

THE APPROVED CONSTRUCTION PLANS AND ALL DOCUMENTS MUST BE POSTED ON THE JOB AT ALL INSPECTIONS IN A VISIBLE AND READILY ACCESSIBLE LOCATION.



wallace
design
collective

Report Date: September 1, 2022

Reviewed 10/03/2022 DL Subject to field inspectors approvals.

Owner's Representative: Mrs. Taylor Inman
Program Manager, Roofing
Walmart Facilities Management
2608 SE J Street
Bentonville, AR 72716

Location/WOs: Walmart Store #2403 in Puyallup, WA
Wallace Project No. 2210879, Client Project No. 37554607

Wallace Site Representative: Harry Coates, RRC

Site Visit Date: August 11, 2022

General Contractor: Clifford-Lee

Purpose: Preconstruction Meeting

Date Constructed: Circa 1994

Area A: Existing or Original Roof: Mod-Bit over Perlite over Poly-Iso

Area B: Existing or Original Roof: EPDM over 1" Poly-Iso over EPDM over 3" Poly-Iso

Area A: Replacement Roof: TPO over HD Coverboard over Mod-Bit over Perlite over Poly-Iso

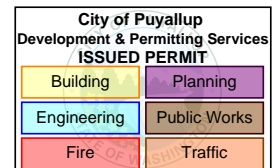
Area B: Replacement Roof: TPO over 3" Poly-Iso

Signed Pay Application Included: No

SEE SEPARATE ROOF LAYOUT SHEET DEFINING THE AMOUNT OF INSULATION TO BE REPLACED AT EACH AREA PER ENGINEER. 10/03/2022 DL.

Observations (Ref Photo Key Plan, and Photos):

1. Metal expansion joint cover
2. Full width metal cap at sloped and/or level parapets
3. Bird deterrent spikes
4. Not used
- 5-6. Damaged downspout(s)
7. Corroded horizontal heater vent pipes
8. Defective HVAC equipment (Vender grease trap needs servicing)
9. Metal cap at satellite
10. Pipe or vents up to storm collar
11. Vent hood with > 2" gap
12. Abandoned electrical fixture box at parapet
13. Roof to wall perimeter expansion
14. Abandoned equipment
15. Roof core cut
- 16-24. Wet insulation that will require replacement as indicated and marked on roof during IR scan (total 1400 sq. ft.)



Recommendation(s):

1. Remove metal expansion joint cover, rebuild w/ blocking, insulation & vapor retarder per original detail, or approved alternate roof manufacturer detail
2. Remove cap, wrap with TPO 2" past top of CMU or EIFS/stucco, cope with ES-1
3. Submit change order for removing and replacing bird deterrent spikes
4. Not used
- 5-6. Reattach damaged downspout
7. Remove corroded horizontal pipe and elbow joint; install and seal vent cap
8. Wallace Design Collective has reported this issue to the Walmart HVAC team
9. Reseal all edges of metal satellite cover and install new storm collar if damaged or missing and seal with polyurethane sealant

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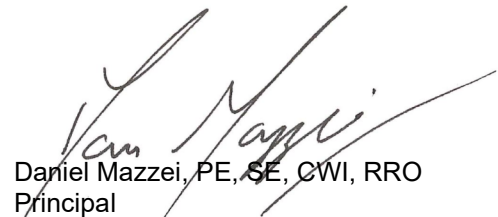
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10. Install new storm collar if damaged or missing; clean and prime; field wrap to underside of storm collar; seal to pipe w/ butyl-based sealant; clamp at top; remove and replace weathered or missing sealant with polyurethane sealant
11. Center hood on curb; if > 2" gap insert pressure treated blocking/foam backer rod; attach hood and blocking/rod to curb w/ (2) gasketed screws ea. Side
12. Remove and dispose of electrical fixture box at parapet once WM approved licensed electrician has verified power has been disconnected
13. At perimeter wall non-structural expansion joints, remove existing expansion joint cover, wood blocking, and/or metal flashings. Provide new flashings as specified in current manufacturer requirements and Wal-Mart Specification Section 07621. Infill gap with insulation to match adjacent roofing height and provide standard perimeter field sheet securement and termination bar installed at the base of the wall, a maximum 4" above the plane of roof. At structural seismic expansion joint above GR truck dock, remove bellows and provide new batt insulation and expansion joint cover in accordance with manufacturer requirements and Wal-Mart Specification Section 07621
14. Remove and dispose of abandoned condensate lines
15. Proceed as originally specified in RA since existing roof system is Mod-Bit over 1" Perlite over 2" Poly-Iso over metal deck
- 16-24. Submit CO if added insulation is above amount included in bid, with usage documentation per submitted unit price

Thank you for consulting with Wallace Design Collective. If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,


Harry Coates, RRC
Project Manager


Daniel Mazzei, PE, SE, CWI, RRO
Principal

Attachments:
Pre-Construction Meeting Photos
Pre-Construction Meeting Checklist
Pre-Construction Meeting Key Plan

City of Puyallup Development & Permitting Services	
ISSUED PERMIT	
Building	Planning
Engineering	Public Works
Fire	Traffic

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Preconstruction Meeting Photos

Project Number: 2210879 Walmart Roof Inspection (Store #2403) -- Puyallup, Washington
Date Observed: 8/11/22 By: Harry Coates, RRC



Item # 1 Number Grid:

Doc Ref: RA/Specs Letter Grid:

Description:
B.8a Metal expansion joint cover

Action: Repair as noted
B.8a Remove metal expansion joint cover, rebuild w/ blocking, insulation & vapor retarder per original detail. or approved



Item # 2 Number Grid:

Doc Ref: RA/Specs Letter Grid:

Description:
E.3 Full width metal cap at sloped and/or level parapets

Action: Repair as noted
E.3 Remove cap, wrap with TPO 2" past top of CMU or EIFS/stucco, cope with ES-1



Item # 3 Number Grid:

Doc Ref: RA/Specs Letter Grid:

Description:
L.1 Bird deterrent spikes

Action: Repair as noted
L.1 Submit change order for removing and replacing bird deterrent spikes



Item # 4 Number Grid:

Doc Ref: Letter Grid:

Description:
NOT USED

Action:

City of Puyallup Development & Permitting Services ISSUED PERMIT	
Building	Planning
Engineering	Public Works
Fire	Traffic

For questions about this report, please contact:
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Dan Mazzei (dan.mazzei@wallace.design)

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Item # 5 Number Grid:
Doc Ref: RA/Specs Letter Grid:

Description:
10. Damaged downspout(s)

Action: Repair as noted
10. Reattach damaged downspout



Item # 6 Number Grid:
Doc Ref: RA/Specs Letter Grid:

Description:
10. Damaged downspout(s)

Action: Repair as noted
10. Reattach damaged downspout



Item # 7 Number Grid:
Doc Ref: RA/Specs Letter Grid:

Description:
L.2 Corroded horizontal heater vent pipes

Action: Repair as noted
L.2 Remove corroded horizontal pipe and elbow joint; leave vertical pipe, reinstall and seal vent cap to vertical pipe



Item # 8 Number Grid:
Doc Ref: RA/Specs Letter Grid:

Description:
21. Defective HVAC equipment (Vender grease trap needs servicing)

Action: Repair as noted
21. Wallace Design Collective has reported this issue to the Walmart HVAC team



City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
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Date Observed: 8/11/22 By: Harry Coates, RRC



Item # 9 Number Grid:
Doc Ref: RA/Specs Letter Grid:

Description:
L.3 Metal cap at satellite

Action: Repair as noted
L.3 Reseal all edges of metal satellite cover and install new storm collar if damaged or missing and seal with polyurethane sealant



Item # 10 Number Grid:
Doc Ref: RA/Specs Letter Grid:

Description:
C.1 Pipe or vents up to storm collar

Action: Repair as noted
C.1 Install new storm collar if damaged or missing; clean and prime; field wrap to underside of storm collar; seal to pipe w/



Item # 11 Number Grid:
Doc Ref: RA/Specs Letter Grid:

Description:
K.1 Vent hood with > 2" gap

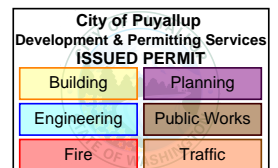
Action: Repair as noted
K.1 Center hood on curb; if > 2" gap insert pressure treated blocking/foam backer rod; attach hood and blocking/rod to curb w/ (2)



Item # 12 Number Grid:
Doc Ref: RA/Specs Letter Grid:

Description:
L.4 Abandoned electrical fixture box at parapet

Action: Repair as noted
L.4 Remove and dispose of electrical fixture box at parapet once WM approved licensed electrician has verified power has been



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Item # 13 Number Grid:

Doc Ref: RA/Specs Letter Grid:

Description:

L.5 Roof to wall perimeter expansion

Action: Repair as noted

L.5 At perimeter wall non-structural expansion joints, remove existing expansion joint cover. wood blocking. and/or metal



Item # 14 Number Grid:

Doc Ref: RA/Specs Letter Grid:

Description:

13c. Abandoned equipment

Action: Repair as noted

13d. Remove and dispose of abandoned condensate lines



Item # 15 Number Grid:

Doc Ref: RA/Specs Letter Grid:

Description:

L.6 Roof core cut

Action: Repair as noted

L.6 Proceed as originally specified in RA since existing roof system is Mod-Bit over 1" Perlite over 2" Poly-Iso over metal deck



Item # 16 Number Grid:

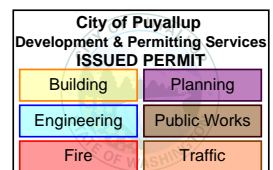
Doc Ref: RA/Specs Letter Grid:

Description:

L.7 Wet insulation that will require replacement as indicated and marked on roof during IR scan (total 1400 sq. ft.)

Action: Repair as noted

L.7 Submit CO if added insulation is above amount included in bid, with usage documentation per submitted unit price



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Date Observed: 8/11/22 By: Harry Coates, RRC



Item # 17 Number Grid:
Doc Ref: RA/Specs Letter Grid:

Description:
L.7 Wet insulation that will require replacement as indicated and marked on roof during IR scan (total 1400 sq. ft.)
Action: Repair as noted
L.7 Submit CO if added insulation is above amount included in bid, with usage documentation per submitted unit price



Item # 18 Number Grid:
Doc Ref: RA/Specs Letter Grid:

Description:
L.7 Wet insulation that will require replacement as indicated and marked on roof during IR scan (total 1400 sq. ft.)
Action: Repair as noted
L.7 Submit CO if added insulation is above amount included in bid, with usage documentation per submitted unit price



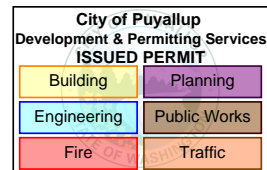
Item # 19 Number Grid:
Doc Ref: RA/Specs Letter Grid:

Description:
L.7 Wet insulation that will require replacement as indicated and marked on roof during IR scan (total 1400 sq. ft.)
Action: Repair as noted
L.7 Submit CO if added insulation is above amount included in bid, with usage documentation per submitted unit price



Item # 20 Number Grid:
Doc Ref: RA/Specs Letter Grid:

Description:
L.7 Wet insulation that will require replacement as indicated and marked on roof during IR scan (total 1400 sq. ft.)
Action: Repair as noted
L.7 Submit CO if added insulation is above amount included in bid, with usage documentation per submitted unit price



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Date Observed: 8/11/22 By: Harry Coates, RRC



Item # 21 Number Grid:
Doc Ref: RA/Specs Letter Grid:

Description:
L.7 Wet insulation that will require replacement as indicated and marked on roof during IR scan (total 1400 sq. ft.)
Action: Repair as noted

L.7 Submit CO if added insulation is above amount included in bid, with usage documentation per submitted unit price



Item # 22 Number Grid:
Doc Ref: RA/Specs Letter Grid:

Description:
L.7 Wet insulation that will require replacement as indicated and marked on roof during IR scan (total 1400 sq. ft.)
Action: Repair as noted

L.7 Submit CO if added insulation is above amount included in bid, with usage documentation per submitted unit price



Item # 23 Number Grid:
Doc Ref: RA/Specs Letter Grid:

Description:
L.7 Wet insulation that will require replacement as indicated and marked on roof during IR scan (total 1400 sq. ft.)
Action: Repair as noted

L.7 Submit CO if added insulation is above amount included in bid, with usage documentation per submitted unit price



Item # 24 Number Grid:
Doc Ref: RA/Specs Letter Grid:

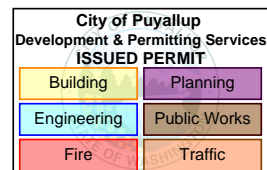
Description:
L.7 Wet insulation that will require replacement as indicated and marked on roof during IR scan (total 1400 sq. ft.)
Action: Repair as noted

L.7 Submit CO if added insulation is above amount included in bid, with usage documentation per submitted unit price



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WAL-MART STORES, INC.
(CONSULTANTS PRE-ROOF CONFERENCE CHECKLIST)

Date of Conference: 08/11/2022 Contractor: Clifford-Lee Wallace Project No.: 2210879

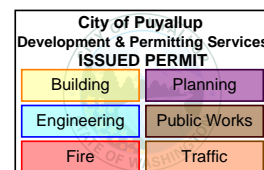
Consultant: **WALLACE DESIGN COLLECTIVE REP:** Harry Coates, RRC

Project Info:

- WALMART STORE/CLUB# 2403
- LOCATION: Puyallup, WA
- START DATE: 08/24/2022
- COMPLETION TIME: 45 DAYS
- ROOFSYSTEM THICKNESS: 45 MIL (60 MIL) 80 MIL TYPE: PVC / (TPO) / EPDM / MOD BIT / BUR
- FIELD SHEET WIDTH: 4'-0" / 5'-0" / 8'-0" / (10'-0")
- MFR DETAILS & DATE APPROVED: 08/12/2022
- MFR: Carlisle

STORE MANAGEMENT DISCUSSION POINTS:

- INTRODUCTIONS:
- STORE MANAGEMENT: Cindy Deer
- STORE PHONE NUMBER: 253.770.4399
- GENERAL CONTRACTOR REP: Jimmy Phillips
- GC PROJECT MANAGER: Johnny Mimbs
- GC SITE FORMAN: Duane Cockrell
- GC JOB FOREMAN CELL: 479.903.3991
- PROGRESS REPORTS TO STORE MANAGER (DAILY AT 7:00 AM OR 8:00 AM): FORMAN RESPONSIBLE FOR UPDATES: Duane Cockrell
- FORMAN CELL PHONE NUMBER: 479.903.3991
- MSDS SHEETS PROVIDED BY CONTRACTOR FOR MANAGER & ROOF CONSULTANT: (Y) / (N)
- ACCESS TO ROOF PER GC: Ladder
- GC HAS COPY OF MSDS AND FULL PROJECT SPECIFICATIONS ON SITE (Y) / (N)
- MATERIALS ON SITE, PROPERLY STORED AT REAR IN NON-DISRUPTIVE LOCATION (Y) / (N)
- DOES ROOFER HAVE BY-STORE PLUMBING AND ELECTRICIAN PROVIDER LIST (Y) / (N)
- DID PROJECT FOREMEN, MANAGING DAILY OPERATIONS ON SITE, ATTEND PRECON (Y) / (N)



SPECIFICATION REQUIRED PRECON MEETING DISCUSSION POINTS:

- A. SAFETY ISSUES: FOLLOW ALL OSHA REGULATIONS AND RECOMMENDATIONS
1. ☒ SIDE/REAR WALL ACCESS ONLY (Spec 1.5.C.2.d)
 2. ☒ ROOF LOADING AND SECURING MATERIALS (Spec 1.6.B.4)
 3. ☒ FIRE SAFETY
 4. ☒ HIGH WIND HAZARD WEATHER FORECAST CONDITIONS & PROCEDURES FOR ADDRESSING LEAKS (Spec 1.5.C.2.E & 1.7.A.4)
 5. ☒ ALLOWABLE WORK STAR/STOP TIMES (Spec 1.5.C.2.b)
 6. ☒ REVIEW AND CONFIRM CONTRACTOR GROUND SPOTTER REQUIREMENTS (Spec 1.5.C.2.f)
 7. ☒ ELECTRICAL HAZARD - LOCATE ELECTRICAL LINES WITHIN FLUTES OF DECK PRIOR TO ROOF INSTALL (Spec 1.5.C.2.e)
 - ~~8. ☐ REMOVE DRAIN CLAMP RINGS, CLEAN/LUBRICATE THREADS IN DRAIN BODY, REPLACE BOLTS WITH NEW, SEAL BETWEEN DRAIN BODY AND MEMBRANE WITH WATER CUT-OFF MASTIC. (Spec 1.5.C.2.g)~~
 - ~~9. ☐ REPLACE () FT OF DAMAGED DOWNSPOUT (Spec 1.5.C.2.g)~~
 10. ☒ RE-ATTACH (2) DOWNSPOUTS TO CMU (Spec 1.5.C.2.g)
 11. ☒ USE WAL-MART APPROVED MECHANICAL/ELECTRICAL CONTRACTORS FOR REMOVAL/RE-INSTALLATION OF EQUIPMENT. (Spec 1.5.C.2.h)
 12. ☒ REFRAIN FROM USING INTERIOR ROOF ACCESS AND ELECTRICAL SOURCE FROM RTU HOUSINGS. (Spec 1.5.C.2.d)
 13. ☒ REMOVE ALL DEBRIS FROM ROOF/GROUNDS DAILY, SECURE MATERIALS AT END OF EACH (Spec 1.5.C.2.d)

14. ☒ WALK ROOF AND EVALUATE CONDITION OF ALL SKYLIGHTS. IF 20% OR MORE OF SKYLIGHTS ARE CRACKED AND/OR TRAPPING MOISTURE, HAVE GC SUBMIT CHANGE TO REPLACE ALL ORIGINAL INSTALL SKYLIGHTS (Spec 1.5.C.2.g)
15. ☒ SPECIFICATIONS/RE-COVER/RE-ROOF CHECKLIST REVIEW
16. ☒ ~~RE-SKIN~~ NEW MEMBRANE OVER COVERBOARD AND-OR INSULATION TEAROFF & REPLACE

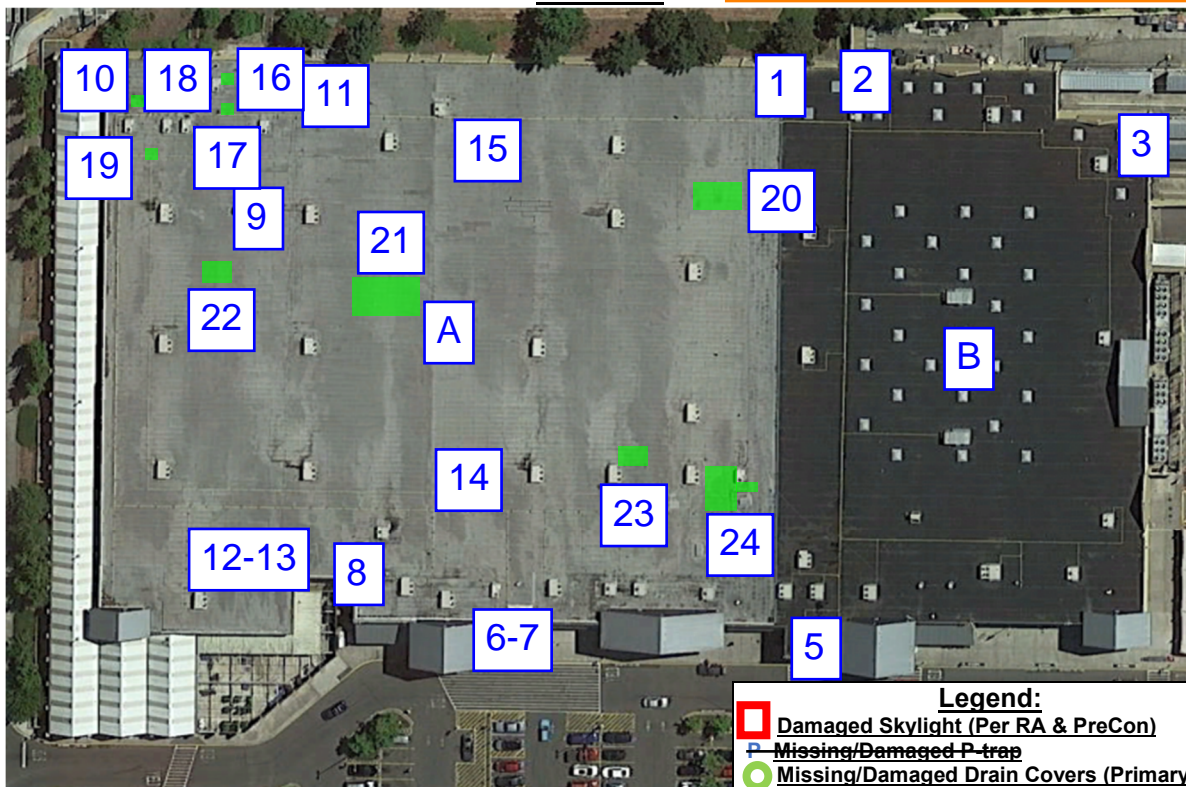
B. ROOF SITE-WALK WITH CONTRACTOR:

1. ☒ POINT OUT ITEMS FROM CHECKLIST SPECIFIC TO THIS SITE. (Spec 1.5.C.2.g)
2. ☒ ACCEPTABLE / NOT ACCEPTABLE PIPE SUPPORT BLOCKS. (ALL BEING REPLACED ON THIS PROJECT) (Spec 3.17.Q.1)
3. ☒ ITEMS TO BE REMOVED (IE - UNUSED CAMERA MOUNTS, ABANDONED CONDENSATE LINES).
4. ☒ ~~COUNT NUMBER OF DAMAGED OR MISSING P-TRAPS~~
5. ☒ IR SCAN TO BE PERFORMED THE EVENING AFTER PRECON
6. ☐ ~~Roofing Material is properly stored in a safe location (See Spec 1.6a - 1.6f)~~
7. ☐ ~~MAKE REPAIRS TO EXPANSION UNDER TERMS OF MFR. WARRANTY.~~
8. ☐ ~~REPLACE () DEFECTIVE SMOKE DOMES PER RA. (Spec 1.5.C.2.g)~~
9. ☐ ~~() DEFECTIVE SMOKE DOMES OBSERVED DURING ROOF WALK. (Spec 1.5.C.2.g)~~
10. ☒ REPLACE (38) DEFECTIVE SKY LIGHTS PER RA. (Spec 1.5.C.2.g)
11. ☒ (5) DEFECTIVE SKY LIGHTS OBSERVED DURING ROOF WALK. (Spec 1.5.C.2.g)
12. ☒ NOTIFY MANAGEMENT PRIOR TO SKYLIGHT REMOVAL OVER DRESSING ROOMS.
13. ☒ DE-SCALE/PAINT GAS LINES & ROOF HATCH SAFETY YELLOW RUSTOLEUM RUST INHIBITING PAINT.
14. ☐ OTHER: _____
15. ☐ OTHER: _____
16. ☐ OTHER: _____
17. ☐ OTHER: _____
18. ☐ OTHER: _____

City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning	Public Works	Traffic
Engineering	Fire	Police	Public Safety

SEE SEPARATE ROOF LAYOUT SHEET DEFINING THE AMOUNT OF INSULATION TO BE REPLACED AT EACH AREA PER ENGINEER. 10/03/2022 DL.

KEYPLAN



Legend:	
 	Damaged Skylight (Per RA & PreCon)
 	Missing/Damaged P-trap
 	Missing/Damaged Drain Covers (Primary Secondary at each)
##	Indicates photo summary items # locations
 	Moist insulation extents, as interpreted through IR scans and Tramex readings

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