



Midland Engineering Company • 52369 State Road 933 North • South Bend, Indiana 46637  
P.O. Box 1019 • South Bend, Indiana 46624  
Telephone (574) 272-0200 • Fax Number (574) 272-7400  
e-mail address: midland@midlandengineering.com  
www.midlandengineering.com



April 1, 2021

Mr. Tony Dildine  
Tippecanoe County  
Lafayette, IN 47901

Reference: Tippecanoe County Jail – Lafayette  
Roof Inspection Letter and Preventative Maintenance Scope of Work

Dear Mr. Dildine:

This inspection report and preventative maintenance quote reflects the visual conditions on the property at the time of my inspection on March 17, 2021. Hidden or concealed defects cannot be included in this report. A warranty is neither expressed nor is implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible and potential defects to the roofing system; however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report expressed as a result of the inspection.

The roof system is a Johns Manville granulated BUR that is 19 years old. The roof system is in fair condition. Preventative maintenance has been properly performed by your group throughout the 19 years of the roof life. In order to get the maximum roof life and avoid replacement for 5 years +/-, we recommend significant repair scope that is listed below. Additionally, we have included a roof map for reference. Pictures were taken and can be provided if needed.

**Repair Pricing:** Labor and Material Not to Exceed \$43,500.00

- Pricing includes Four (4) experienced Journeyman Roofers for ten (10) working days on site.
- Remove excess granules from drain sumps and dispose of off-site.
- Apply rust inhibitor to areas of sheet metal flashings that are beginning to oxidize.

ROOFING / SHEET METAL / MASONRY RESTORATION / WATERPROOFING

MEMBERS: SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION  
NATIONAL ROOFING CONTRACTORS ASSOCIATION • MIDWEST ROOFING CONTRACTORS ASSOCIATION

- Install plastic cement strip in on vertical wall flashing laps that have not been previously stripped in.
- Cut and remove material at blister areas and apply new cap sheet. Strip in cap sheet to the existing roof.

If upon receipt of this information you have any questions, please contact the writer.

Sincerely,

MIDLAND ENGINEERING COMPANY

A handwritten signature in black ink, appearing to read 'G. Seiss', with a small dot at the end of the last stroke.

Gregory R. Seiss, RRO  
Vice President Operations

GRS/cam

Tippecanoe Jail Roof Inspection (4-1-21)-c

Enclosure