



**Engineering and Inspections**

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October 6, 2021

21-2210

Athlos Academy of Jefferson Parish  
c/o Dr. Jordan Sanchez  
by email: [jsanchez@athlosjp.org](mailto:jsanchez@athlosjp.org)

copy to Mr. Nicholas Berg  
by email: [nberg@reasonoverllc.com](mailto:nberg@reasonoverllc.com)

Subject: 979 Behrman Hwy.  
Terrytown, LA

At your request, we conducted an inspection of the subject property on October 5, 2021. We conducted this inspection specifically to determine the condition of the roof after damages were sustained due to Hurricane Ida. To perform this inspection, we utilized a drone with an infrared camera and have included that report as a separate attachment. During this visual inspection, we walked the school building and the roof surfaces with Mr. Norman Bijou, Facilities Manager. During this inspection, we utilized a non-intrusive moisture meter to verify moisture under the roof surfaces and plotted those readings on a report from IMGIMG, a copy of which is attached.

We made the following observations.

This report is the expressed opinion of this company only and is not intended to bind any party to make any repairs or replacements. This report includes only the visible elements and conditions and does not purport to cover inaccessible areas or hidden damages.

The "front," "rear," "left," and "right" designations in this report refer to the property as you are facing it with your back to Behrman Highway.

## **1. General Description and Background Information**

The subject property is a school. Mr. Bijou reports that the school is about 3 years old and that he and a supervisor were the first of the staff to return to the school after the storm event. The school was out of power for more than a week. Significant water intrusion was noted in numerous areas of the building and significant roofing debris was found on the ground around the school. He reported that no photos of the roofing debris were taken.



Same.

We have included a separate report from IMGIMG showing locations where we took moisture readings with our non-intrusive detector and what the results are. Clearly there is wide-spread moisture under the roof surfaces throughout the building.

### **3. Conclusions and Summary**

The TPO roofs were subjected to wind loads that they were not able to handle causing the roof surfaces to lose their adhesion to the surfaces below. The roofing manufacturer will confirm that the roofs have failed and will no longer carry any warranty. The failure of the adhesives cannot be repaired without removal and replacement of the roof itself.

After the failure of the adhesives, the roof displaced causing rippling effects in the TPO surface and causing some of the seams to separate, particularly around the air handling units. These are on-going sources of leakage every time there is a rain event. As a temporary repair, new TPO material can be heat-welded on top of the folded materials with the broken seams to eliminate the current water intrusion. This repair method will not restore the adhesion of the original roof to the original subdecking and is not a permanent repair. This repair will allow the school to minimize or stop the water intrusion so that school can resume.

There is a significant amount of water under the roof surfaces. The only way to remove this moisture is to remove the roofing materials and replace the subdecking. Failure to replace the water damaged subdecking will result in mold growth and eventual contamination of the indoor air quality of the building.

Considerable water entered the building through wind-created openings in the roof. The EPA guidelines for remediation after a moisture intrusion event indicate that any absorbent materials (sheetrock, insulation, acoustical tiles, carpets and any cabinet frames) must be removed and replaced, any semi-absorbent materials (wood framing and plywood) must be dried, cleaned and sealed with an anti-fungicidal treatment and any non-absorbent materials must be cleaned.

We reserve the right to amend our report as additional information becomes available.

If you have any questions regarding this report or need further assistance, please call. This report is an instrument of professional service and is the property of Gurtler Bros. Consultants, Inc. This report is strictly and solely a professional opinion of the subject property based on the observations made on the day of our inspection.

Any third party use of this report is prohibited. The scope of this report is limited to the above items. This report does not include environmental aspects or building code compliance.

Yours very truly,

**GURTLER BROS. CONSULTANTS, INC.**

A handwritten signature in black ink, appearing to read "Michael K. A. Gurtler". The signature is fluid and cursive, written over a light blue horizontal line.

**Michael K. A. Gurtler**

**President**

**Louisiana State Contractors License #30228**