

09 June 2021

18045-BOW Bowmar Elementary / Report Number 031

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Contract	Paul Jackson & Son
Date / Time	09 June 2021 / 9:30 PM
Weather / Temp	Cloudy / 75 ° F
Est % Complete	70%
Sched Conformance	+/- 00 days
Work in Progress	None
Present at Site	Jimmy White, Paul Jackson & Son Paul Purser, DBA
Observations	<p>Arriving on site, I met Jimmy White to look over roof issues. He mentioned that moisture readings up to 22% have been found at the auditorium ceiling.</p> <p>In reviewing the roof installation over the auditorium, the membrane appears in good condition without breaks or holes. At the parapet, there are issues with the application of mastic. In at least one area, it would be impossible to apply the mastic correctly without making a repair to concrete that is not connected to the main structure.</p> <p>In many areas, the parapet undulates due to deterioration of the concrete surface. At these points, mastic was not applied fully to span the undulation. This could cause leak issues. In other areas, mastic did not fully span the distance between the roof membrane and the parapet top, creating gaps in the installation.</p> <p>These issues could be tied to the moisture in the auditorium ceiling, but I also want to note that the wall face of the parapet is also in disrepair. The ceiling is at least 2 feet below the top of the parapet, and water could be entering underneath the roof membrane at any of the cracks on this face.</p>
Items to Verify	None
Action Required	Reinstall Mastic carefully to cover any gaps that still exist; fully adhere membrane to any/all parts of the top of the concrete parapet.

Report By:

Paul Purser, AIA, LEED AP  
Dale | Bailey, an Association

cc: James Brock / Jimmy White (PJS)  
Chad Shealy / Bill Sanderford (VWSD)  
Gary Bailey / Jason Stewart / Mark Pippner (BPM)  
Russ Blount / Travis Altsman / Abigail Raper / Candy Failor (DBA)  
Tom Schaeffer / Will Grigg (M)  
Kevin Starks / Jason Kackley / Al Guynes (GSK)  
Chris Green / Larry Scott (TPS)

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Figure 1 – Auditorium Clear of Chairs



Figure 2 – Moisture up to 22%, per contractor's reading, causing paint to peel



Figure 3 – Roofing Membrane appears in good condition



Figure 4 – Roofing Membrane appears in good condition



Figure 5 – Mastic does not fully cover connection at Parapet



Figure 6 – Mastic does not fully cover connection at Parapet



Figure 7 – Mastic does not fully cover connection at Parapet



Figure 8 – Mastic does not fully cover connection at Parapet



Figure 9 – Mastic does not fully cover connection at Parapet



Figure 10 – Mastic does not fully cover connection at Parapet



Figure 11 – Mastic does not fully cover connection at Parapet



Figure 12 – Break in mastic could cause water leak



Figure 13 – Screw Missing at termination bar could be water issue



Figure 14 – Mastic does not fully cover connection at Parapet





Figure 15 – Mastic does not fully cover connection at Parapet



Figure 16 – Existing Wall damage (good potential for water leakage)



Figure 17 – Existing Wall damage (good potential for water leakage)



Figure 18 – Existing Wall damage (good potential for water leakage)



Figure 19 – Existing Wall damage (good potential for water leakage)



Figure 20 – Existing Wall damage (good potential for water leakage)



Figure 21 – Stucco to aluminum joint is offset and looks good



Figure 22 – Stucco to aluminum joint dives from offset to flush



Figure 23 – Stucco to aluminum joint is flush here but offset on east side



Figure 24 – Paint Drips need to be sanded out for smooth finish



Figure 25 – Paint Drips need to be sanded out for smooth finish



Figure 26 – Paint Build Up needs to be sanded out for smooth finish



Figure 27 – Sheen Differences (may clear up with top coat)



Figure 28 – Sheen Differences (may clear up with top coat)