



Field Observation Report

Arby's
4948 Highway 42
Louisville, KY
Reference Purchase Order 64430

Arby's Restaurant Group Inc.
9311 N Meridian Street
Suite 100
Indianapolis, IN 46260

Date:
5/4/2011

Prepared by:
Keith Moore

History:

The building has been taking on water into the interior areas of the dining room, customer ordering area and the manager office. Over recent months several attempts have been made to stop the water intrusion into these areas.

Site Visit:

We have surveyed the building and found the following items:

1. Water damage in Northwest Corner in the dining room - Photo 1
2. We found water damage on the next booth location from the above corner - Photo 1A
3. We found water damage on the East wall - Photo 1B
4. We found water damage on the atrium light in the customer waiting area - Photo 1C
5. We found water damage in the managers office
6. Several damaged surface areas on the exterior walls
7. Several deficient construction details
8. Several deficient maintenance repairs
9. Standing water on several roof locations



Photo 1



Photo 1A



Photo 1B

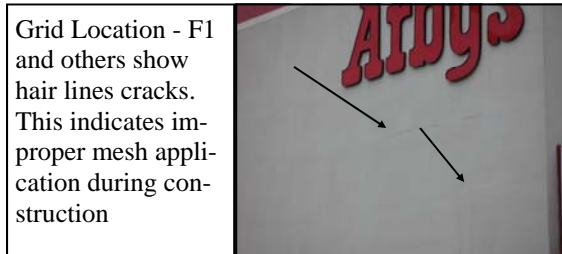
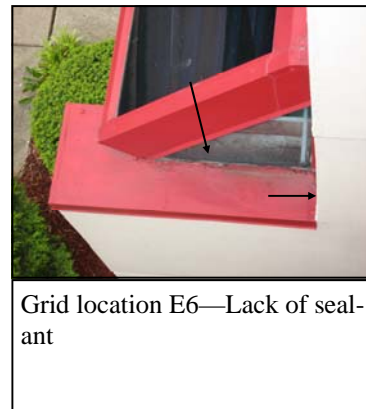
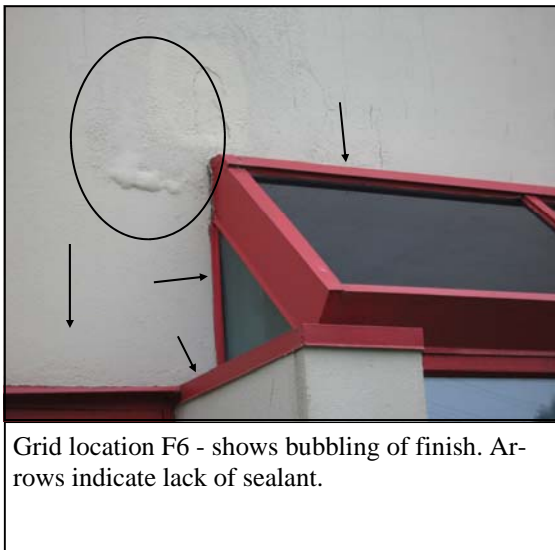


Photo 1C

Field Observation Report

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○ Red Circle corresponds to severe interior water damage.



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Grid location B6 - Improper patch from old sign.

Red Circle corresponds to severe interior water damage.



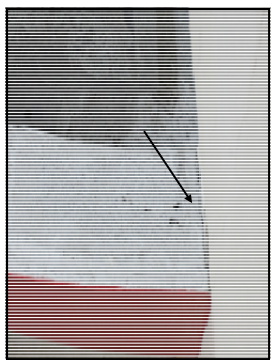
Grid location B6 - Old sign race way on roof not been removed. Conduit openings are exposed and access panels are not sealed. This is allowing water entry.



Entire cap flashing has failed in the area above the interior leak. Improper cap flashing. This is happening around the entire building perimeter. A metal cap should have been used.

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Grid Location E2:
Cracks and up to 6" of standing water on this roof area. Roof drain sets higher than the roof membrane.



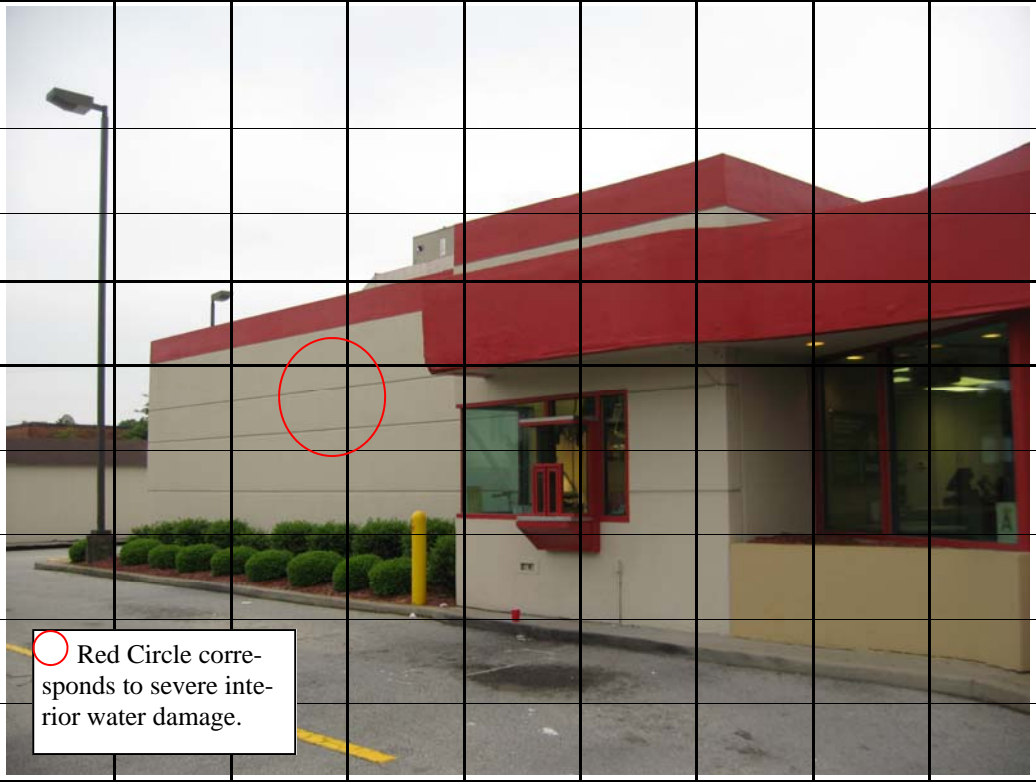
Cracks allowing water in to wall.



Standing water with drain photo showing drain sitting higher than the roof.

It should be noted that we observed the same failing cap flashing detail as shown on previous page as well.

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Hood exhaust fan is unbalanced. This unit is shaking so severely that the duct work is shaking.



The shaking duct work is setting directly on a concrete block that is setting directly on the roof. The vibration from the unbalanced fan has caused the cement block to wear a hole in the roof directly above the managers desk.

It should be noted that we observed the same failing cap flashing detail as shown on previous page as well.

General Observations



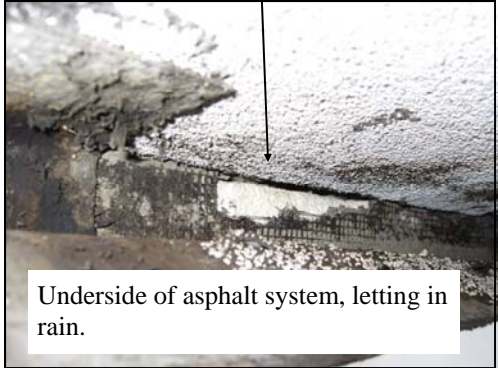
Atrium has failed sealants and needs to be properly sealed. All the old sealant needs to be removed and installed to industry standards.



All window and EIFS terminations need to be sealed to industry standards.



Roofing failure at edge of parapet cap.



Underside of asphalt system, letting in rain.



Water is traveling behind the wall and exiting at the bottom of the wall at the foundation.

The entire parapet needs to be redone. Petroleum based products should never be used in conjunction with an EIFS/Dryvit type system. The petroleum will eat away at the acrylic finish and the foam. Hot asphalt that is applied will simply melt the system. The entire parapet cap needs to be redone so that it can accommodate a metal cap. This cap is a catastrophic failure that will continually get worse over time allowing more water into the wall assembly.

Repair Recommendations:

- **Windows, utilities, atrium terminations and all through wall penetrations are in need of new sealants to prevent water entry. Scope to include**
 1. *Properly seal perimeter*
 2. *Remove old sealant*
 3. *Brush clean*
 4. *Dispose of used sealant as needed*
 5. *Wipe down all metal components*
 6. *Tape off sealant joint as needed*
 7. *Install either bond breaker tape or backer rod*
 8. *Install Dow Corning Silicone sealant per manufacturer's recommendations.*

- **Cracks in lamina need to have new base coat and mesh installed, with new finish**

- **EIFS panels need to re/coated per the following specification:**

Scope to include:

 1. *All non painted areas to be protected as needed*
 2. *Patch all EIFS/Stucco as needed prior to painting*
 3. *Clean surfaces as required by manufacturer*
 4. *Apply primer if required*
 5. *Apply Sto Silco-Lastic (or equal) per manufacturer's recommendations*

- **Parapet Cap: Needs to have the entire asphalt membrane removed. A layer of Ice and Water shield applied from 1 1/2" on the face to return completely over the top and return on to the roofing membrane. Secure a 1" x 12" pressure treated lumber to the top of the existing parapet and install metal cap over the entire section. The should extend 4 - 6" inches on to the face of the Dryvit.**

- **The exhaust fan should be balanced and the concrete block removed, the roof repaired and a rubber pad placed on top of the roof and new concrete block installed.**

- **The old sign raceway should be removed or at very least sealed to prevent water entry.**

- **The drive through roof drain should be lowered and cleaned out to allow water drainage.**

A field observation report is based on a visual review of the building. We performed no testing and do not make any observations to any underlying conditions or conditions not contained here in.