

# SMITH & PUCILLO ARCHITECTS

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August 20, 2014

Dr. Brian G. Osborne  
City School District of New Rochelle  
515 North Avenue  
New Rochelle, NY 10801

**Re: Roofing at Webster Elementary School**

Dear Dr. Osborne:

During a recent site visit at the Webster Elementary School it came to our attention that there are ongoing roof leaks in numerous locations on the second floor of the old, south wing of the school. These leaks have caused deterioration of the interior finishes and in some places failure of the existing ceiling and wall assemblies. These leaks appear to have been on-going for a significant amount of time.

Our brief review of the condition leads us to believe that this is a serious condition in need of immediate attention. Our concern stems from the methods of construction of the original building. We believe that the roof deck is concrete with a built-up roof under the existing spray foam roofing assembly. Because of this, we suspect that the existing roof deck and roofing assembly may be waterlogged (it takes a long time for water to penetrate such an assembly). This water represents a load that the existing roof was not designed to resist. Additionally, this water will cause rapid deterioration of the existing roof system. We recommend that the entire existing roof be removed and replaced, as soon as possible, to avoid any further damage to the interior of the building.

We can assist in the work necessary to remedy this, if you would like.

Please do not hesitate to contact me for any further information. Thank you.

Sincerely,



Michael Smith, RA