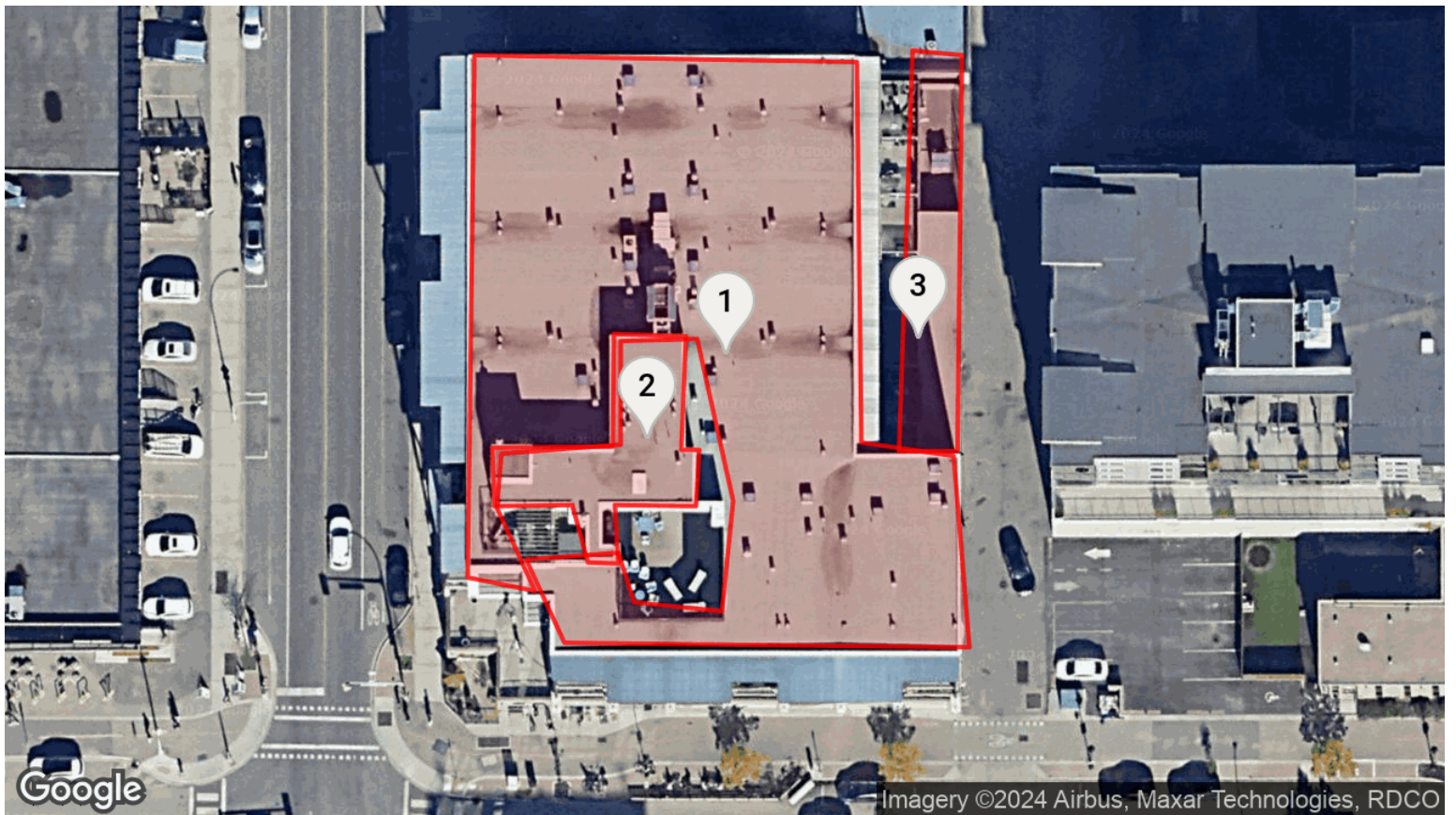


Inspection Report



Section Overview

Section: Main Roof

Size: 17,465

Overall Grade: A-

Inspection Date:

Inspected By:



Deficiencies

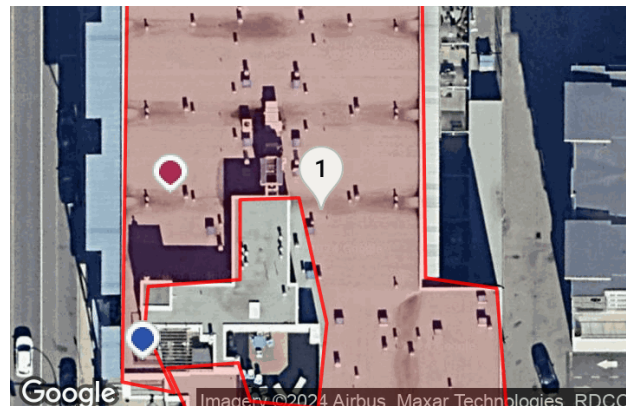
Section: Main Roof

Size: 17,465

Overall Grade: A-

Inspection Date:

Inspected By:



Perimeter - Metal Edge - Loose (Fasteners) (Emergency)

Quantity: 1 EA

Deficiency:

As the building moves and flexes the fasteners will loosen up and eventually back out completely resulting in water infiltration.

Corrective Action:

A new fastener, one size larger would be installed per industry standards to ensure a water tight seal. **Estimated Repair Cost:**



Membrane - Splits/Cracks (Emergency)

Quantity: 1 Unit

Deficiency:

Splits/cracks in the membrane are typically due to building movement and lateral stresses. As the membrane ages and weathers, it cannot withstand these forces and split open.

Corrective Action:

The area surrounding the split must be cleaned and preped. Compatible roofing materials for the existing roof system would be installed according to minimum industry standards.

Estimated Repair Cost:

Deficiencies

Section: Main Roof

Size: 17,465

Overall Grade: A-

Inspection Date:

Inspected By:



Add Liquid Membrane

Quantity: 6 Unit

Deficiency:

Liquid membrane is either non-existent or is in need of cleaning and applying.

Corrective Action:

Clean and prep area and apply liquid membrane

Estimated Repair Cost:



Membrane - Punctures/Rips/Tears

Quantity: 2 EA

Deficiency:

These deficiencies are typically caused by heavy foot traffic by other trades, careless mechanical work, careless installation processes or storm related weather events.

Corrective Action:

Clean and prep the area around the puncture, rip or tear and repair according to the existing type of roof system meeting the minimum industry standards for the type of repair needed.

Estimated Repair Cost:

Deficiencies

Section: Main Roof

Size: 17,465

Overall Grade: A-

Inspection Date:

Inspected By:



Membrane - Holes (Emergency)

Quantity: 100 Sqft

Deficiency:

Holes caused by nails backing out of base sheet membrane.

Corrective Action:

Cut ridge out of membrane, fasten cap sheet membrane, Install new base membrane and New cap sheet membrane as per manufactures requirements.

Estimated Repair Cost:



Membrane - Splits/Cracks (Emergency)

Quantity: 35 LF

Deficiency:

Splits/cracks in the membrane are typically due to building movement and lateral stresses. As the membrane ages and weathers, it cannot withstand these forces and split open.

Corrective Action:

The area surrounding the split must be cleaned and preped. Compatible roofing materials for the existing roof system would be installed according to minimum industry standards.

Estimated Repair Cost:

Deficiencies

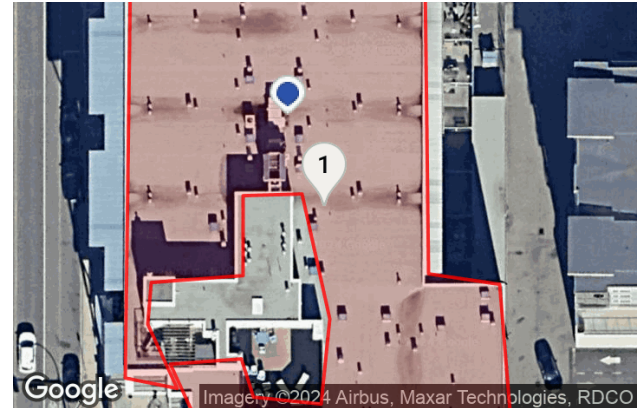
Section: Main Roof

Size: 17,465

Overall Grade: A-

Inspection Date:

Inspected By:



Membrane - Splits/Cracks (Emergency)

Quantity: 1 Unit

Deficiency:

Splits/cracks in the membrane are typically due to building movement and lateral stresses. As the membrane ages and weathers, it cannot withstand these forces and split open.

Corrective Action:

The area surrounding the split must be cleaned and preped. Compatible roofing materials for the existing roof system would be installed according to minimum industry standards.

Estimated Repair Cost:



Membrane - Fish Mouth in Corner (Emergency) Quantity:

1 EA

Deficiency:

Example of fish mouths on membrane laps that is allowing water into the system.

Corrective Action:

We will cut the fish mouth out, clean and prime the area and install new patch over effected area to ensure water tightness.

Estimated Repair Cost:

Deficiencies

Section: Main Roof

Size: 17,465

Overall Grade: A-

Inspection Date:

Inspected By:



New - Curb Installation

Quantity: 1 EA

Deficiency:

Supports need to be installed under rooftop unit to limit damage to roof membrane and allow for positive drainage.

Corrective Action:

Install new wood sleepers. Seal curb with new roof membrane as per manufacturers general requirements.

Estimated Repair Cost:

Summary

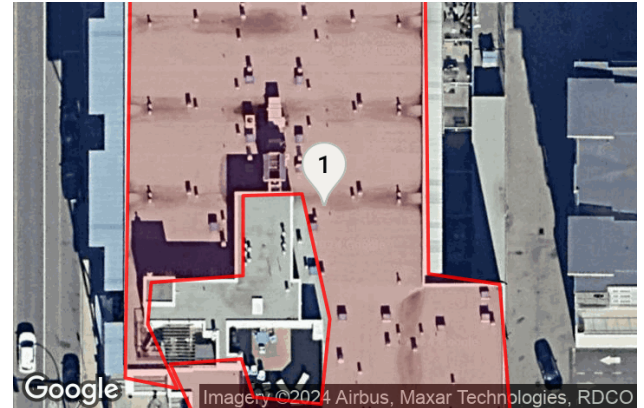
Section: Main Roof

Size: 17,465

Overall Grade: A-

Inspection Date:

Inspected By:



Condition Summary

Membrane:	B
Flashings:	A-
Sheet Metal:	A-
<hr/>	
Overall:	A-

Estimated Replace: 2040

Recommendations:

Estimated Repair Cost: \$

Estimated Replacement Cost:\$349,300

- A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
- B Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks
- C Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.
- D Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.
- F Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Budget Module

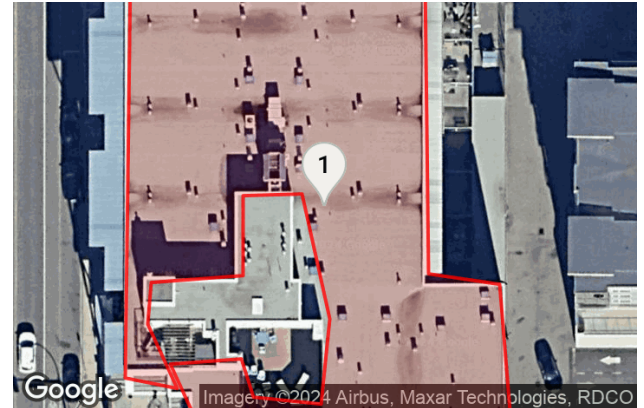
Section: Main Roof

Size: 17,465

Overall Grade: A-

Inspection Date:

Inspected By:



1 - Main Roof (17,465 SF) Grade A-

Deficiencies	Qty	Emergency	Proactive	Replacement
Perimeter - Metal Edge - Loose (Fasteners)	1 EA	\$1		
Membrane - Splits/Cracks	1 Unit	\$1		
Add Liquid Membrane	6 Unit		\$6	
Membrane - Punctures/Rips/Tears	2 EA		\$2	
Membrane - Holes	100 Sqft	\$1		
Membrane - Splits/Cracks	35 LF	\$1		
Membrane - Splits/Cracks	1 Unit	\$1		
Membrane - Fish Mouth in Corner	1 EA	\$1		
New - Curb Installation	1 EA		\$1	
Full Replacement	17,465 SF			\$349,300
Total		\$6	\$9	\$349,300

Section Overview

Section: Section 2

Size: 2,139

Overall Grade: A-

Inspection Date:

Inspected By:



Deficiencies

Section: Section 2

Size: 2,139

Overall Grade: A-

Inspection Date:

Inspected By:



Penetration - Pipe flashing failure (Emergency)

Quantity: 5 EA

Deficiency:

Due to age, weathering, UV &/or improper installation the penetration flashing has failed.

Corrective Action:

The pipe penetration should be repaired/flashed properly for the type of roof system per minimum industry standards to ensure a water tight seal.

Estimated Repair Cost:

\$



New Metal Cap and counter flashing (Emergency)

Quantity: 1 Count

Deficiency:

Metal cover allows water ingress.

Corrective Action:

Supply and Install New Solid Metal Cap. Plywood may need to be replaced if rotted out. Plywood not included

Estimated Repair Cost:

\$

Deficiencies

Section: Section 2

Size: 2,139

Overall Grade: A-

Inspection Date:

Inspected By:



Caulking

Quantity: 1 LF

Deficiency:

Caulking is either non-existent or is in need of cleaning and applying.

Corrective Action:

Clean and prep area and apply new caulking.

Estimated Repair Cost:

\$



Add Liquid Membrane

Quantity: 2 Unit

Deficiency:

Liquid membrane is either non-existent or is in need of cleaning and applying.

Corrective Action:

Clean and prep area and apply liquid membrane on entire base

Estimated Repair Cost:

\$

Summary

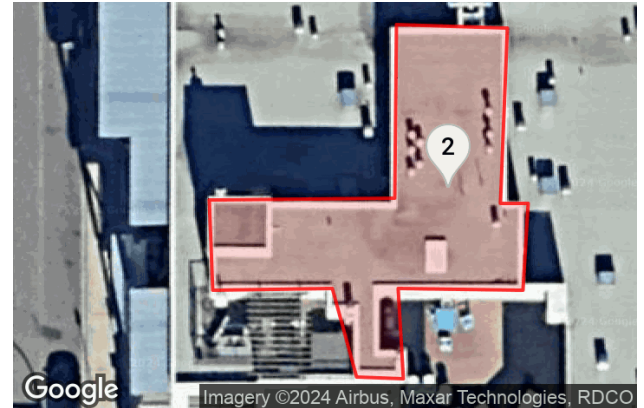
Section: Section 2

Size: 2,139

Overall Grade: A-

Inspection Date:

Inspected By:



Condition Summary

Membrane:	A-
Flashings:	A-
Sheet Metal:	B
<hr/>	
Overall:	A-

Estimated Replace: 2040

Recommendations:

Estimated Repair Cost: \$

Estimated Replacement Cost: \$53,475

- A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
- B Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks
- C Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.
- D Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.
- F Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Budget Module

Section: Section 2

Size: 2,139

Overall Grade: A-

Inspection Date:

Inspected By:



2 - Section 2 (2,139 SF) Grade A-

Deficiencies

	Qty	Emergency	Proactive	Replacement
Penetration - Pipe flashing failure	5 EA	\$5		
New Metal Cap and counter flashing	1 Count	\$1		
Caulking	1 LF		\$1	
Add Liquid Membrane	2 Unit		\$1	
Full Replacement	2,139 SF			\$53,475
Total		\$6	\$2	\$53,475

Section Overview

Section: Lower Mechanical Roof

Size: 1,693

Overall Grade: B

Inspection Date:

Inspected By:



Deficiencies

Section: Lower Mechanical Roof

Size: 1,693

Overall Grade: B

Inspection Date:

Inspected By:



Add Liquid Membrane (Emergency)

Quantity: 120 LF

Deficiency:

Liquid membrane is either non-existent or is in need of cleaning and applying.

Corrective Action:

Clean and prep area and apply liquid membrane.

Estimated Repair Cost:

\$



Penetration - Improper installation

Quantity: 1 EA

Deficiency:

The existing pipe penetration was flashed with improper materials

Corrective Action:

Remove the existing materials and flash the pipe penetration with the manufacturers approved materials and installation procedure.

Estimated Repair Cost:

\$

Deficiencies

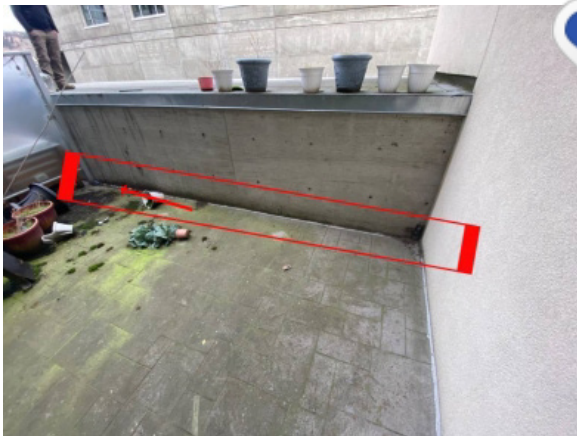
Section: Lower Mechanical Roof

Size: 1,693

Overall Grade: B

Inspection Date:

Inspected By:



Membrane Failure

Quantity: 85 LF

Deficiency:

The existing membrane flashing has been installed under the minimum required height and is allowing water ingress.

Corrective Action:

Saw cut into concrete, install PMMA liquid membrane onto concrete deck and up parapet wall 6". Install metal gum lip flashing. May need to cut stucco, stucco not included.

Estimated Repair Cost:

\$

Summary

Section: Lower Mechanical Roof

Size: 1,693

Overall Grade: B

Inspection Date:

Inspected By:



Condition Summary

Membrane:	A-
Flashings:	C
Sheet Metal:	A-
<hr/>	
Overall:	B

Estimated Replace: 2040

Recommendations:

Estimated Repair Cost: \$

Estimated Replacement Cost: \$33,860

- A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
- B Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks
- C Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.
- D Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.
- F Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Budget Module

Section: Lower Mechanical Roof

Size: 1,693

Overall Grade: B

Inspection Date:

Inspected By:



3 - Lower Mechanical Roof (1,693 SF) Grade B

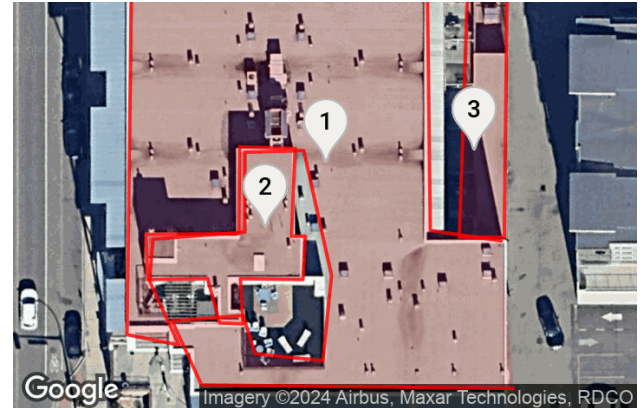
Deficiencies	Qty	Emergency	Proactive	Replacement
Add Liquid Membrane	120 LF	\$1		
Penetration - Improper installation	1 EA		\$1	
Membrane Failure	85 LF		\$1	
Full Replacement	1,693 SF			\$33,860
Total		\$1	\$2	\$33,860

Site Overview

Total Sections: 3

Total Sq/Ft: 21,297

- A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
- B Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks
- C Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.
- D Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.
- F Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.



1 - Main Roof (17,465 SF) Grade A-

Deficiencies	Qty	Emergency	Proactive	Replacement
Perimeter - Metal Edge - Loose (Fasteners)	1 EA	\$1		
Membrane - Splits/Cracks	1 Unit	\$1		
Add Liquid Membrane	6 Unit		\$6	
Membrane - Punctures/Rips/Tears	2 EA		\$2	
Membrane - Holes	100 Sqft	\$1		
Membrane - Splits/Cracks	35 LF	\$1		
Membrane - Splits/Cracks	1 Unit	\$1		
Membrane - Fish Mouth in Corner	1 EA	\$1		
New - Curb Installation	1 EA		\$1	
Full Replacement	17,465 SF			\$349,300
Total		\$6	\$9	\$349,300

2 - Section 2 (2,139 SF) Grade A-

Deficiencies	Qty	Emergency	Proactive	Replacement
Penetration - Pipe flashing failure	5 EA	\$5		
New Metal Cap and counter flashing	1 Count	\$1		
Caulking	1 LF		\$1	
Add Liquid Membrane	2 Unit		\$2	
Full Replacement	2,139 SF			\$53,475
Total		\$6	\$3	\$53,475

3 - Lower Mechanical Roof (1,693 SF) Grade B

Deficiencies	Qty	Emergency	Proactive	Replacement
Add Liquid Membrane	120 LF	\$1		
Penetration - Improper installation	1 EA		\$1	
Membrane Failure	85 LF		\$1	
Full Replacement	1,693 SF			\$33,860
Total		\$1	\$2	\$33,860

Check In/Out With:

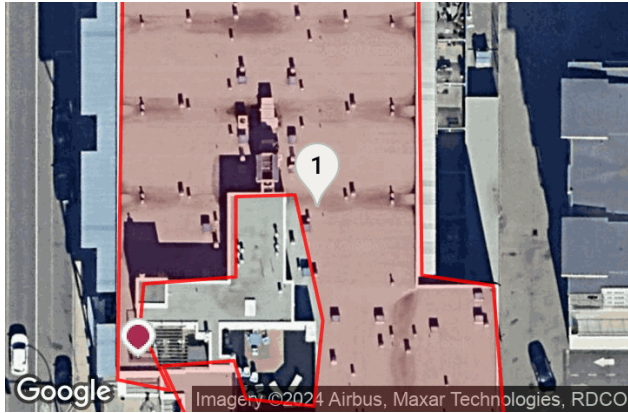
Invoice #
Invoice Date

24098
12/04/24

Perimeter - Metal Edge - Loose (Fasteners) (Emergency)

Completed 12/04/24

1.00 EA



Before:



After:



Description:

As the building moves and flexes the fasteners will loosen up and eventually back out completely resulting in water infiltration.

Work Completed:

A new fastener, one size larger would be installed per industry standards to ensure a water tight seal.

Check In/Out With:

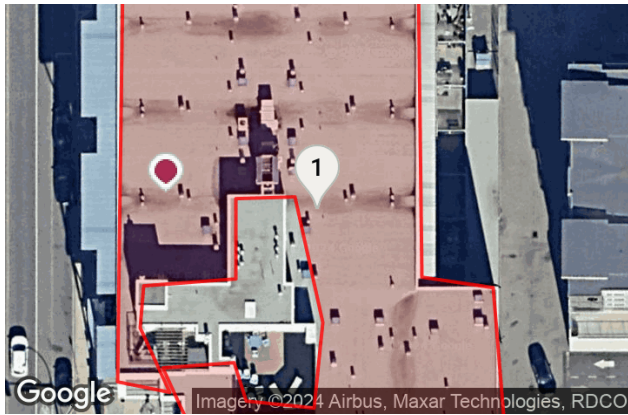
Invoice #
Invoice Date

24098
12/04/24

Membrane - Splits/Cracks (Emergency)

Completed 12/04/24

1.00 Unit



Before:



After:



Description:

Splits/cracks in the membrane are typically due to building movement and lateral stresses. As the membrane ages and weathers, it cannot withstand these forces and split open.

Work Completed:

The area surrounding the split must be cleaned and preped. Compatible roofing materials for the existing roof system would be installed according to minimum industry standards.

Check In/Out With:

Invoice #
Invoice Date

24098
12/04/24

Membrane - Holes (Emergency)

Completed 12/04/24

100.00 Sqft



Before:



After:



Description:

Holes caused by nails backing out of base sheet membrane.

Work Completed:

Cut ridge out of membrane, fasten cap sheet membrane, Install new base membrane and New cap sheet membrane as per manufactures requirements.

Check In/Out With:

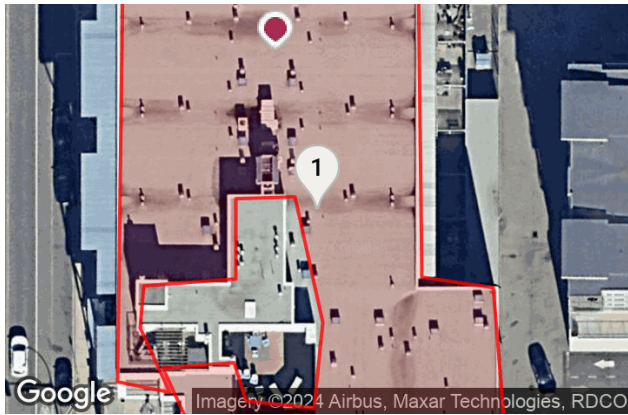
Invoice #
Invoice Date

24098
12/04/24

Membrane - Splits/Cracks (Emergency)

Completed 12/04/24

35.00 LF



Before:



After:



Description:

Splits/cracks in the membrane are typically due to building movement and lateral stresses. As the membrane ages and weathers, it cannot withstand these forces and split open.

Work Completed:

The area surrounding the split must be cleaned and preped. Compatible roofing materials for the existing roof system would be installed according to minimum industry standards.

Check In/Out With:

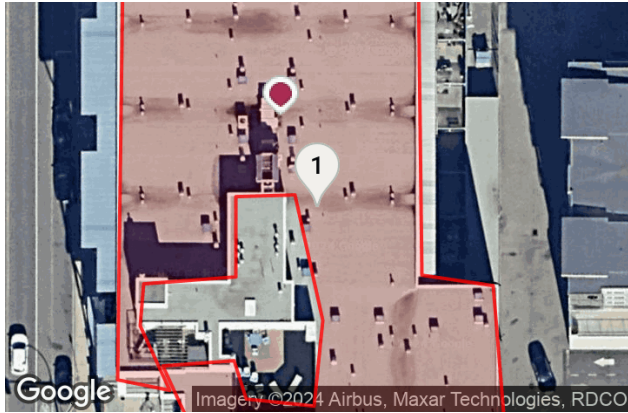
Invoice #
Invoice Date

24098
12/04/24

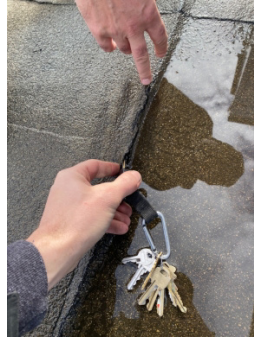
Membrane - Splits/Cracks (Emergency)

Completed 12/04/24

1.00 Unit



Before:



After:



Description:

Splits/cracks in the membrane are typically due to building movement and lateral stresses. As the membrane ages and weathers, it cannot withstand these forces and split open.

Work Completed:

The area surrounding the split must be cleaned and preped. Compatible roofing materials for the existing roof system would be installed according to minimum industry standards.

Check In/Out With:

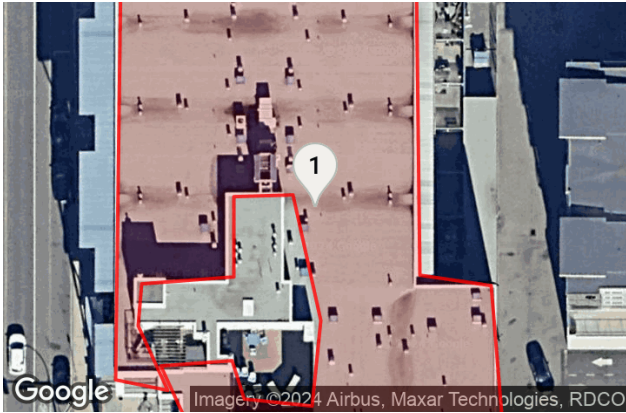
Invoice #
Invoice Date

24098
12/04/24

Membrane - Fish Mouth in Corner (Emergency)

Completed 12/04/24

1.00 EA



Before:



After:



Description:

Example of fish mouths on membrane laps that is allowing water into the system.

Work Completed:

We will cut the fish mouth out, clean and prime the area and install new patch over effected area to ensure water tightness.

Check In/Out With:

Invoice #
Invoice Date

24098
12/04/24

Penetration - Pipe flashing failure (Emergency)

Completed 12/04/24

5.00 EA



Before:



After:



Description:

Due to age, weathering, UV &/or improper installation the penetration flashing has failed.

Work Completed:

The pipe penetration should be repaired/flashed properly for the type of roof system per minimum industry standards to ensure a water tight seal.

Check In/Out With:

Invoice #
Invoice Date

24098
12/04/24

New Metal Cap and counter flashing (Emergency)

Completed 12/04/24

1.00 Count



Before:



After:



Description:

Metal cover allows water ingress.

Work Completed:

Supply and Install New Solid Metal Cap. Plywood may need to be replaced if rotted out. Plywood not included

Check In/Out With:

Invoice #
Invoice Date

24098
12/04/24

Add Liquid Membrane (Emergency)

Completed 12/04/24

120.00 LF



Before:



After:



Description:

Liquid membrane is either non-existent or is in need of cleaning and applying.

Work Completed:

Clean and prep area and apply liquid membrane

