ADDENDUM NUMBER #1
MILWAUKEE COUNTY

Project Number: WJ01201
CRC Roof Replacements – 600 & 400 Bldgs.

Date of Addendum: November 12, 2026

This Addendum to the Contract Documents is issued to modify, explain, or correct the original documents, dated October 26, 2026, and is hereby made part of the Contract Documents. Acknowledge receipt of this Addendum in your proposal, or bid may be rejected.

1. Amending proposal due date

Changing PROPOSAL DUE DATE:

"RFP Due Date: November 18, 2026, at 4:00 PM" to "RFP Due Date: November 20, 2026, at 4:00 PM"

2. Adding Questions/Answer Responses

See Attachment

3. Adding Existing Field Report

See Attachment

MILWAUKEE COUNTY

Department of Administrative Services

Facilities Management Division

Architecture, Engineering & Environmental Services

600 N Plankinton Ave,
Milwaukee, Wisconsin 53203

REQUEST FOR PROPOSAL FOR

Professional Services

PROJECT NO. WJ012101

Oct 26, 2026

Milwaukee County

Date: Oct. 26, 2026

Re: Request-For-Proposals (RFP)
Project Name: CRC Roof Replacements – 600 & 400 Bldgs.
Project Address: Community Reintegration Center, 8885 S. 68th Street, Franklin, WI 53132.

Project No. WJ012101
Proposal Due: Nov 20th, 2026, at 4:00 PM

Questions: Answers in Red

1. Are the attachments, including the TBE-14 and Fee Proposal, for the Milwaukee County RFP available for download? Disregard Attachment A through O listed in the RFP. Use Proposal Preparation, Submission and Evaluation Guidelines posted 11/6/26.

2. **Consultant Fee Proposal Form:** The fee proposal form included in the attachment package appears to be for **South Shore Breakwater Planning, Project P447-02610**, rather than the CRC Roof Replacements, Project WJ012101. Please provide the correct Consultant Fee Proposal Form for this project or confirm the format we should use. See attached revised proposal form.

3. **Attachment numbering:** The RFP identifies Attachments **A through O**, while the combined attachment package uses numbered attachments and, in several cases, the underlying forms carry different letter designations. Could you please provide a cross-reference or confirm which documents correspond to Attachments A through O? Disregard Attachment A through O listed in the RFP. Use Proposal Preparation, Submission and Evaluation Guidelines posted 11/6/26.

3. **TBE/DBE requirements:** The RFP identifies a **17% TBE participation goal** and requires TBE-14 forms. The attachment package also includes separate DBE requirements with the DBE goal left blank. Please confirm that the applicable participation requirement for this project is the **17% TBE goal** and identify the forms that must accompany the proposal. 17% confirmed.

4. **TBE-14:** Please confirm whether the current TBE-14 form was included in the package or provide the applicable form. See Attached form.

5. **Subconsultant forms:** Please provide or identify **Attachment J - Subconsultant Listing** and **Attachment K - Subconsultant Compliance Certification**, as referenced in the RFP. Refer to Proposal Preparation, Submission and Evaluation Guidelines posted 11/6/26.

6. **Record Documents / Closeout Checklist:** Please confirm the applicable designations and versions, since the combined package identifies these differently from the RFP attachment list. Refer to Proposal Preparation, Submission and Evaluation Guidelines posted 11/6/26.

7. **Question deadline:** The RFP references questions being submitted at least **10 days prior to the proposal due date**, while the Proposal Preparation Guidelines state **seven business days**. Please confirm the applicable deadline. Refer to Proposal Preparation, Submission and Evaluation Guidelines posted 11/6/26.

8. **Proposal submission time:** The RFP identifies the November 18, 2026, deadline as **3:00 PM** in one location and **4:00 PM** in the Proposal Submission Requirements. Please confirm the official submission deadline. Deadline date revised to **11/20/26, 4:00pm.**

9. **Consultant Report:** The RFP references a Consultant Report, but we were unable to identify a corresponding Consultant Report document, form, or template within the attachment package provided. Please confirm whether the Consultant Report is applicable to this project and, if so, please provide the applicable document/template or identify where it is contained within the attachments. Report attached.

10. Would be able to arrange for a visit to the site? There will be no on-site visits.

MANAGEMENT REPORT



PREPARED FOR

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER
Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

Through our partnerships with manufacturers, Nations Roof has many roofing systems to choose from. Our certified roofing specialists will make a recommendation based on your roof type and condition to deliver the best available solution to fit your needs.









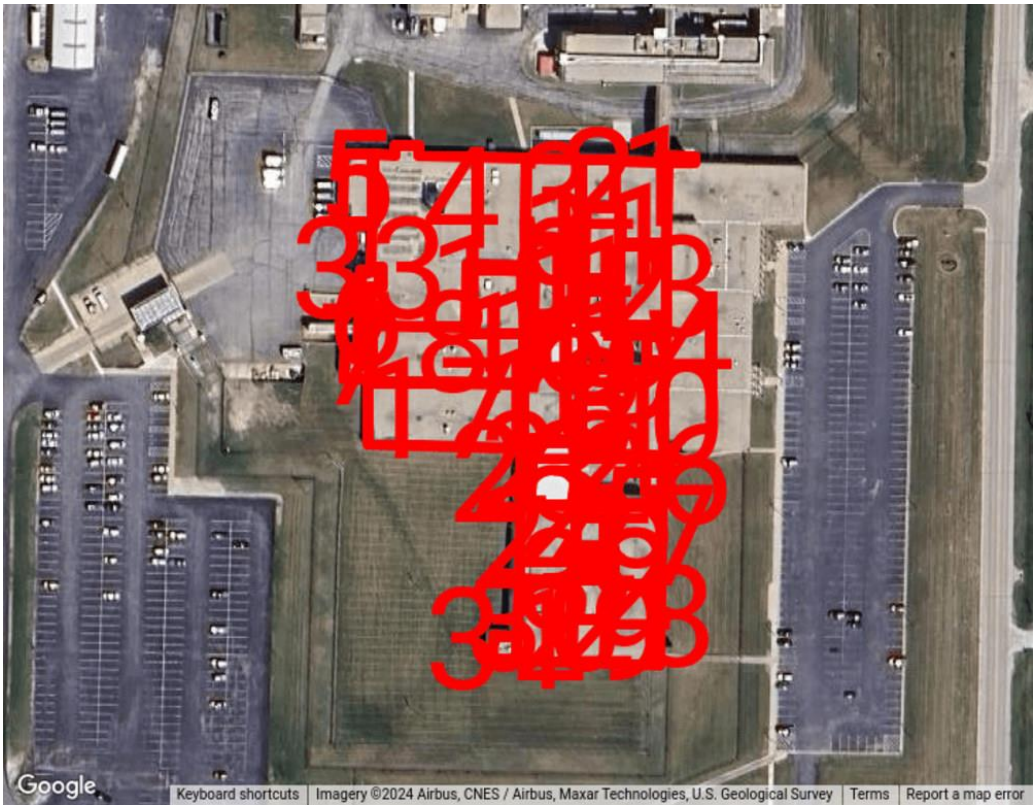
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Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

Rev. 03.07.2024

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

SITE OVERVIEW



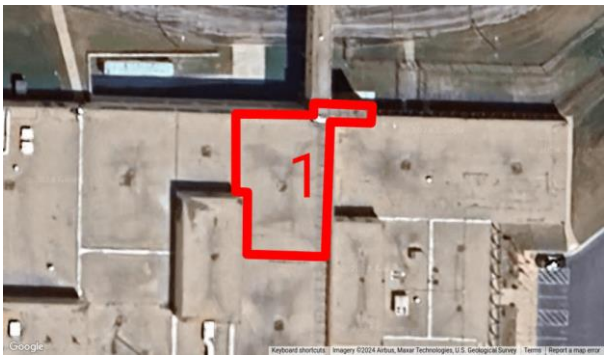
No.	NAME	SQ/FT	EST INSTALL	GRADE
1	1-Section One	4,450		D
2	2-Section Two	1,583		C
3	3-Section Three	4,513		C
4	4-Section Four	23,091		C
5	5-Section Five	2,067		C
6	6-Section Six	680		C
7	7-Section Seven	753		C
8	8-Section Eight	8,156		C
9	9-Section Nine	3,817		C
10	10-Section Ten	3,898		C

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11	11-Section Eleven	2,506		C
12	12-Section Twelve	1,331		C
13	13-Section Thirteen	4,208		C
14	14-Section Fourteen	703		C
15	15-Section Fifteen	2,679		A
16	16-Section Sixteen	364		C
17	17-Section Seventeen	10,038		C
18	18-Section Eighteen	4,097		C
19	19-Section Nineteen	1,054		C
20	20-Section Twenty	4,556		C
21	21-Section Twenty-One	1,495		C
22	22-Section Twenty-Two	2,785		C
23	23-Section Twenty-Three	537		C
24	24-Section Twenty-Four	4,230		C
25	25-Section Twenty-Five	1,569		C
26	26-Section Twenty-Six	591		C
27	27-Section Twenty-Seven	4,236		C
28	28-Section Twenty-Eight	4,201		C
29	29-Section Twenty-Nine	1,485		C
30	30-Section Thirty	4,483		C
31	31-Section Thirty-One	544		C
32	32-Section Thirty-Two	2,560		D
33	33-Section Thirty-Three	324		C

SECTION: 1-SECTION ONE OBSERVATIONS

Section: 1-Section One
Size: 4,450
Overall Grade: D
Inspection Date: 02/28/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

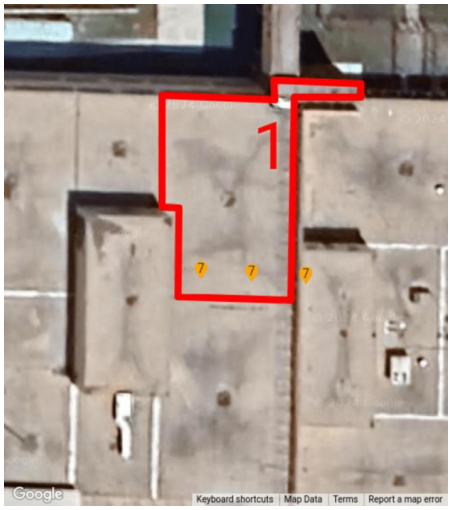
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MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

DEFICIENCIES

Section: 1-Section One
Size: 4,450
Overall Grade: D
Inspection Date: 02/28/2024
Inspector: Pavel Habana



	Deficiency Images	Deficiency Info
7		NAME: EXPANSION JOINT OPENING (EMERGENCY) QUANTITY: 100 LF DEFICIENCY Expansion joint covers are open. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Expansion joint covers protect details designed to allow for expansion and contraction of the building structure. These covers should be repaired if damaged, rusted or missing.

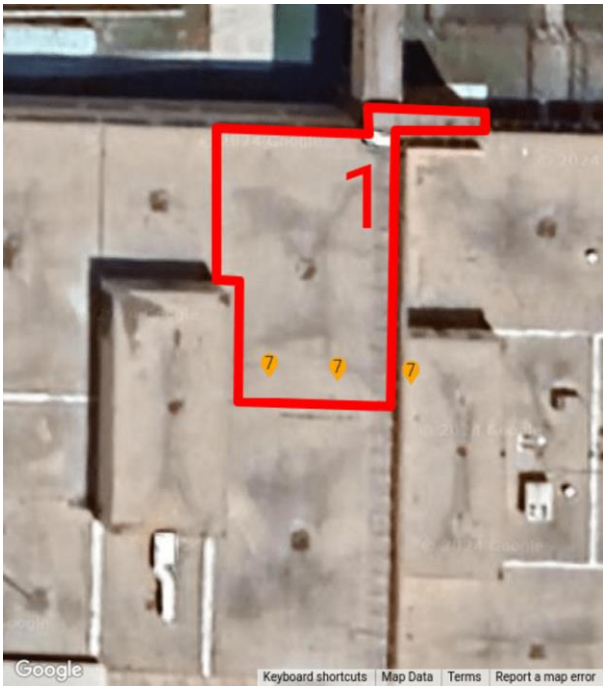
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8		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

Section: 1-Section One
Size: 4,450
Overall Grade: D
Inspection Date: 02/28/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

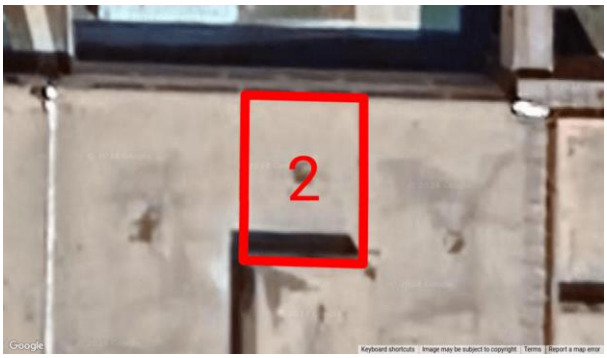
F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



Recommendations: Repair - This roof section is in fair overall condition for its age/composition but is in need of some maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

SECTION: 2-SECTION TWO OBSERVATIONS

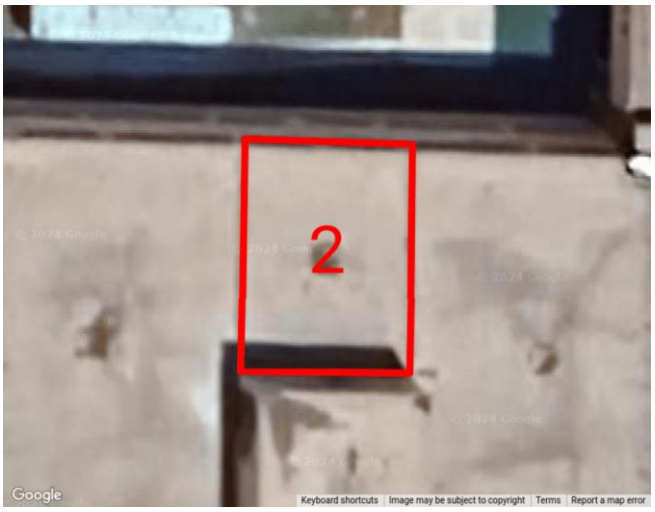
Section: 2-Section Two
Size: 1,583
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

DEFICIENCIES

Section: 2-Section Two
Size: 1,583
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



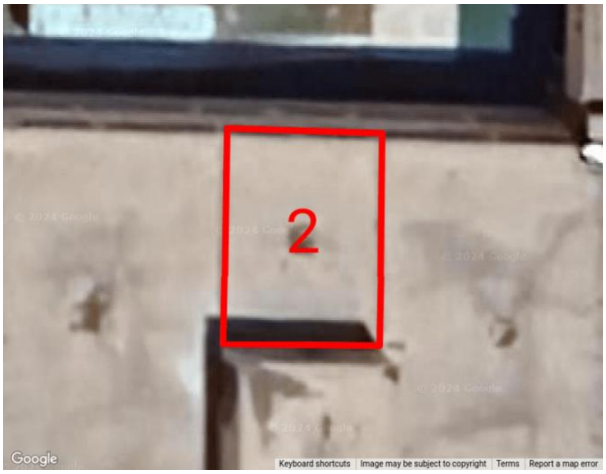
	Deficiency Images	Deficiency Info
1		NAME: PIPE PENETRATION FAILURE (EMERGENCY) QUANTITY: 2 EA DEFICIENCY The existing pipe penetration flashing has failed. CORRECTIVE ACTION Remove existing pipe flashing as needed. Provide and install pipe boot or field fabricated flashing that is compatible to existing materials according to the manufacturer's specifications. PROJECTED CONSEQUENCES IF NOT CORRECTED Penetration pockets allow for pipes, conduit and other irregularly shaped items to go through the roof for HVAC and other mechanical units. Inadequate amounts of mastic or pourable sealer can compromise the integrity of the roof and cause leaks.

2		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

Section: 2-Section Two
Size: 1,583
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is only in need of minor maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

SECTION: 3-SECTION THREE OBSERVATIONS

Section: 3-Section Three
Size: 4,513
Overall Grade: C
Inspection Date: 02/14/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

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DEFICIENCIES

Section: 3-Section Three
Size: 4,513
Overall Grade: C
Inspection Date: 02/14/2024
Inspector: Pavel Habana



	Deficiency Images	Deficiency Info
1		NAME: VENT PIPE FLASHING (EMERGENCY) QUANTITY: 1 EA DEFICIENCY There is a round roof projection without proper flashing. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Damaged or improperly flashed vent pipes can allow water to enter the building. They should be regularly inspected and replaced as needed.

2	 	NAME: EXPANSION JOINT OPENING (EMERGENCY) QUANTITY: 100 LF DEFICIENCY Expansion joint covers are open. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Expansion joint covers protect details designed to allow for expansion and contraction of the building structure. These covers should be repaired if damaged, rusted or missing.
3	NATIONS ROOF™ THE ROOFING SOLUTIONS COMPANY	NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

Section: 3-Section Three
Size: 4,513
Overall Grade: C
Inspection Date: 02/14/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



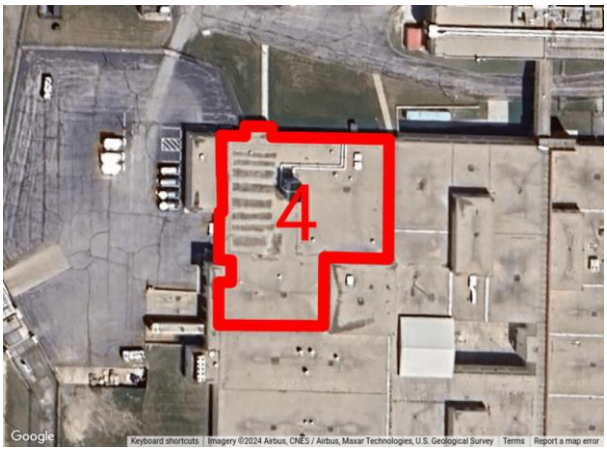
Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is in need of some maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

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SECTION: 4-SECTION FOUR OBSERVATIONS

Section: 4-Section Four
Size: 23,091
Overall Grade: C
Inspection Date: 02/14/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

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MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

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DEFICIENCIES

Section: 4-Section Four
Size: 23,091
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	Deficiency Images	Deficiency Info
1		NAME: CURB FLASHING FAILURE (EMERGENCY) QUANTITY: 10 EA DEFICIENCY The existing roof top curb flashing has failed and is allowing water to enter the roof system. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Curb flashings are required to endure expansion caused by movement in the deck, mechanical equipment and other forces. They are also often damaged by people, birds, animals and insects. Regular inspection of curbs with a PM program is recommended.

2		NAME: BASEFLASHING VERTICAL LAPS (EMERGENCY) QUANTITY: 5 EA DEFICIENCY There are open seams, fish mouths, voids and or dry laps in the BUR membrane that are allowing water to infiltrate the roof system and/or building. This condition should be addressed immediately to ensure water-tightness and prevent damage to the roof system and/or building. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Wall flashings should go up a minimum 18" and be adhered to the substrate with vertical seams that are properly sealed. Due to structural mvement, the seams can be compromised, allowing for water to flow into the building.

3		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

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Section: 4-Section Four
Size: 23,091
Overall Grade: C
Inspection Date: 02/14/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



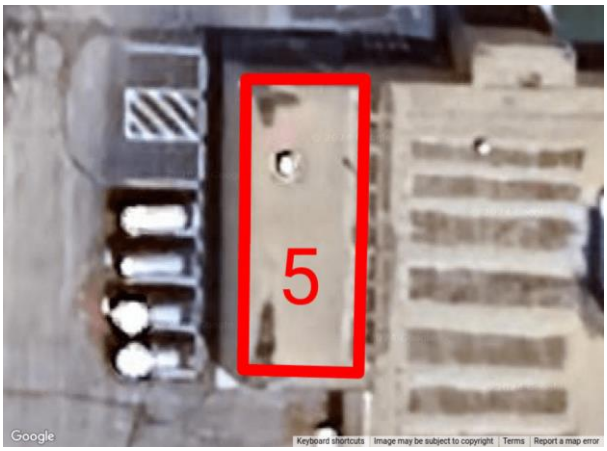
Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is in need of some maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

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SECTION: 5-SECTION FIVE OBSERVATIONS

Section: 5-Section Five
Size: 2,067
Overall Grade: C
Inspection Date: 02/14/2024
Inspector: Pavel Habana

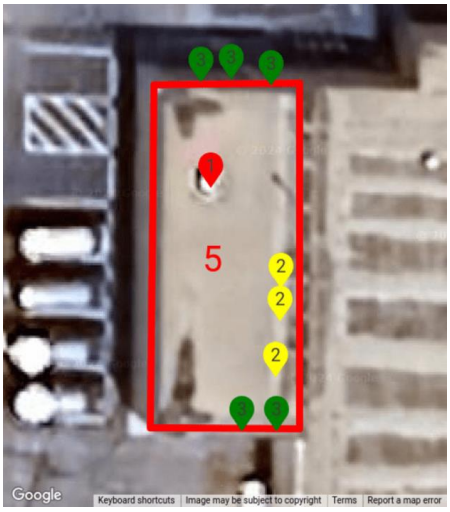


Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

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DEFICIENCIES

Section: 5-Section Five
Size: 2,067
Overall Grade: C
Inspection Date: 02/14/2024
Inspector: Pavel Habana



	Deficiency Images	Deficiency Info
1	 	NAME: CURB FLASHING FAILURE (EMERGENCY) QUANTITY: 1 EA DEFICIENCY The existing roof top curb flashing has failed and is allowing water to enter the roof system. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Curb flashings are required to endure expansion caused by movement in the deck, mechanical equipment and other forces. They are also often damaged by people, birds, animals and insects. Regular inspection of curbs with a PM program is recommended.

2		NAME: SURFACING-DISPLACED BALLAST (EMERGENCY) QUANTITY: 100 SF DEFICIENCY The ballast is displaced due to wind, water erosion, billowing of the membrane or intentionally by workmen. This leaves the membrane unprotected and the roof subject to wind uplift. CORRECTIVE ACTION Redistribute to cover displaced ballast. PROJECTED CONSEQUENCES IF NOT CORRECTED Ballast that has been displaced may cause billowing of the membrane and create a hazard for a blow off. Ballast should sufficiently cover the surface of the roof or can mechanically attachment is an alternative.

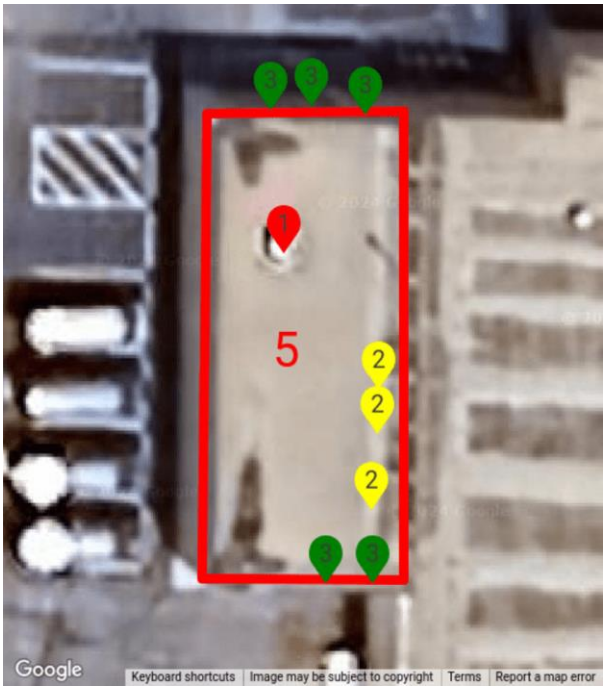
3	 	NAME: BASEFLASHING VERTICAL LAPS (EMERGENCY) QUANTITY: 5 EA DEFICIENCY There are open seams, fish mouths, voids and or dry laps in the BUR membrane that are allowing water to infiltrate the roof system and/or building. This condition should be addressed immediately to ensure water-tightness and prevent damage to the roof system and/or building. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Wall flashings should go up a minimum 18" and be adhered to the substrate with vertical seams that are properly sealed. Due to structural mvement, the seams can be compromised, allowing for water to flow into the building.

4		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

Section: 5-Section Five
Size: 2,067
Overall Grade: C
Inspection Date: 02/14/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

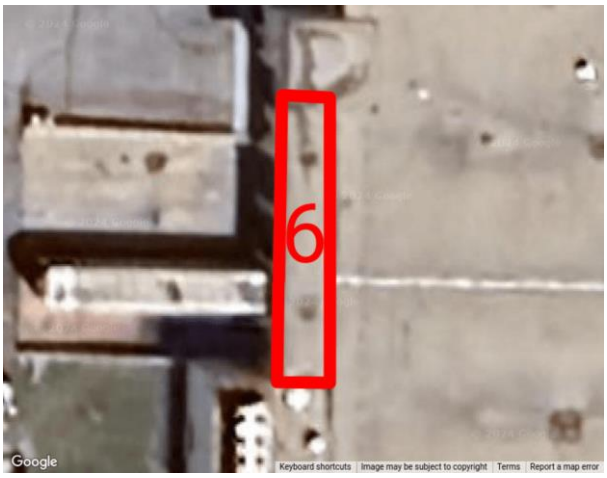
F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is in need of some maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

SECTION: 6-SECTION SIX OBSERVATIONS

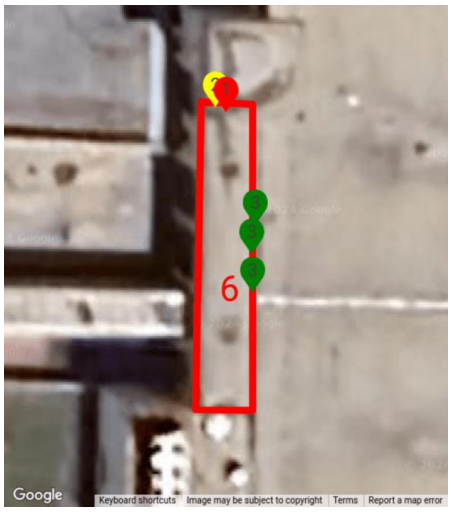
Section: 6-Section Six
Size: 680
Overall Grade: C
Inspection Date: 02/14/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

DEFICIENCIES

Section: 6-Section Six
Size: 680
Overall Grade: C
Inspection Date: 02/14/2024
Inspector: Pavel Habana



	Deficiency Images	Deficiency Info
1		NAME: ANGLE CHANGE SECUREMENT (EMERGENCY) QUANTITY: 8 LF DEFICIENCY There is improper or inadequate termination at the angle change. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Proper flashing at vertical and horizontal angle changes are critical to a watertight roof. These details endure much stress due to expansion and contraction of the building components and are often the first cause of leaks on a roof.

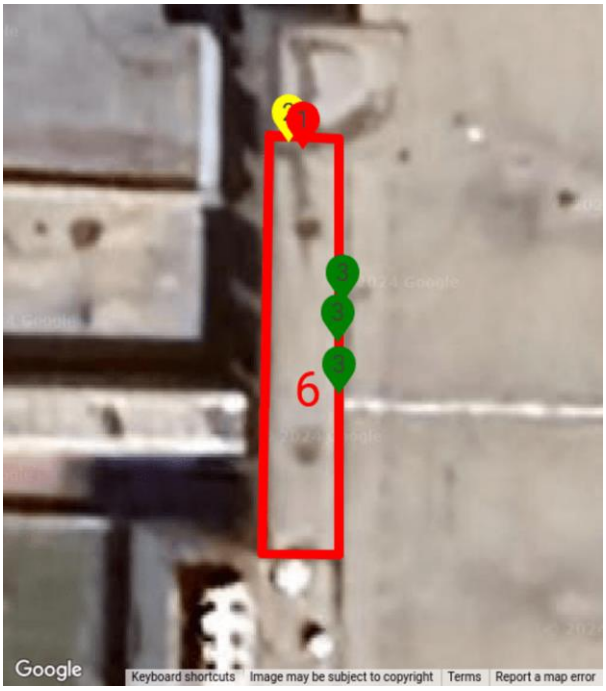
2	 	NAME: CAULK APPLICATION (EMERGENCY) QUANTITY: 8 LF DEFICIENCY Replace damaged or missing caulk CORRECTIVE ACTION Clean and prepare surface for construction grade caulk application that is compatible with existing materials PROJECTED CONSEQUENCES IF NOT CORRECTED Caulking is typcially a secondary protection against leaks. Damaged or missing caulk may lead to leaks or accelerate the deterioration of other critical details.
3	  	NAME: EXPANSION JOINT OPENING (EMERGENCY) QUANTITY: 50 LF DEFICIENCY Expansion joint covers are open. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Expansion joint covers protect details designed to allow for expansion and contraction of the building structure. These covers should be repaired if damaged, rusted or missing.

4		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

Section: 6-Section Six
Size: 680
Overall Grade: C
Inspection Date: 02/14/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is in need of some maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

SECTION: 7-SECTION SEVEN OBSERVATIONS

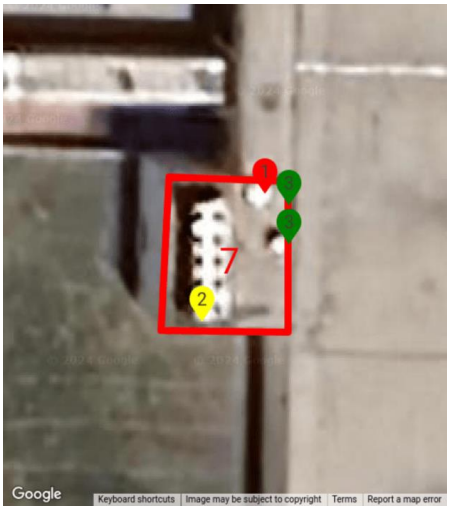
Section: 7-Section Seven
Size: 753
Overall Grade: C
Inspection Date: 02/14/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

DEFICIENCIES

Section: 7-Section Seven
Size: 753
Overall Grade: C
Inspection Date: 02/14/2024
Inspector: Pavel Habana



	Deficiency Images	Deficiency Info
1		NAME: SAFETY - ROOF HATCH SAFETY RAIL (EMERGENCY) QUANTITY: 1 EA DEFICIENCY OSHA requires that a safety railing be installed at all roof access hatches. CORRECTIVE ACTION Provide and Install OSHA approved roof hatch safety guardrails. PROJECTED CONSEQUENCES IF NOT CORRECTED Roof hatch railings make it easier and safer to get on and off the roof, as well as provides fall protection when the hatch is left open, consistent with OSHA guidelines.

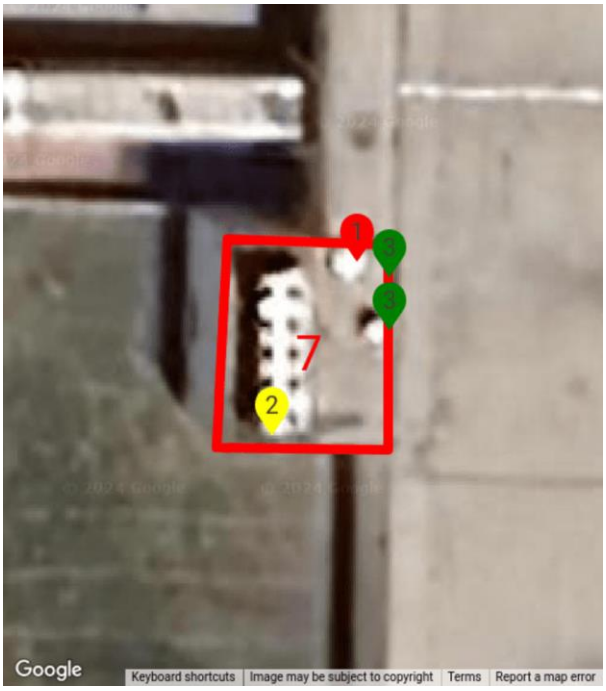
2		NAME: PENETRATION POCKET - ADD POURABLE SEALER (EMERGENCY) QUANTITY: 1 EA DEFICIENCY The existing pitch pocket sealant has failed and allowing water to enter the roof system. CORRECTIVE ACTION The pitch pocket shall be cleaned out free from any loose sealant. New manufacturer's pourable sealant shall be installed to ensure a weather tight seal. PROJECTED CONSEQUENCES IF NOT CORRECTED Replacing mastics that can shrink, seep or pull away from the edges to create leaks should be cleaned out and re-filled with pourable sealer, for a long terem fix that requires minimal maintenance.
3		NAME: EXPANSION JOINT OPENING (EMERGENCY) QUANTITY: 100 LF DEFICIENCY Expansion joint covers are open. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Expansion joint covers protect details designed to allow for expansion and contraction of the building structure. These covers should be repaired if damaged, rusted or missing.

4		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

Section: 7-Section Seven
Size: 753
Overall Grade: C
Inspection Date: 02/14/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is in need of some maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

SECTION: 8-SECTION EIGHT OBSERVATIONS

Section: 8-Section Eight
Size: 8,156
Overall Grade: C
Inspection Date: 02/21/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

Nations Roof
851 E I-65 Service Road South
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ServiceCenter@nationsroof.com

	COMMENTS: Overview
	COMMENTS: Overview

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

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DEFICIENCIES

Section: 8-Section Eight
Size: 8,156
Overall Grade: C
Inspection Date: 02/21/2024
Inspector: Pavel Habana



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	Deficiency Images	Deficiency Info
1		NAME: CURB FLASHING FAILURE (EMERGENCY) QUANTITY: 3 EA DEFICIENCY The existing roof top curb flashing has failed and is allowing water to enter the roof system. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Curb flashings are required to endure expansion caused by movement in the deck, mechanical equipment and other forces. They are also often damaged by people, birds, animals and insects. Regular inspection of curbs with a PM program is recommended.

2		NAME: PENETRATION POCKET - REPLACE PAN AND POURABLE SEALER (EMERGENCY) QUANTITY: 1 EA DEFICIENCY The existing pitch pocket sealant is damaged or has failed, allowing water to enter the roof system. CORRECTIVE ACTION Remove existing penetration pocket. Provide and install a new penetration pocket. Flash in penetration pocket with compatible materials and fill with pourable sealer to manufacturer's specifications. PROJECTED CONSEQUENCES IF NOT CORRECTED Damaged penetration pockets can allow water to leak directly into the building. Filling the pan or pre-formed materials with pourable sealer is a long term fix that requires minimal maintenance.
3		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
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Section: 8-Section Eight
Size: 8,156
Overall Grade: C
Inspection Date: 02/21/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



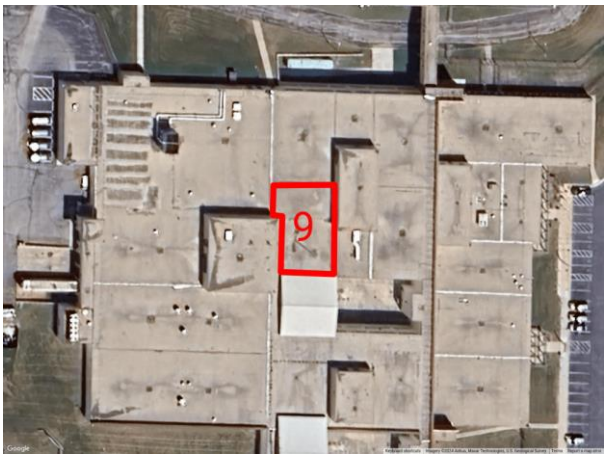
Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is only in need of minor maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
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SECTION: 9-SECTION NINE OBSERVATIONS

Section: 9-Section Nine
Size: 3,817
Overall Grade: C
Inspection Date: 02/15/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

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DEFICIENCIES

Section: 9-Section Nine
Size: 3,817
Overall Grade: C
Inspection Date: 02/15/2024
Inspector: Pavel Habana



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	Deficiency Images	Deficiency Info
1	 	NAME: BASEFLASHING VERTICAL LAPS (EMERGENCY) QUANTITY: 2 EA DEFICIENCY There are punctures, cracks or splits in the BURG membrane that are allowing water to infiltrate the roof system and/or building. This condition should be addressed immediately to ensure water-tightness and prevent damage to the roof system and/or building. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Wall flashings should go up a minimum 18" and be adhered to the substrate with vertical seams that are properly sealed. Due to structural mvement, the seams can be compromised, allowing for water to flow into the building.

2		NAME: ORGANIC GROWTH - ROOF DEBRIS (EMERGENCY) QUANTITY: 150 SF DEFICIENCY There is debris at drain areas that could cause the drainage system to become clogged and not perform properly. This condition should be addressed immediately to prevent damage to the roof system and/or building, and should be considered as part of a routine roof maintenance program. CORRECTIVE ACTION We recommend all debris be removed from the drain areas and be properly disposed of. PROJECTED CONSEQUENCES IF NOT CORRECTED Organic growth on the roof can range from moss on shady sides of the building to weeds growing through the roof. These conditions should be removed, cleaned and inspected regularly to prevent further growth.
3		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

Section: 9-Section Nine
Size: 3,817
Overall Grade: C
Inspection Date: 02/15/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is only in need of minor maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

SECTION: 10-SECTION TEN DEFICIENCIES

Section: 10-Section Ten
Size: 3,898
Overall Grade: C
Inspection Date: 02/15/2024
Inspector: Pavel Habana



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	Deficiency Images	Deficiency Info
1		NAME: CURB FLASHING FAILURE (EMERGENCY) QUANTITY: 1 EA DEFICIENCY The existing roof top curb flashing has failed and is allowing water to enter the roof system. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Curb flashings are required to endure expansion caused by movement in the deck, mechanical equipment and other forces. They are also often damaged by people, birds, animals and insects. Regular inspection of curbs with a PM program is recommended.

2		NAME: PIPE PENETRATION FAILURE (EMERGENCY) QUANTITY: 1 EA DEFICIENCY The existing pipe penetration flashing has failed. CORRECTIVE ACTION Remove existing pipe flashing as needed. Provide and install pipe boot or field fabricated flashing that is compatible to existing materials according to the manufacturer's specifications. PROJECTED CONSEQUENCES IF NOT CORRECTED Penetratio pockets allow for pipes, conduit and other irregularly shaped items to go through the roof for HVAC and other mechanical units. Inadequate amounts of mastic or pourable sealer can compromise the integrity of the roof and cause leaks.
3		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

Section: 10-Section Ten
Size: 3,898
Overall Grade: C
Inspection Date: 02/15/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is only in need of minor maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
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SECTION: 11-SECTION ELEVEN OBSERVATIONS

Section: 11-Section Eleven
Size: 2,506
Overall Grade: C
Inspection Date: 02/15/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

Nations Roof
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	COMMENTS: Overview
	COMMENTS: Overview

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

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8885 South 68th Street
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DEFICIENCIES

Section: 11-Section Eleven
Size: 2,506
Overall Grade: C
Inspection Date: 02/15/2024
Inspector: Pavel Habana



	Deficiency Images	Deficiency Info
2		NAME: PIPE PENETRATION FAILURE (EMERGENCY) QUANTITY: 1 EA DEFICIENCY The existing pipe penetration flashing has failed. CORRECTIVE ACTION Remove existing pipe flashing as needed. Provide and install pipe boot or field fabricated flashing that is compatible to existing materials according to the manufacturer's specifications. PROJECTED CONSEQUENCES IF NOT CORRECTED Penetratio pockets allow for pipes, conduit and other irregularly shaped items to go through the roof for HVAC and other mechanical units. Inadequate amounts of mastic or pourable sealer can compromise the integrity of the roof and cause leaks.

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3		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

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Franklin, WI 53132

Section: 11-Section Eleven
Size: 2,506
Overall Grade: C
Inspection Date: 02/15/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is only in need of minor maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

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SECTION: 12-SECTION TWELVE OBSERVATIONS

Section: 12-Section Twelve
Size: 1,331
Overall Grade: C
Inspection Date: 02/15/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

Nations Roof
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	COMMENTS: Overview
	COMMENTS: Overview

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

Section: 12-Section Twelve
Size: 1,331
Overall Grade: C
Inspection Date: 02/15/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining

Recommendations: Monitor - This roof section is in good overall condition and is not in need of any maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

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SECTION: 13-SECTION THIRTEEN OBSERVATIONS

Section: 13-Section Thirteen
Size: 4,208
Overall Grade: C
Inspection Date: 02/16/2024
Inspector: Pavel Habana



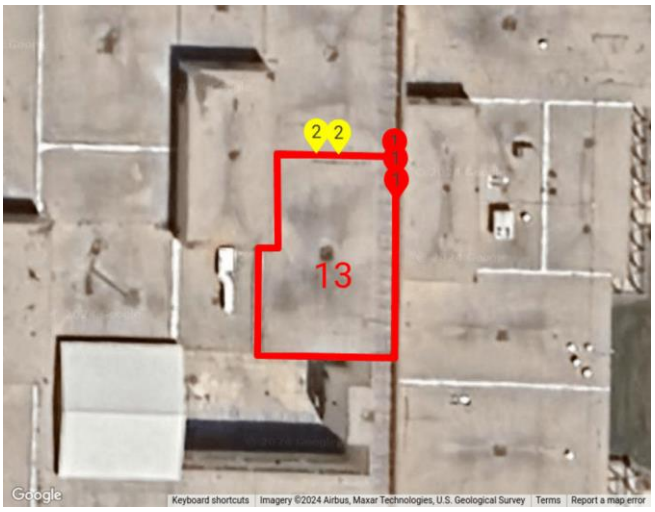
Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

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	COMMENTS: Overview
	COMMENTS: Overview

DEFICIENCIES

Section: 13-Section Thirteen
Size: 4,208
Overall Grade: C
Inspection Date: 02/16/2024
Inspector: Pavel Habana



	Deficiency Images	Deficiency Info
1		NAME: BLISTERS (EMERGENCY) QUANTITY: 30 LF DEFICIENCY There are blisters in the field membrane. This is where there is not adhesion to the substrate and can allow water to enter the building. (single ply, BUR and modified bitumen) CORRECTIVE ACTION Cut open the blistered membrane to remove moisture. Provide and install a new piece of membrane to match existing in accordance with manufacturer's specifications. PROJECTED CONSEQUENCES IF NOT CORRECTED Voids caused by blisters can create weakpoints on the roof which may pop so that water leaks into the building.

2		NAME: EXPANSION JOINT OPENING (EMERGENCY) QUANTITY: 100 LF DEFICIENCY Expansion joint covers are open. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Expansion joint covers protect details designed to allow for expansion and contraction of the building structure. These covers should be repaired if damaged, rusted or missing.
3		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

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Section: 13-Section Thirteen
Size: 4,208
Overall Grade: C
Inspection Date: 02/16/2024
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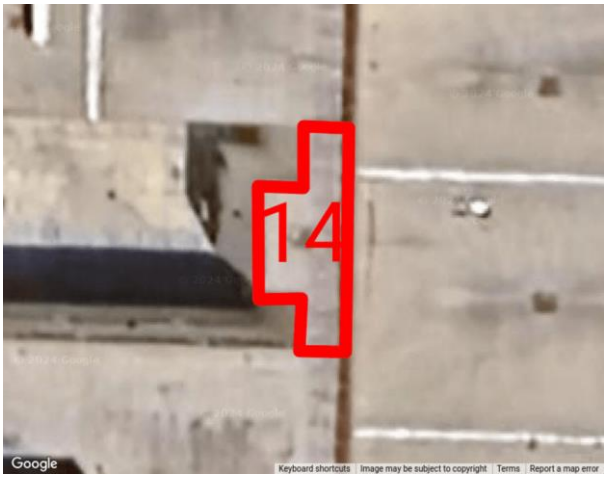
F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining

Recommendations: Repair - This roof section is in good overall condition for its age/composition but is in need of some maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

SECTION: 14-SECTION FOURTEEN OBSERVATIONS

Section: 14-Section Fourteen
Size: 703
Overall Grade: C
Inspection Date: 02/16/2024
Inspector: Pavel Habana



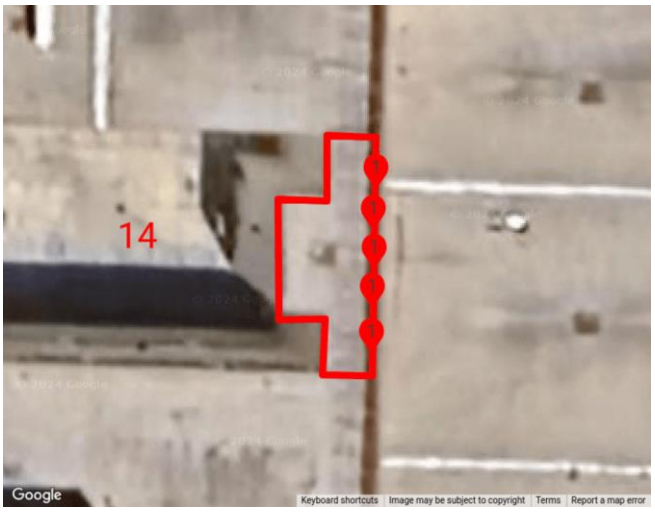
Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

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DEFICIENCIES

Section: 14-Section Fourteen
Size: 703
Overall Grade: C
Inspection Date: 02/16/2024
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MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

	Deficiency Images	Deficiency Info
1		NAME: BASEFLASHING VERTICAL LAPS (EMERGENCY) QUANTITY: 5 EA DEFICIENCY There are open seams, fish mouths, voids and or dry laps in the BUR membrane that are allowing water to infiltrate the roof system and/or building. This condition should be addressed immediately to ensure water-tightness and prevent damage to the roof system and/or building. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Wall flashings should go up a minimum 18" and be adhered to the substrate with vertical seams that are properly sealed. Due to structural mvement, the seams can be compromised, allowing for water to flow into the building.

Nations Roof
851 E I-65 Service Road South
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Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

2		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

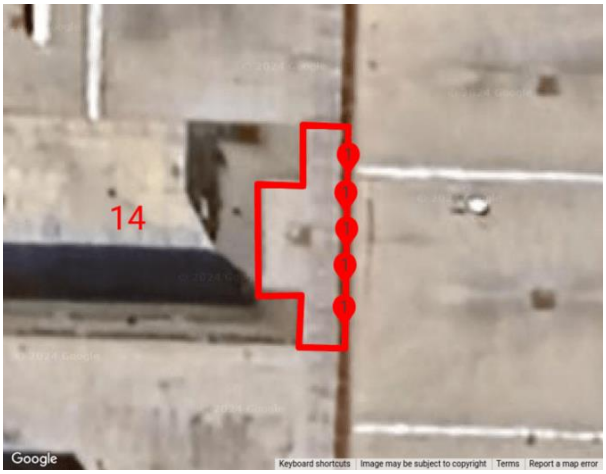
MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

Section: 14-Section Fourteen
Size: 703
Overall Grade: C
Inspection Date: 02/16/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is only in need of minor maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

SECTION: 15-SECTION FIFTEEN OBSERVATIONS

Section: 15-Section Fifteen
Size: 2,679
Overall Grade: A
Inspection Date: 02/16/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

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MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

Section: 15-Section Fifteen
Size: 2,679
Overall Grade: A
Inspection Date: 02/16/2024
Inspector: Pavel Habana



F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining

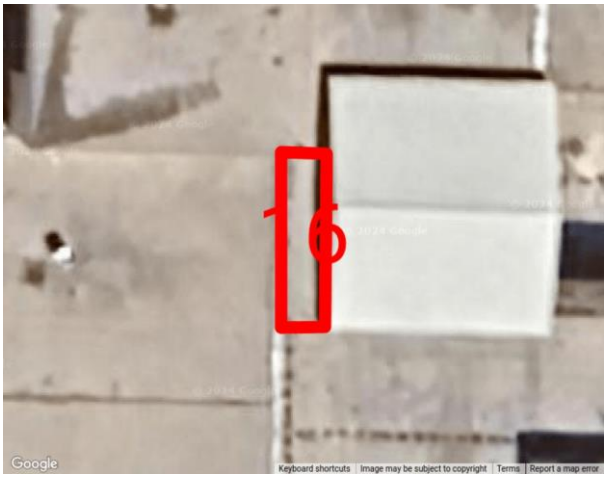
Recommendations: Monitor - This roof section is in great overall condition and is not in need of any maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

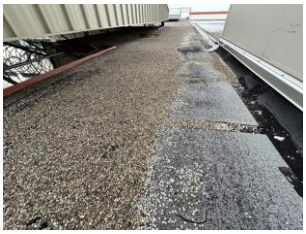
MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

SECTION: 16-SECTION SIXTEEN OBSERVATIONS

Section: 16-Section Sixteen
Size: 364
Overall Grade: C
Inspection Date: 02/16/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

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MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

Section: 16-Section Sixteen
Size: 364
Overall Grade: C
Inspection Date: 02/16/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining

Recommendations: Monitor - This roof section is in good overall condition and is not in need of any maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
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SECTION: 17-SECTION SEVENTEEN OBSERVATIONS

Section: 17-Section Seventeen
Size: 10,038
Overall Grade: C
Inspection Date: 02/16/2024
Inspector: Pavel Habana



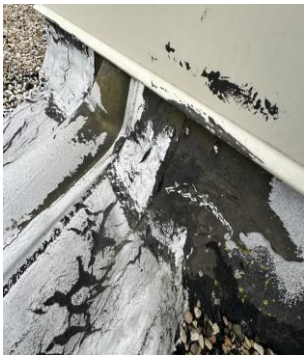
Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

Nations Roof
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ServiceCenter@nationsroof.com

DEFICIENCIES

Section: 17-Section Seventeen
Size: 10,038
Overall Grade: C
Inspection Date: 02/16/2024
Inspector: Pavel Habana

	Deficiency Images	Deficiency Info
1		NAME: PIPE PENETRATION FAILURE (EMERGENCY) QUANTITY: 2 EA DEFICIENCY The existing pipe penetration flashing has failed. CORRECTIVE ACTION Remove existing pipe flashing as needed. Provide and install pipe boot or field fabricated flashing that is compatible to existing materials according to the manufacturer's specifications. PROJECTED CONSEQUENCES IF NOT CORRECTED Penetratio pockets allow for pipes, conduit and other irregularly shaped items to go through the roof for HVAC and other mechanical units. Inadequate amounts of mastic or pourable sealer can compromise the integrity of the roof and cause leaks.

2		NAME: BASE FLASHING FAILURE (EMERGENCY) QUANTITY: 1 LF DEFICIENCY The existing base flashings have failed and are in need of replacement. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Base flashings endure stress due to expansion and contraction that takes place, especially in areas where verticl and horizontal sufaces meet. They may also be damaged by foot traffic. Leaks can be an immediate result.

3		NAME: CURB FLASHING FAILURE (EMERGENCY) QUANTITY: 2 EA DEFICIENCY The existing roof top curb flashing has failed and is allowing water to enter the roof system. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Curb flashings are required to endure expansion caused by movement in the deck, mechanical equipment and other forces. They are also often damaged by people, birds, animals and insects. Regular inspection of curbs with a PM program is recommended.

4		NAME: RTP-REMOVE UNUSED PROJECTION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY There is an unused roof top projection on the roof that should be removed. CORRECTIVE ACTION The projection will be removed and the deck replaced using like kind decking material properly supported by extending onto the existing deck. Install matching insulation over the deck and patch the area with roofing material matching in type and thickness. PROJECTED CONSEQUENCES IF NOT CORRECTED Unused rooftop projections should be eliminated to reduce the risk of leaks on the roof.

5		NAME: EXPANSION JOINT OPENING (EMERGENCY) QUANTITY: 100 LF DEFICIENCY Expansion joint covers are open. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Expansion joint covers protect details designed to allow for expansion and contraction of the building structure. These covers should be repaired if damaged, rusted or missing.
6		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
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Section: 17-Section Seventeen
Size: 10,038
Overall Grade: C
Inspection Date: 02/16/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining

Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is in need of some maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

SECTION: 18-SECTION EIGHTEEN OBSERVATIONS

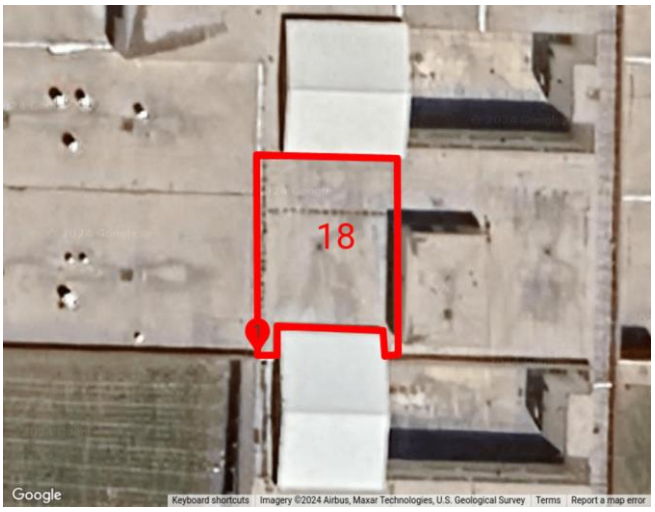
Section: 18-Section Eighteen
Size: 4,097
Overall Grade: C
Inspection Date: 02/16/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

DEFICIENCIES

Section: 18-Section Eighteen
Size: 4,097
Overall Grade: C
Inspection Date: 02/16/2024
Inspector: Pavel Habana



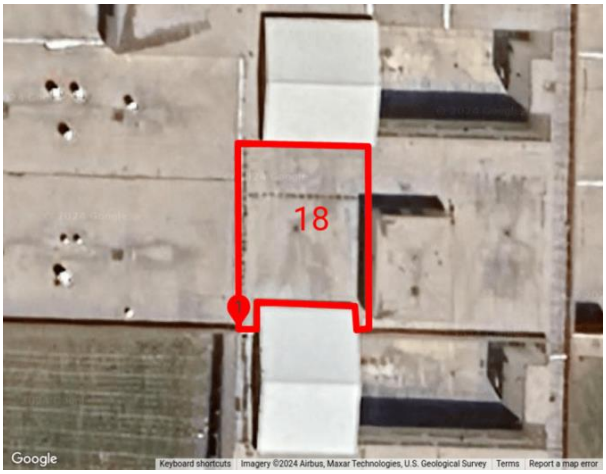
	Deficiency Images	Deficiency Info
1		NAME: CAULK APPLICATION (EMERGENCY) QUANTITY: 1 LF DEFICIENCY Replace damaged or missing caulk CORRECTIVE ACTION Clean and prepare surface for construction grade caulk application that is compatible with existing materials PROJECTED CONSEQUENCES IF NOT CORRECTED Caulking is typcially a secondary protection against leaks. Damaged or missing caulk may lead to leaks or accelerate the deterioration of other critical details.

2		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

Section: 18-Section Eighteen
Size: 4,097
Overall Grade: C
Inspection Date: 02/16/2024
Inspector: Pavel Habana



F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining

Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is only in need of minor maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

SECTION: 19-SECTION NINETEEN OBSERVATIONS

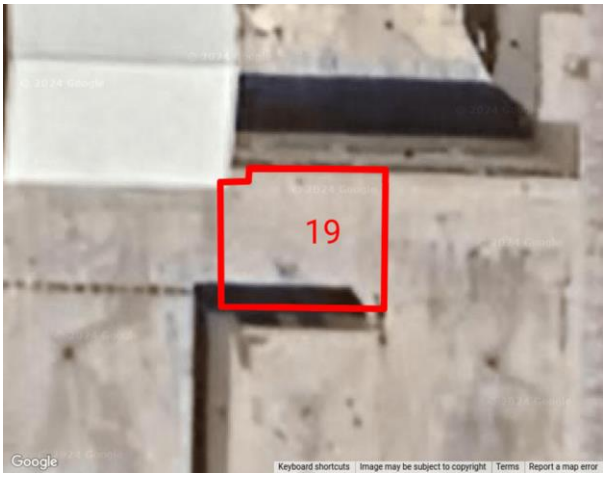
Section: 19-Section Nineteen
Size: 1,054
Overall Grade: C
Inspection Date: 02/22/2024
Inspector: Pavel Habana

Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

Section: 19-Section Nineteen
Size: 1,054
Overall Grade: C
Inspection Date: 02/22/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



Recommendations: Monitor - This roof section is in good overall condition and is not in need of any maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

SECTION: 20-SECTION TWENTY OBSERVATIONS

Section: 20-Section Twenty
Size: 4,556
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

Nations Roof
851 E I-65 Service Road South
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ServiceCenter@nationsroof.com

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

Section: 20-Section Twenty
Size: 4,556
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining

Recommendations: Monitor - This roof section is in good overall condition and is not in need of any maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

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MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

SECTION: 21-SECTION TWENTY-ONE

OBSERVATIONS

Section: 21-Section Twenty-One
Size: 1,495
Overall Grade: C
Inspection Date: 02/25/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

Nations Roof
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	COMMENTS: Overview
	COMMENTS: Overview

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

DEFICIENCIES

Section: 21-Section Twenty-One
Size: 1,495
Overall Grade: C
Inspection Date: 02/25/2024
Inspector: Pavel Habana



	Deficiency Images	Deficiency Info
1	 	NAME: METAL COPING-REATTACHMENT (EMERGENCY) QUANTITY: 4 LF DEFICIENCY Metal coping attachment is inadequate. CORRECTIVE ACTION The copings will be removed and reinstalled over the cleat, fastened with stainless steel grommetted fasteners, 12"o.c on the back of the coping. PROJECTED CONSEQUENCES IF NOT CORRECTED Damaged metal copings detract from the aesthetics of a building and may create openings for water to leak into interior walls.

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2		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

Section: 21-Section Twenty-One
Size: 1,495
Overall Grade: C
Inspection Date: 02/25/2024
Inspector: Pavel Habana



F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining

Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is only in need of minor maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

SECTION: 22-SECTION TWENTY-TWO

OBSERVATIONS

Section: 22-Section Twenty-Two
Size: 2,785
Overall Grade: C
Inspection Date: 02/26/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

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MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

DEFICIENCIES

Section: 22-Section Twenty-Two
Size: 2,785
Overall Grade: C
Inspection Date: 02/26/2024
Inspector: Pavel Habana



	Deficiency Images	Deficiency Info
1	 	NAME: PIPE PENETRATION FAILURE (EMERGENCY) QUANTITY: 5 EA DEFICIENCY The existing pipe penetration flashing has failed. CORRECTIVE ACTION Remove existing pipe flashing as needed. Provide and install pipe boot or field fabricated flashing that is compatible to existing materials according to the manufacturer's specifications. PROJECTED CONSEQUENCES IF NOT CORRECTED Penetratio pockets allow for pipes, conduit and other irregularly shaped items to go through the roof for HVAC and other mechanical units. Inadequate amounts of mastic or pourable sealer can compromise the integrity of the roof and cause leaks.

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2		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

Section: 22-Section Twenty-Two
Size: 2,785
Overall Grade: C
Inspection Date: 02/26/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
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A	Good Condition

F	Less than 1 year of service life remaining
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Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is only in need of minor maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

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SECTION: 23-SECTION TWENTY-THREE

OBSERVATIONS

Section: 23-Section Twenty-Three
Size: 537
Overall Grade: C
Inspection Date: 02/26/2024
Inspector: Pavel Habana



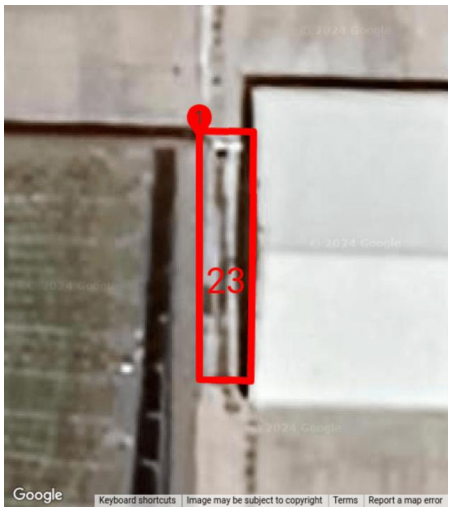
Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

DEFICIENCIES

Section: 23-Section Twenty-Three
Size: 537
Overall Grade: C
Inspection Date: 02/26/2024
Inspector: Pavel Habana



	Deficiency Images	Deficiency Info
1	 	NAME: CORNER FLASHING FAILURE (EMERGENCY) QUANTITY: 1 LF DEFICIENCY The inner or outer corner flashing is either open or has become detached. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Insufficient corner flashings are a common area of concern on a roof. They endure the stress of horizontal and vertical expansion and contraction. When deteriorated, curb flashing failures will be a source of leaks into the building.

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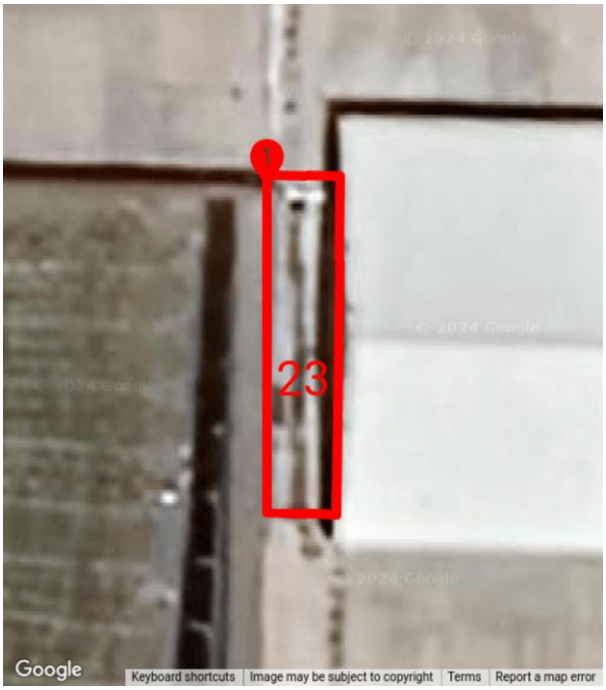
MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

Section: 23-Section Twenty-Three
Size: 537
Overall Grade: C
Inspection Date: 02/26/2024
Inspector: Pavel Habana

F	Immediate Replacement
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A	8 Years or more of service life remaining

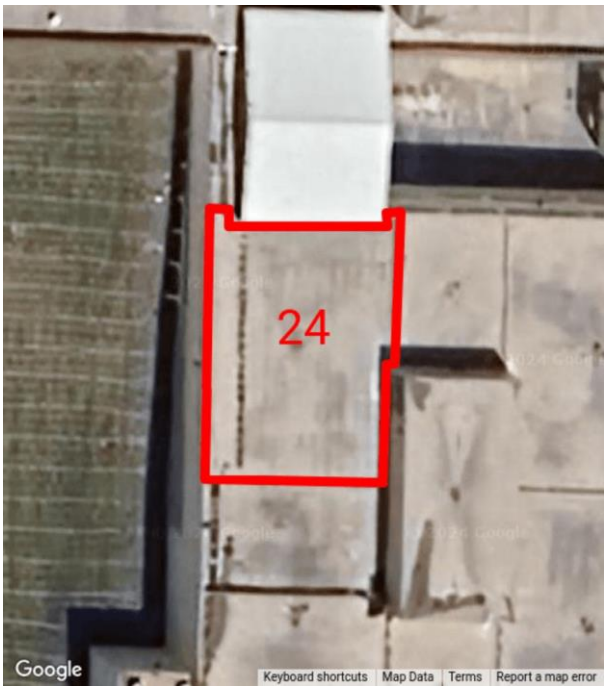


Recommendations: Repair - This roof section is in good overall condition for its age/composition and is only in need of minor maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

SECTION: 24-SECTION TWENTY-FOUR

OBSERVATIONS

Section: 24-Section Twenty-Four
Size: 4,230
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview

	COMMENTS: Overview
	COMMENTS: Overview

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

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Section: 24-Section Twenty-Four
Size: 4,230
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining

Recommendations: Monitor - This roof section is in excellent overall condition and is not in need of any maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

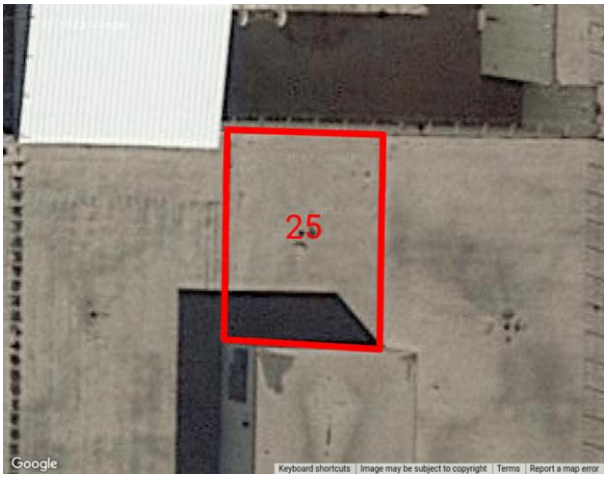
MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

SECTION: 25-SECTION TWENTY-FIVE

OBSERVATIONS

Section: 25-Section Twenty-Five
Size: 1,569
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

Nations Roof
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ServiceCenter@nationsroof.com

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Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

Section: 25-Section Twenty-Five
Size: 1,569
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining

Recommendations: Monitor - This roof section is in good overall condition and is not in need of any maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

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SECTION: 26-SECTION TWENTY-SIX

OBSERVATIONS

Section: 26-Section Twenty-Six
Size: 591
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

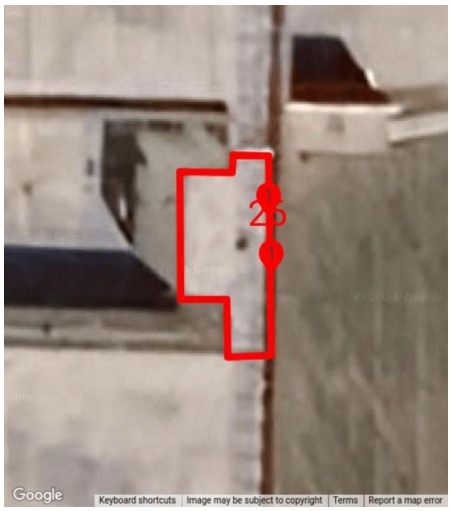
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Franklin, WI 53132

DEFICIENCIES

Section: 26-Section Twenty-Six
Size: 591
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



	Deficiency Images	Deficiency Info
1		NAME: BASEFLASHING VERTICAL LAPS (EMERGENCY) QUANTITY: 2 EA DEFICIENCY The 18" vertical seam of base flashing is open. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Wall flashings should go up a minimum 18" and be adhered to the substrate with vertical seams that are properly sealed. Due to structural mvement, the seams can be compromised, allowing for water to flow into the building.

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2		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

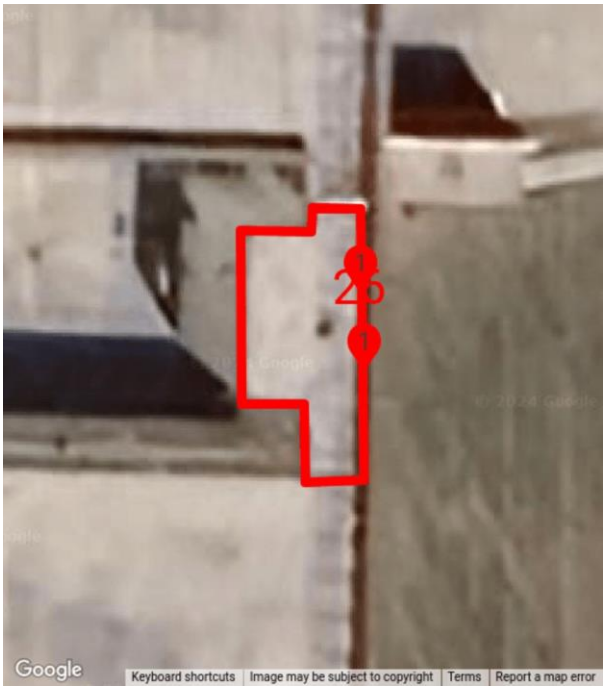
MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

Section: 26-Section Twenty-Six
Size: 591
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is only in need of minor maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

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Franklin, WI 53132

SECTION: 27-SECTION TWENTY-SEVEN

OBSERVATIONS

Section: 27-Section Twenty-Seven
Size: 4,236
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

Nations Roof
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	COMMENTS: Overview
	COMMENTS: Overview

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Milwaukee County Community Reintegration Center
8885 South 68th Street
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Section: 27-Section Twenty-Seven
Size: 4,236
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining

Recommendations: Monitor - This roof section is in excellent overall condition and is not in need of any maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

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Milwaukee County Community Reintegration Center
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Franklin, WI 53132

SECTION: 28-SECTION TWENTY-EIGHT

OBSERVATIONS

Section: 28-Section Twenty-Eight
Size: 4,201
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



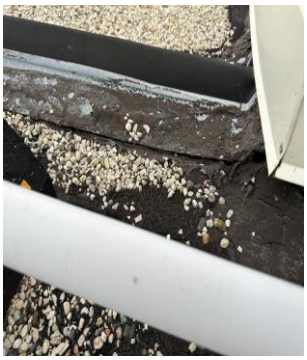
Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

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DEFICIENCIES

Section: 28-Section Twenty-Eight
Size: 4,201
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana

	Deficiency Images	Deficiency Info
1	 	NAME: CAULK APPLICATION (EMERGENCY) QUANTITY: 2 EA DEFICIENCY Replace damaged or missing caulk CORRECTIVE ACTION Clean and prepare surface for construction grade caulk application that is compatible with existing materials PROJECTED CONSEQUENCES IF NOT CORRECTED Caulking is typcially a secondary protection against leaks. Damaged or missing caulk may lead to leaks or accelerate the deterioration of other critical details.

2		NAME: EXPANSION JOINT OPENING (EMERGENCY) QUANTITY: 100 LF DEFICIENCY Expansion joint covers are open. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Expansion joint covers protect details designed to allow for expansion and contraction of the building structure. These covers should be repaired if damaged, rusted or missing.
3	NATIONS ROOF ™ THE ROOFING SOLUTIONS COMPANY	NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
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Section: 28-Section Twenty-Eight
Size: 4,201
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining

Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is in need of some maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

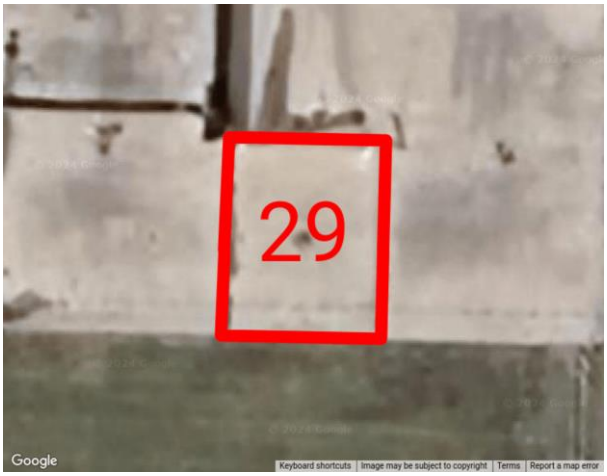
MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

SECTION: 29-SECTION TWENTY-NINE

OBSERVATIONS

Section: 29-Section Twenty-Nine
Size: 1,485
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

Nations Roof
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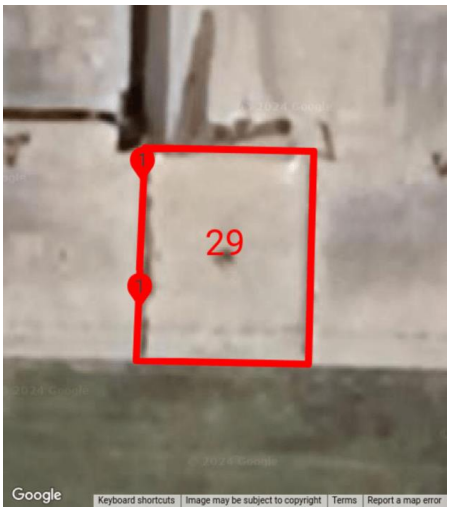
	COMMENTS: Overview
	COMMENTS: Overview

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
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Franklin, WI 53132

DEFICIENCIES

Section: 29-Section Twenty-Nine
Size: 1,485
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



	Deficiency Images	Deficiency Info
1		NAME: EXPANSION JOINT OPENING (EMERGENCY) QUANTITY: 1 EA DEFICIENCY Expansion joint covers are open. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Expansion joint covers protect details designed to allow for expansion and contraction of the building structure. These covers should be repaired if damaged, rusted or missing.

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2		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

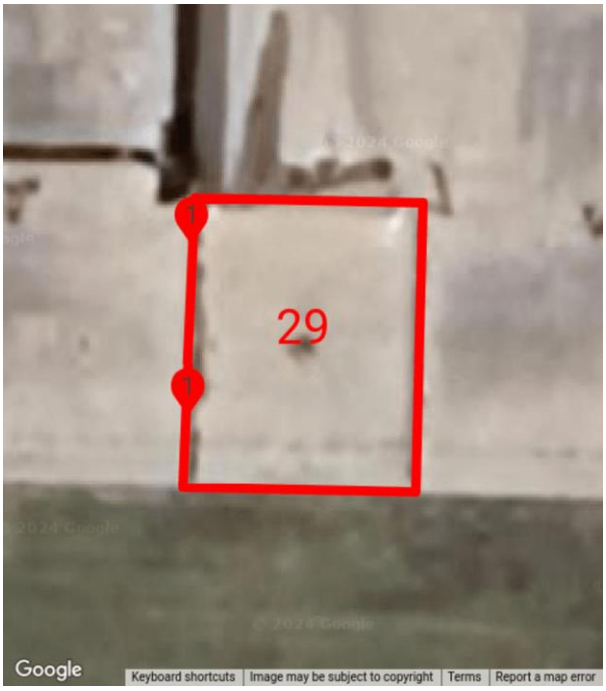
MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

Section: 29-Section Twenty-Nine
Size: 1,485
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is in need of some maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

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SECTION: 30-SECTION THIRTY OBSERVATIONS

Section: 30-Section Thirty
Size: 4,483
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

Nations Roof
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	COMMENTS: Overview
	COMMENTS: Overview

DEFICIENCIES

Section: 30-Section Thirty
Size: 4,483
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana

	Deficiency Images	Deficiency Info
1		NAME: EXPANSION JOINT OPENING (EMERGENCY) QUANTITY: 100 LF DEFICIENCY Expansion joint covers are open. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Expansion joint covers protect details designed to allow for expansion and contraction of the building structure. These covers should be repaired if damaged, rusted or missing.

2		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
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Section: 30-Section Thirty
Size: 4,483
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
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A	8 Years or more of service life remaining

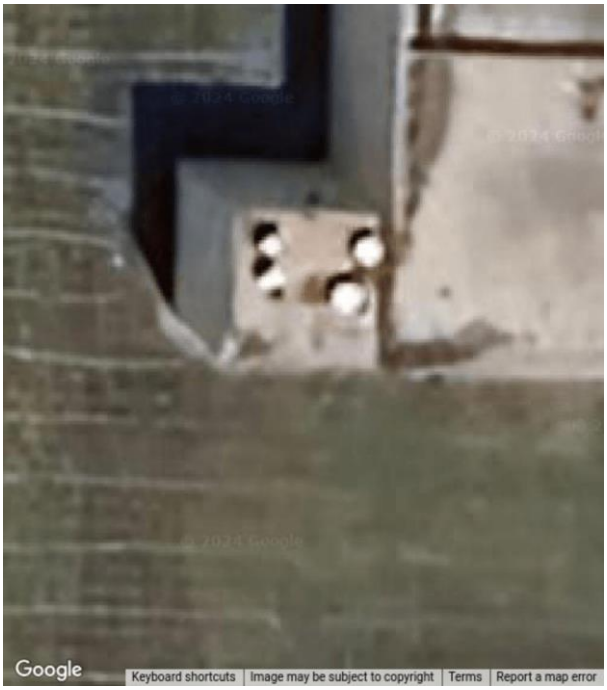
Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is in need of some maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

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SECTION: 31-SECTION THIRTY-ONE OBSERVATIONS

Section: 31-Section Thirty-One
Size: 544
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

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DEFICIENCIES

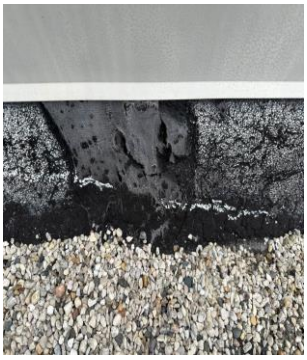
Section: 31-Section Thirty-One
Size: 544
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



	Deficiency Images	Deficiency Info
1		NAME: SAFETY - ROOF HATCH SAFETY RAIL (EMERGENCY) QUANTITY: 1 EA DEFICIENCY OSHA requires that a safety railing be installed at all roof access hatches. CORRECTIVE ACTION Provide and Install OSHA approved roof hatch safety guardrails. PROJECTED CONSEQUENCES IF NOT CORRECTED Roof hatch railings make it easier and safer to get on and off the roof, as well as provides fall protection when the hatch is left open, consistent with OSHA guidelines.

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2	 	NAME: PENETRATION POCKET - ADD POURABLE SEALER (EMERGENCY) QUANTITY: 1 EA DEFICIENCY The existing pitch pocket sealant has failed and allowing water to enter the roof system. CORRECTIVE ACTION The pitch pocket shall be cleaned out free from any loose sealant. New manufacturer's pourable sealant shall be installed to ensure a weather tight seal. PROJECTED CONSEQUENCES IF NOT CORRECTED Replacing mastics that can shrink, seep or pull away from the edges to create leaks should be cleaned out and re-filled with pourable sealer, for a long terem fix that requires minimal maintenance.
3	 	NAME: PIPE PENETRATION FAILURE (EMERGENCY) QUANTITY: 2 EA DEFICIENCY The existing pipe penetration flashing has failed. CORRECTIVE ACTION Remove existing pipe flashing as needed. Provide and install pipe boot or field fabricated flashing that is compatible to existing materials according to the manufacturer's specifications. PROJECTED CONSEQUENCES IF NOT CORRECTED Penetratio pockets allow for pipes, conduit and other irregularly shaped items to go through the roof for HVAC and other mechanical units. Inadequate amounts of mastic or pourable sealer can compromise the integrity of the roof and cause leaks.

4		NAME: BASE FLASHING FAILURE (EMERGENCY) QUANTITY: 1 EA DEFICIENCY The existing base flashings have failed and are in need of replacement. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Base flashings endure stress due to expansion and contraction that takes place, especially in areas where verticl and horizontal sufaces meet. They may also be damaged by foot traffic. Leaks can be an immediate result.

5		NAME: CORNER FLASHING FAILURE (EMERGENCY) QUANTITY: 1 EA DEFICIENCY The inner or outer corner flashing is either open or has become detached. CORRECTIVE ACTION We recommend the affected area be thoroughly cleared of dirt and debris, primed with an asphalt-based primer, and then repaired with a 3-course application of asphalt-based roof cement and reinforced cloth to ensure watertightness. The repair will be coated with aluminum coating additionally adding to an application of fibered aluminum roof coating to maximize the life expectancy of the repair. PROJECTED CONSEQUENCES IF NOT CORRECTED Insufficient corner flashings are a common area of concern on a roof. They endure the stress of horizontal and vertical expansion and contraction. When deteriorated, curb flashing failures will be a source of leaks into the building.
6		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

Section: 31-Section Thirty-One
Size: 544
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is in need of some maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

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SECTION: 32-SECTION THIRTY-TWO

OBSERVATIONS

Section: 32-Section Thirty-Two
Size: 2,560
Overall Grade: D
Inspection Date: 02/28/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

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DEFICIENCIES

Section: 32-Section Thirty-Two
Size: 2,560
Overall Grade: D
Inspection Date: 02/28/2024
Inspector: Pavel Habana



	Deficiency Images	Deficiency Info
2	 	NAME: SURFACING BARE SPOTS (EMERGENCY) QUANTITY: 200 SF DEFICIENCY There are bare spots in the roof aggregate surfacing. CORRECTIVE ACTION Monitor area and if found to get worse, we will bid this to cover bare spots with pea gravel. No work at this time. PROJECTED CONSEQUENCES IF NOT CORRECTED Areas of the roof that are exposed to the suns UV rays may experience accelerated or may not have adequate ballast to hold the roof down.

Nations Roof
851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

Milwaukee County Community Reintegration Center
8885 South 68th Street
Franklin, WI 53132

Section: 32-Section Thirty-Two
Size: 2,560
Overall Grade: D
Inspection Date: 02/28/2024
Inspector: Pavel Habana



F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining

Recommendations: Monitor - This roof section is in poor overall condition but is not in need of any maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

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SECTION: 33-SECTION THIRTY-THREE

OBSERVATIONS

Section: 33-Section Thirty-Three
Size: 324
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview

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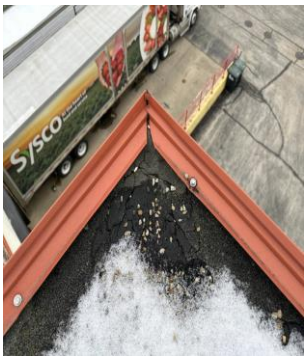
MILWAUKEE COUNTY COMMUNITY REINTEGRATION CENTER

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Franklin, WI 53132

DEFICIENCIES

Section: 33-Section Thirty-Three
Size: 324
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana



	Deficiency Images	Deficiency Info
1		NAME: CORNER FLASHING FAILURE (EMERGENCY) QUANTITY: 1 EA DEFICIENCY The inner or outer corner flashing is either open or has become detached. CORRECTIVE ACTION Remove the existing corner flashing. Provide and install new corner flashing with compatible materials according to the manufacturer's specifications. PROJECTED CONSEQUENCES IF NOT CORRECTED Insufficient corner flashings are a common area of concern on a roof. They endure the stress of horizontal and vertical expansion and contraction. When deteriorated, curb flashing failures will be a source of leaks into the building.

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2		NAME: MOBILIZATION (EMERGENCY) QUANTITY: 1 EA DEFICIENCY CORRECTIVE ACTION Service Technicians, materials and equipment positioned for repairs. PROJECTED CONSEQUENCES IF NOT CORRECTED Mobilization activities include arriving and surveying the site to provide a safe, well defined area for access to get crew members, materials and tools on and off the roof.

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Section: 33-Section Thirty-Three
Size: 324
Overall Grade: C
Inspection Date: 02/28/2024
Inspector: Pavel Habana

F	Immediate Replacement
D	Major Repairs Required
C	Significant Areas of Repair
B	Small Areas of Repair
A	Good Condition

F	Less than 1 year of service life remaining
D	1 - 2 Years of service life remaining
C	2 - 5 Years of service life remaining
B	5 - 7 Years of service life remaining
A	8 Years or more of service life remaining



Recommendations: Repair - This roof section is in good overall condition for its age/composition and is only in need of minor maintenance/repair at this time. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers' estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

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AUTHORIZATION TO PROCEED

Signature: _____ Date: _____ Amount: **$77,650.00**

Printed Name: _____ PO: _____

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