

HART MAGNET

61 Adams Ave, Stamford, CT 06902

Roofs-

Bismark direct roofer to repair leaks

Address caulking issues

Remove stain tiles, replaced to ceiling tiles were roof leaks were prevalent

Mechanical systems

Service all mechanical systems

check and replace leaky valves

instruct for the Duct cleaning

Mold

Remove all Mold on T&B Report

Replace with what was existing

Holiday Break:

Service Mechanical Units

Inspect Roof

New Schedule to address one room at a time.

HART MAGNET Elementary School

61 Adams Ave, Stamford, CT 06902

12.14.18

<ul style="list-style-type: none"> * Roofer to inspect all roofs and flashing * Mechanical service units * Plumbing inspect heat pipes/valves/etc. * Hygienist Testing 	Roof Warranty: Sep 2018
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ROOM #:	Visual Inspection	Work Task	Level	Trade
203	203 – Water stain on sheetrock and ceiling tile. Dry, no visible growth. Possible roof drain leak (right side of roof against window).	Remove stain/Repair Leak/Replace	monitor	Roofer
204	204 – Right side of window same as above	Remove/Repair/Replace	Monitor	Glazer
205	205 – Left side of room at window – Water stain dry no visible growth – consult roofer/plumber		Monitor	Roofer/Plumber
202	202 – OK			

	2 nd Floor Corridor in New School – OK			
207	207 – OK			
206	206 (Boys Bathroom) – OK			
203	203 Staff Lav – OK			
210	210 – Stain on pipe insulation. Dry with no visible growth.		Monitor	
211	211 – Stains on ceiling tiles. Right hand side possible roof leak, left side of window drain leaking (maintenance fix). Consult roof contractor/plumber.	Remove/Repair/Replace	Monitor	Roofer/Plumber/Ceiling

	Corridor Outside of 211 – Water stain on sheetrock above ceiling. Stained tile (check unit on roof to ensure flashed properly). Fixed over the summer 2018.		Monitor	Roofer/HVAC Service
212	212 Girls Bathroom – OK			
213	213 – Water stained ceiling tiles in center room. Appears to be roof leak. Water stained tiles 3' off window spanning the room. Above ceiling rust and corrosion on metal decking. Contract roofing contractor.	Remove/Repair/Replace	Monitor	Roofer
214	214 – Water stains on GWB above ceiling. Stained tile. No visible growth.		Monitor	Roofer
215	215 – Roof drain leak, insulation falling. No visible growth.	Remove/Repair/Replace	Monitor	Plumber/Rofer
216	216 – OK			

216	216 Corridor – RTU leaking from roof. Mechanical contractor and roofer.	Repair	Monitor	HVAC
217	217 Staff Lavatory – OK			
218	218 Staff Lavatory – OK			
221	221 – Small stain on tile. Roofing contractor.	Remove/Repair/Replace	Monitor	Roofer
222	222 – OK			
	Corridor Outside 221/222 – Lavs at double door above ceiling has water stain and visible growth (black).	Remove/Repair/Replace	Immediate	Track Leak/

OLD BUILDING					
	Corridor – Above ceiling some stains on pipe insulation. Poly sheeting attached to old wood framing (No visible growth but not in good condition either needs to be removed).	Remove/Repair/Replace			
226	226 – No stains on tile. Plastic sheets attached above to old framing.				
228	228 – OK				
	Corridor – Glycol supply ad return stains on insulation. No visible growth.				
230	230 – OK, poly attached.				

232	232 – Leak on sprinkler head fitting “fixed” with rag.	Remove/Repair/Replace	Monitor	Sprinkler
	Corridor – OK			
236	236 –			
238	238 – Stained tiled middle window. Window leak on parapet.	Remove/Repair/Replace	Monitor	Roofer
239	239 – Closet – 6” pipe missing insulation and rusting. No visible growth or water.	Remove/Repair/Replace	Monitor	Insulator
240	240 – Stained tile middle window. No visible growth but possible roof leak.	Remove/Repair/Replace		Roofer

ROOF NEEDS TO BE INSPECTED BY ROOFING CONTRACTOR				
140	140 – Stained tiles. Heat unit above went in the summer and leaked below. Was repaired.			
150	150 – Heat supply valve leaking. Black growth on insulation.	Remove/Repair/Replace	Immediate	Plumber/AIS
142	142 – Black growth and water staining on pipe insulation, consult plumbing contractor.	Remove/Repair/Replace	Immediate	Plumber AIS
143	143 – Black growth on insulation on multiple pipes.	Remove/Repair/Replace	Immediate	Plumber/AIS
146	146 – Black growth and stains on pipe insulation along windows. Possible window leak on far left window.	Remove/Repair/Replace	Immediate	AIS/ Caulking

147	147 – Uninsulated copper pipe left side of the room at window.			insulator
151	151 – Stains on insulation of heat pipe. Consult plumber. No growth visible.	Remove/Repair/Replace	Monitor	plumber
	Art Storage/kiln Room – OK			
135	135 Boys Lavatory – Water stain on heating insulation. Dry. No visible growth.		Monitor	
136	136 Girls Lavatory – OK			
132	132 Staff Lavatory – OK			

129	129 – Water stain pipe insulation and stained tiles in exam room and “COT” room		Monitor	
138	138 – Left side of soffit heat pipe insulation had pink/black growth length of the room. Right side of soffit is the same.	Remove/Repair/Replace	Immediate	AIS/insulator
127	127 – Water stain on pipe insulation and ceiling tile.	Remove/Repair/Replace	Monitor	
128	128 – Stained tiles. Heat systems leaks. No visible growth.	Remove/Repair/Replace	Monitor	
121	121 – OK			

122	122 – Water stain on ceiling tile/pipe insulation.	Remove/Repair/Replace	Monitor	
123	123- Ceiling tile stains/pipe insulation	Remove/Repair/Replace	Monitor	
124	124 – Same as 123			
125	125 – VAV plumbing has corrosion and insulation is stained and has pink growth. Mechanical contractor recommended.	Remove/Repair/Replace	Immediate	
119	119 Principals Office/Conference Room – Stained tiles in conference room from leaking VAV box. Pipe insulation water stained with no visible growth and is dry.	Remove/Repair/Replace	Immediate	HVAC serv.
	Principal's Office – OK			

	Secretary Area – No stained tiles, VAV above secretary's desk serviced by mechanical contractor. Small amounts of staining on insulation.		Monitor	
	Kitchen – Stained ceiling tiles/stained GWB from above. Possible roof leak or leak from upper floor.	Remove/Repair/Replace	Monitor	
	Bathroom – OK			
112	112 Assistant Principle – OK			
120	120 – Stained tiles. Pipe insulation at window stained by closet by unknown leak.	Remove/Repair/Replace	Monitor	
110	110 – OK			

111	111 – Above ceiling repair to VAV, wasn't insulated stained tiles. Along back wall trap above ceiling maybe leaking. Plumbing contractor.	Remove/Repair/Replace		
108	108 – OK			
102	102 – Water stain with black growth on pipe.	Remove/Repair/Replace	Immediate	
104	104 – OK			
106	106 – OK			
	Media Center – Right side near window VAV needs service/stained tiles. Right side next to entrance stained tile from unknown leak. Waste line possibly leaking near router (#228061) left side.	Remove/Repair/Replace		Plumber

7	007 – Right corner heat system stained insulation some visible black growth.	Remove/Repair/Replace	Immediate	AIS/insulator
9	009 – Some stains on insulation center of room.		Monitor	
12	012 – Water stained heat pipes right side 4' off window.		Monitor	
16	016 CPU Room – Stained tiles, VAV box above	Remove/Repair/Replace	Monitor	Service
14	014 – OK			
	Ground Floor Corridor – OK			

2	002 – OK			
41	041 – Right side at window black growth on pipe insulation. Left side of room at window with black growth. Contact plumbing contractor.	Remove/Repair/Replace	Immediate	AAIS/Plumber
17	017 – OK			
	Sprinkler/Water Room – Water stained insulation, corrosion dripping on light with no visible growth.	Remove/Repair/Replace	Monitor	AAIS/Sprinkler
29	029 –			
27	027 – In front of door water damaged insulation with black growth. Inside boiler room water damaged insulation with black growth throughout.	Remove/Repair/Replace	Immediate	AAIS

	Stair 4 – Recommend new threshold and weather stripping	Repair	Monitor	Carpenter
	Corridor Near Elevator/Gym – Sprinkler system has staining possibly slow leak. Consult sprinkler contractor.	Repair		Sprinkler
	Corridor at Girls Lavatory – Old skylights above may be leaking			Roofer
159	159 Gym Office – Stained tiles with black growth. Old skylight possibly leaking.	Remove/Repair/Replace	Immediate	Roofer
	Boys Lavatory – Stained tiles with water damage on pipe above ceiling dripped.	Repair Pipe/ Replace Ceiling tile	monitor	Plumber
	Kitchen – Leaking pipes with water damage on pipes throughout.	Repair	Monitor	Plumber

	Teacher's Lounge – OK				
	Auditorium – Some stained ceiling tiles from possible roof leak or drain leak.	Remove/Repair/Replace	Monitor		
40	040 – Black growth on diffusers. No visible leaks above ceiling.	Clean/Duct cleaning/Service unit	Immediate	Duct Cleaning/HVAC Service	
25	025 – Black growth on insulation throughout (small amounts).	Replace	Immediate	Duct Cleaning/HVAC Service	
29	029 – Substantial black growth on cluster of pipes	Clean/Duct cleaning/Service unit	Immediate	AAIS	



WNORTH ST

ADAMS AVE

HOLLIS ST

WASHINGTON ST

GREEN ST

HANR ST

HART MAGNET SCHOOL

City of Stamford

digital orthophotography - flight date April 1998
parcel lines under revision

50 0 50 100 Feet



1:1200

Map printed 2/17/2002





Johns Manville

Commercial/Industrial Roofing Systems

Gold Shield® Roofing Systems Guarantee

Building Owner:

CITY OF STAMFORD
STAMFORD CT 06904

117247

Building Name:

HART ELEMENTARY SCHOOL
25 ADAMS AVE
STAMFORD CT 06901

*HART
SCHOOL*

Approved Roofing Contractor:
SILKTOWN ROOFING INC.
27 PLEASANT STREET

Guarantee Number: AN80165046

MANCHESTER CT 06040

**Term & Maximum Monetary Obligation to
Maintain a Watertight Roofing System**

Date of Completion: 17 SEP 1998

Years 20 \$
NO DOLLAR LIMIT
TOTAL SQUARES 365

COVERAGE

The components of the Roofing System covered by this Guarantee are:

Membrane Spec. and Type 4GIG, 4GIG, 4GIG BUR
Flashing Spec. and Type DFE-6TL, DFE-1LB, DFE-1LB, DFE-1L 1470 LINEAR FEET
Insulation Type FB, TUGG, UGG, UGG, FB, FB, FB
Accessories (Type and Quantity) 80 LF EOF

These Johns Manville Guaranteed components are referred to below as the "Roofing System", and ALL OTHER COMPONENTS OF THE OWNER'S BUILDING ARE EXCLUDED FROM THE TERMS OF THIS GUARANTEE.

Johns Manville International, Inc.® guarantees to the original Building Owner that during the Term commencing with the Date of Completion, JM will pay for the materials and labor required to promptly repair the Roofing System to return it to a watertight condition if leaks occur due to: ordinary wear and tear, or deficiencies in any or all of the component materials of the Roofing System or workmanship deficiencies in the application of the Roofing System.

WHAT TO DO IF YOUR ROOF LEAKS

If you should have a roof leak please refer to directions on the reverse side.

LIMITATIONS AND EXCLUSIONS

This Guarantee is not a maintenance agreement or an insurance policy; therefore, routine inspections and maintenance are the Building Owner's responsibility (see reverse side of this document). Failure to follow the Maintenance Program on the reverse side of this document will void the Guarantee. This Guarantee does not obligate JM to repair the Roofing System, or any part of the Roofing System, for leaks resulting from (a) natural disasters, (b) misuse, abuse or negligence, (c) installation or material failures other than those involving the component materials expressly defined above as the Roofing System or exposure of the Roofing System components to damaging substances such as oil or solvents or to damaging conditions such as vermin, (d) changes to the Roofing System or the Building's usage that are not preapproved in writing by JM, or (e) failure of the Building substrate (mechanical, structural or otherwise and whether resulting from Building movement, design defects or other causes) or improper drainage (ponded water). JM is not responsible for leaks and damage resulting from water entry from any portion of the Building structure not a part of the Roofing System.

JM shall have no obligation under this Guarantee until all bills for installation, materials and services have been paid in full to JM Roofing Systems and the Approved Roofing Contractor.

The parties agree that any controversy or claims relating to this Guarantee shall be settled exclusively by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, at the Denver, Colorado Office and judgement upon the award rendered by the Arbitrator(s) may be entered in any Court having jurisdiction thereof.

TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, JM DISCLAIMS ANY IMPLIED WARRANTY, INCLUDING THE WARRANTY OF MERCHANTABILITY AND THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, OR LIMITS SUCH WARRANTY TO THE DURATION AND TO THE EXTENT OF THE EXPRESS WARRANTY CONTAINED IN THIS GUARANTEE.

THE EXCLUSIVE RESPONSIBILITY AND LIABILITY OF JM UNDER THIS GUARANTEE IS TO MAKE REPAIRS NECESSARY TO MAINTAIN THE ROOFING SYSTEM IN A WATERTIGHT CONDITION IN ACCORDANCE WITH THE OBLIGATIONS OF JM UNDER THIS GUARANTEE.

JM AND ITS AFFILIATES WILL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES TO THE BUILDING STRUCTURE (UPON WHICH THE ROOFING SYSTEM IS AFFIXED) OR ITS CONTENTS, LOSS OF TIME OR PROFITS OR ANY INCONVENIENCE. JM AND ITS AFFILIATES SHALL NOT BE LIABLE FOR ANY DAMAGES WHICH ARE BASED UPON NEGLIGENCE, BREACH OF WARRANTY, STRICT LIABILITY OR ANY OTHER THEORY OF LIABILITY OTHER THAN THE EXCLUSIVE LIABILITY SET FORTH IN THIS GUARANTEE. INCIDENTAL AND CONSEQUENTIAL DAMAGES SHALL NOT BE RECOVERABLE EVEN IF THE REMEDIES OR THE ACTIONS PROVIDED FOR HEREIN FAIL OF THEIR PURPOSE.

No one is authorized to change, alter or modify the provisions of this Guarantee other than the Manager, Marketing and Technical Services or authorized delegate. JM's delay or failure in enforcing the terms and conditions contained in this Guarantee shall not operate as a waiver of such terms and conditions. This Guarantee is solely for the benefit of the Building Owner identified above and will be transferred by JM in its sole discretion only after receiving satisfactory information and payment of a transfer fee, which must be delivered to JM as soon as practical, but no later than 30 days after the date of Building ownership transfer.

In the event JM pays for repairs which are required due to the acts or omissions of others, JM shall be subrogated to all rights of recovery of the Building Owner to the extent of the amount of the repairs.

Because JM does not practice Engineering or Architecture, neither the issuance of this Guarantee nor any review of the Building's construction or inspection of roof plans (or the Building's roof deck) by JM representatives shall constitute any warranty by JM of such plans, specifications and construction or in any way constitute an extension of the terms and conditions of this Guarantee. Any roof inspections are solely for the benefit of JM.

JM does not supervise nor is it responsible for a roofing contractor's work except to the extent stated herein.

*JOHNS MANVILLE INTERNATIONAL, INC. ("JM"), is a Delaware corporation with its principal mailing address at P.O. Box 5108, Denver, Colorado 80217-5108.

Accepted By Owner's Authorized Representative

Bartley E. Roggenbush
By: Bartley E. Roggenbush
Title: Vice President and General Manager

Date of Signature

Gregory A. Klyne
Attorney-in-Fact