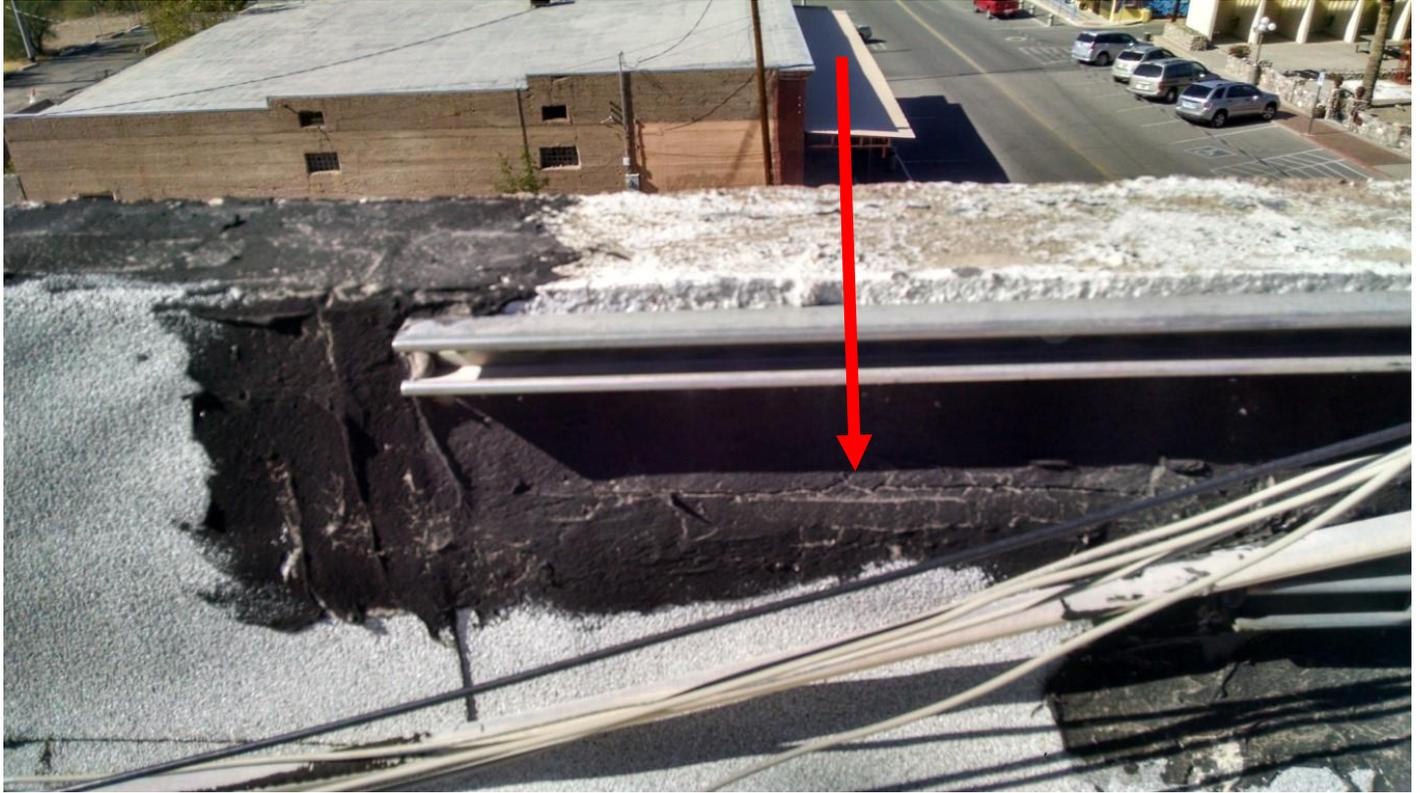


Image 6

Belmont Hotel

Superior, Arizona



Image 7

Belmont Hotel

Superior, Arizona



Image 8

Belmont Hotel

Superior, Arizona



Image 9

Belmont Hotel

Superior, Arizona

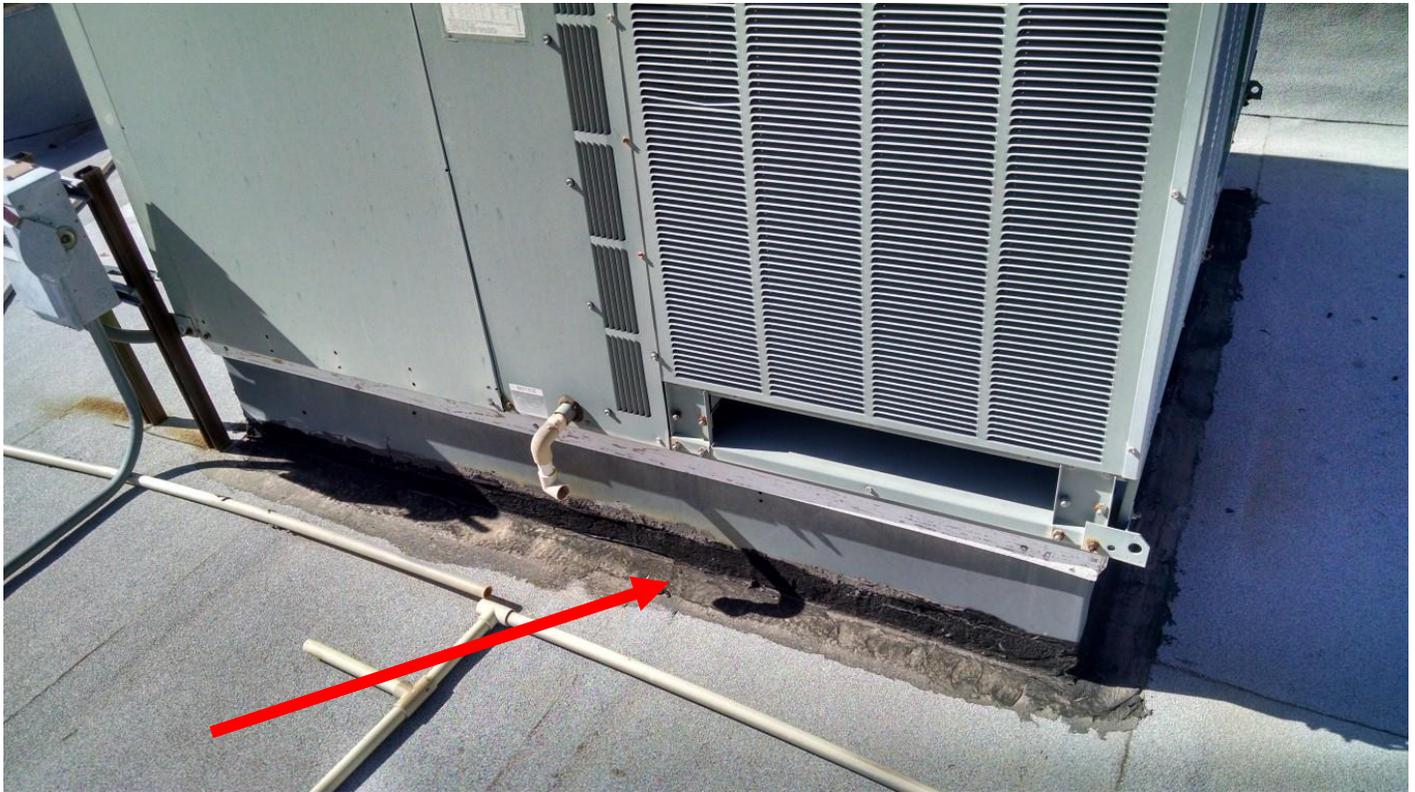


Image 10

Belmont Hotel

Superior, Arizona



Image 11

Belmont Hotel

Superior, Arizona



Image 12

Belmont Hotel

Superior, Arizona