



## Management Report



Wolcott Public Schools  
Tyrrell Middle School  
500 Todd Road, Wolcott, CT

Prepared For



Powered By





**Tyrrell Middle School**  
**500 Todd Road**  
**Wolcott, CT 06716**

### Site Overview



**Total Sections: 1**  
**Total Sq Ft: 93,532**

Map	Name	Sq Ft	Est Install	Grade
1	Main Roof	93,532		C



**Tyrrell Middle School**  
**500 Todd Road**  
**Wolcott, CT 06716**

**Observations**

**Section:** Main Roof  
**Size:** 93532  
**Overall Grade:** C

**Inspection Date:** 04/18/2024  
**Inspector:** Bob Metivier



Overview Photo - EPDM Roof  
7th & 8th Grade



Overview Photo - EPDM Roof  
7th & 8th Grade



Overview Photo - EPDM Roof  
7th & 8th Grade



Overview Photo - EPDM Roof  
7th & 8th Grade



**Tyrrell Middle School**  
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**Observations (continued)**

**Section:** Main Roof  
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Overview Photo - EPDM Roof  
Gym



Overview Photo - EPDM Roof  
Gym



Overview Photo - EPDM Roof  
Gym



Overview Photo - EPDM Roof  
Gym



**Tyrrell Middle School**  
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**Observations (continued)**

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Overview Photo - EPDM Roof  
Auditorium



Overview Photo - EPDM Roof  
Auditorium



Overview Photo - EPDM Roof  
Auditorium



Overview Photo - EPDM Roof  
Auditorium



**Tyrrell Middle School**  
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**Observations (continued)**

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Overview Photo - EPDM Roof  
Music Section



Overview Photo - EPDM Roof  
Music Section



Overview Photo - EPDM Roof  
Music Section



Overview Photo - EPDM Roof  
Section between Gym and Auditorium



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**Observations (continued)**

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Overview Photo - EPDM Roof



Overview Photo - EPDM Roof



Overview Photo - EPDM Roof  
Front Walkway



Overview Photo - EPDM Roof  
Front Entrance



**Tyrrell Middle School**  
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**Observations (continued)**

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Overview Photo - EPDM Roof  
Front Entrance



Overview Photo - EPDM Roof  
Front Section



Overview Photo - EPDM Roof  
7 & 8th Grade South Connector



Overview Photo - EPDM Roof  
7 & 8th Grade North Connector



**Tyrrell Middle School**  
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**Observations (continued)**

**Section:** Main Roof  
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Overview Photo - Tar & Gravel Roof  
Media Center



Overview Photo - Tar & Gravel Roof  
Media Center



Overview Photo - Tar & Gravel Roof  
Media Center



Overview Photo - Tar & Gravel Roof  
Media Center



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Overview Photo - Tar & Gravel Roof



Overview Photo - Tar & Gravel Roof



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Overview Photo - Tar & Gravel Roof



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**Observations (continued)**

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Overview Photo - Tar & Gravel Roof



Overview Photo - Tar & Gravel Roof



Overview Photo - Tar & Gravel Roof



Overview Photo - Tar & Gravel Roof



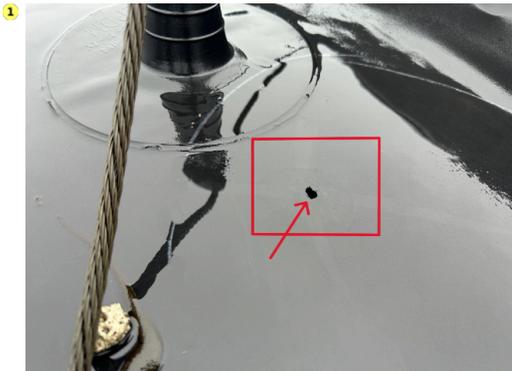
**Tyrrell Middle School**  
500 Todd Road  
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**Deficiencies**

**Section:** Main Roof  
**Size:** 93532  
**Overall Grade:** C

**Inspection Date:** 04/18/2024  
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**General - Punctures - Rips - Tears (Emergency)**

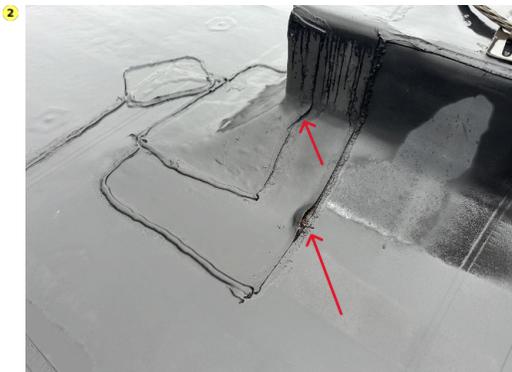
Quantity: 1 EA

**Deficiency:**

These deficiencies are typically caused by foot traffic, or mechanical work. Located on the 7th & 8th Grade Building.

**Corrective Action:**

The area surrounding the deficiency must be cleaned. A new piece of waterproofing membrane would be installed and sealed per industry standards.



**General - Corner Flashing Open (Remedial)**

Quantity: 1 EA

**Deficiency:**

Corner detail is open and needs to be sealed. Located on the 7th & 8th Grade Building.

**Corrective Action:**

We will clean and prime the area and install patch to ensure water tightness.



**Tyrrell Middle School**  
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**Deficiencies (continued)**

**Section:** Main Roof  
**Size:** 93532  
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**General - Open Seams (Emergency)**

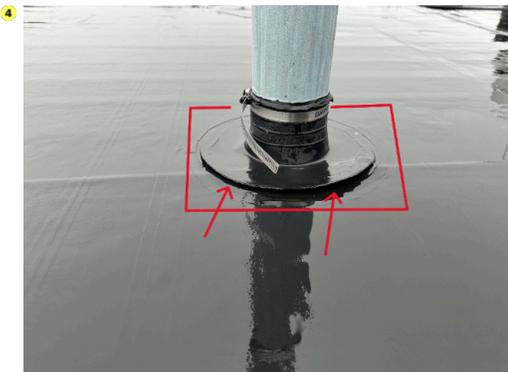
Quantity: 1 EA

**Deficiency:**

Open seams in the waterproofing membrane are typically caused by failing seam adhesives coupled with membrane shrinkage and stress on the seams. Located on the 7th & 8th Grade Building.

**Corrective Action:**

The area surrounding the open seam must be cleaned. A new piece of waterproofing membrane would be installed and sealed per industry standards.



**General - Improper Installation (Remedial)**

Quantity: 1 EA

**Deficiency:**

The original installation of this detail was done improperly and not per industry standards. The pipe boot is not adhered to the membrane. Located on the 7th & 8th Grade Building.

**Corrective Action:**

Remove the existing detail and install a new detail per the industry and manufacturers recommendations and details.



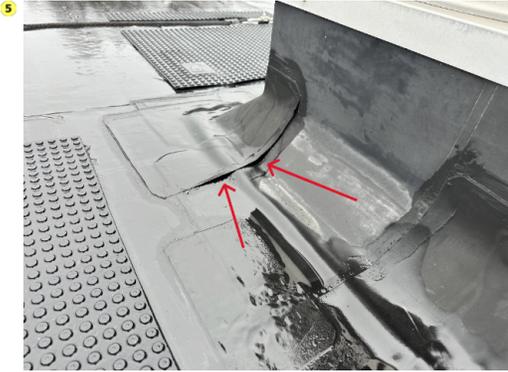
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**Deficiencies (continued)**

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**General - Corner Flashing Open (Remedial)**

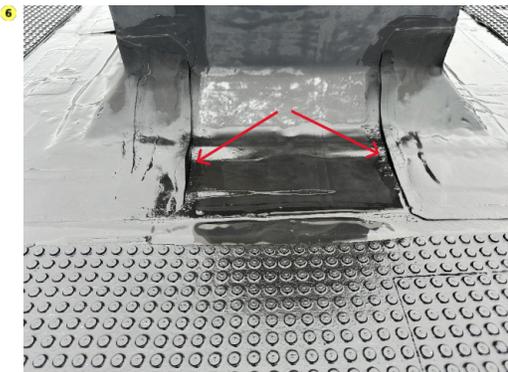
Quantity: 1

**Deficiency:**

Corner detail is open and needs to be sealed. Located on the 7th & 8th Grade Building.

**Corrective Action:**

We will clean and prime the area and install patch to ensure water tightness.



**General - Corner Flashing Open (Remedial)**

Quantity: 2 EA

**Deficiency:**

Corner detail is open and needs to be sealed. Located on the 7th & 8th Grade Building.

**Corrective Action:**

We will clean and prime the area and install patch to ensure water tightness.

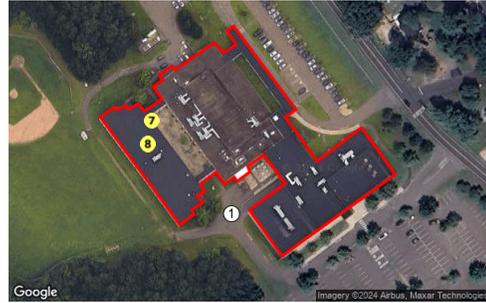


**Tyrrell Middle School**  
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**Deficiencies (continued)**

**Section:** Main Roof  
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**General - Open Flashing (Remedial)**

Quantity: 2 EA

**Deficiency:**

Open flashings can be caused by membrane shrinkage, or the simple aging and failure of the original flashing. Located on the 7th & 8th Grade Building.

**Corrective Action:**

Clean and prime area, install new patch to ensure water tightness.



**General - Uncured Flashing Failure (Remedial)**

Quantity: 8 EA

**Deficiency:**

Open flashings can be caused by membrane shrinkage, or the simple aging and failure of the original flashing. Located on the 7th & 8th Grade Building.

**Corrective Action:**

Depending on the severity of the deterioration of the flashing, they either will need to be removed completely and new flashing installed or the existing flashing must be re-sealed with a secondary piece of waterproofing material.

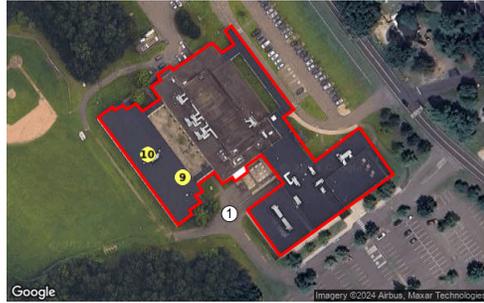


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**Deficiencies (continued)**

**Section:** Main Roof  
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**General - Missing walkpads/ slip sheets (Remedial)**

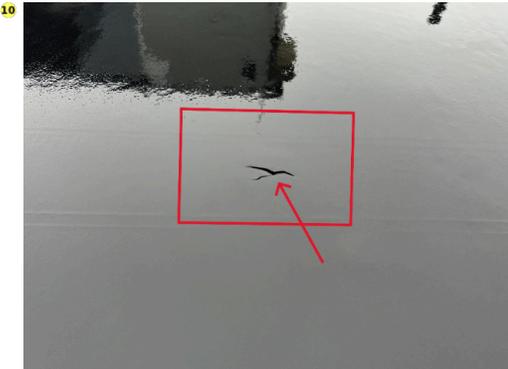
Quantity: 1 EA

**Deficiency:**

Roof protection mats are missing at rooftop access points The original walkpad was installed on the wrong side. Located on the 7th & 8th Grade Building.

**Corrective Action:**

Clean, prime and install walkway protection.



**General - Punctures - Rips - Tears (Emergency)**

Quantity: 1 EA

**Deficiency:**

These deficiencies are typically caused by foot traffic, or mechanical work. Located on the 7th & 8th Grade Building.

**Corrective Action:**

The area surrounding the deficiency must be cleaned. A new piece of waterproofing membrane would be installed and sealed per industry standards.

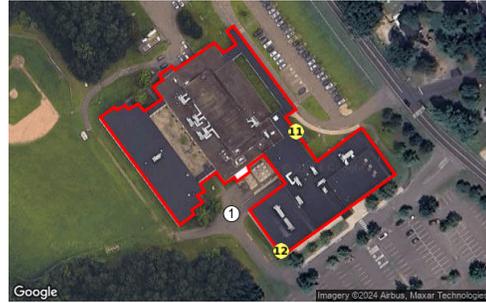


**Tyrrell Middle School**  
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**Deficiencies (continued)**

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**General - (Remedial)**

Quantity: 1 EA

**Deficiency:**

A tree is overhanging the roof. It allows for easy access for animals and poses a puncture hazard to the membrane. Located near front entrance

**Corrective Action:**

Trim tree back from roof edge



**General - Open Seams (Remedial)**

Quantity: 1 EA

**Deficiency:**

Open seams in the waterproofing membrane are typically caused by failing seam adhesives coupled with membrane shrinkage and stress on the seams. Located on the South corner of the Gym Building.

**Corrective Action:**

The area surrounding the open seam must be cleaned. A new piece of waterproofing membrane would be installed and sealed per industry standards.



**Tyrrell Middle School**  
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**Deficiencies (continued)**

**Section:** Main Roof  
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**General - Uncured Flashing Failure (Remedial)**

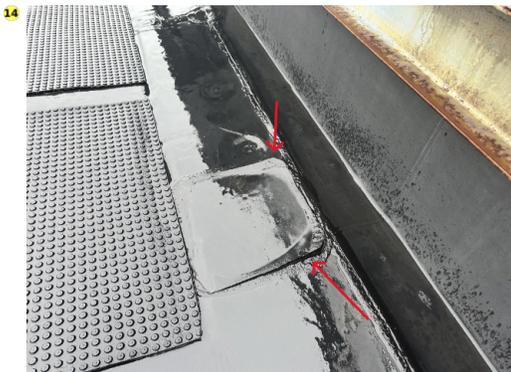
Quantity: 1 EA

**Deficiency:**

Open flashings can be caused by membrane shrinkage, or the simple aging and failure of the original flashing. Located on the Gym Building.

**Corrective Action:**

Depending on the severity of the deterioration of the flashing, they either will need to be removed completely and new flashing installed or the existing flashing must be re-sealed with a secondary piece of waterproofing material.



**General - Uncured Flashing Failure (Remedial)**

Quantity: 1 EA

**Deficiency:**

Open flashings can be caused by membrane shrinkage, or the simple aging and failure of the original flashing. Located on the Gym Building.

**Corrective Action:**

Depending on the severity of the deterioration of the flashing, they either will need to be removed completely and new flashing installed or the existing flashing must be re-sealed with a secondary piece of waterproofing material.



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**Deficiencies (continued)**

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**General - Uncured Flashing Failure (Remedial)**

Quantity: 1 EA

**Deficiency:**

Open flashings can be caused by membrane shrinkage, or the simple aging and failure of the original flashing. Located on the Gym Building.

**Corrective Action:**

Depending on the severity of the deterioration of the flashing, they either will need to be removed completely and new flashing installed or the existing flashing must be re-sealed with a secondary piece of waterproofing material.



**General - Damaged Insulation (Remedial)**

Quantity: 32 Sq Ft

**Deficiency:**

The roof insulation is damaged due to foot traffic, water infiltration, or age. There is insulation that is buckling up. Located at the base of the Gym

**Corrective Action:**

Replace damaged insulation and install new waterproofing membrane. In high foot traffic areas we recommend utilizing high density insulation.

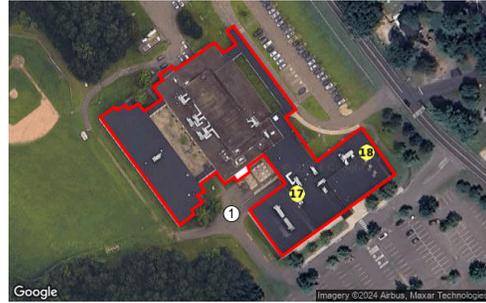


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**Deficiencies (continued)**

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**General - Damaged Insulation (Remedial)**

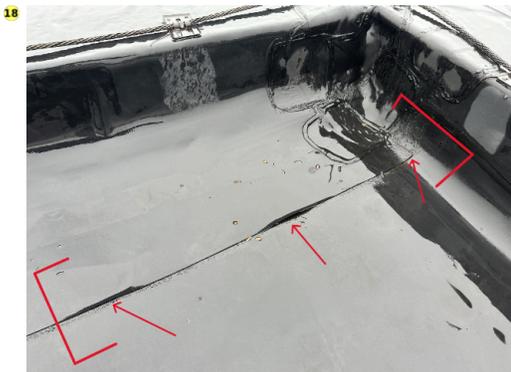
Quantity: 32 Sq Ft

**Deficiency:**

The roof insulation is damaged due to foot traffic, water infiltration, or age. This section is severely saturated with moisture. Located at the base of the Gym

**Corrective Action:**

Replace damaged insulation and install new waterproofing membrane. In high foot traffic areas we recommend utilizing high density insulation.



**General - Open Seams (Remedial)**

Quantity: 5 LF

**Deficiency:**

Open seams in the waterproofing membrane are typically caused by failing seam adhesives coupled with membrane shrinkage and stress on the seams. Located on the Northeast corner of the Auditorium.

**Corrective Action:**

The area surrounding the open seam must be cleaned. A new piece of waterproofing membrane would be installed and sealed per industry standards.



**Tyrrell Middle School**  
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**Deficiencies (continued)**

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**General - Bridging (Remedial)**

Quantity: 10 LF

**Deficiency:**

Bridging of the membrane is caused by the overall shrinking that takes place over time or failure of the batten detail. The shrinking of the membrane is causing it to pull away from the perimeter walls/curbs and causes stress on the roof flashing. Located at the East end of the Music hallway.

**Corrective Action:**

The existing membrane needs to be cut and allowed to relax. Install a new batten detail and a new piece of waterproofing membrane.



**General - Organic Debris (Remedial)**

Quantity: 1 EA

**Deficiency:**

Organic debris (leaves, branches, animal feces, sand, sea shells, etc).

**Corrective Action:**

Organic debris should be removed as it can potentially cause roof damage and impede the drainage of the roof system. (Animal feces, carcasses, and feathers should be removed by others)



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**Deficiencies (continued)**

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**General - Pourable Sealer Shrinkage (Remedial)**

Quantity: 1 EA

**Deficiency:**

Pourable sealer inside pitch pocket has shrunk and allowing water in

**Corrective Action:**

Prime the area and top off sealer



**General - Ponding (Remedial)**

Quantity: 1 EA

**Deficiency:**

A ponding water condition is typically due to a flaw in how the original roof was designed to flow to drains or the underlying insulation has collapsed due to age or weight and created a low lying area on the roof which is now holding water.

**Corrective Action:**

A ponding water condition is best corrected during a re-roof project. Outside of removing the existing insulation and starting with a new roof design, ponding water is difficult to correct.



**Tyrrell Middle School**  
500 Todd Road  
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**Deficiencies (continued)**

**Section:** Main Roof  
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Quantity: 1 EA

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**Corrective Action:**

A ponding water condition is best corrected during a re-roof project. Outside of removing the existing insulation and starting with a new roof design, ponding water is difficult to correct.



**Tyrrell Middle School**  
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**Deficiencies (continued)**

**Section:** Main Roof  
**Size:** 93532  
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**General - (Remedial)**

Quantity: 1 EA

**Deficiency:**

The ponding water on the Media Center is spilling over the edge and damaging the underneath side of the concrete overhang

**Corrective Action:**

The only way to correct this is during a reroofing project or install additional drains to alleviate ponding.



**Tyrrell Middle School**  
**500 Todd Road**  
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**Summary**

**Section:** Main Roof  
**Size:** 93532  
**Overall Grade:** C

**Inspection Date:** 04/18/2024  
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**Condition Summary**

Membrane: C  
Flashings: C  
Sheet Metal: C

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Overall: C

**Overall Grade**

- A = 10 Years or more of service life remaining
- B = 8-10 Years of service life remaining
- C = 5-7 Years of service life remaining
- D = 2-4 Years of service life remaining
- F = Less than 1 Year of service life remaining

**Recommendations**

April 18, 2024

A Roof Inspection was conducted at Tyrrell Middle School in Wolcott, CT. The roof consists of a fully adhered Firestone EPDM membrane as well as Tar & Gravel. Both roof systems are showing their age. Numerous deficiencies were observed throughout the rubber roofs. The uncured flashing tape is breaking down and starting to delaminate from the field membrane. This is especially evident on the 7th & 8th grade wing. The Tar & Gravel roof is at the end of its serviceable life as the underlying insulation is compressed, resulting in large ponding areas. It is recommended to make full repairs and continue with yearly inspections to properly monitor and maintain both roof systems.