



Great Lakes Systems
Service Group

Roof Management Report



Test Company
TEST Company
5105 Glen Canyon Rd, Fort Worth, TX

Prepared For
Test Company



Great Lakes Systems
Service Group

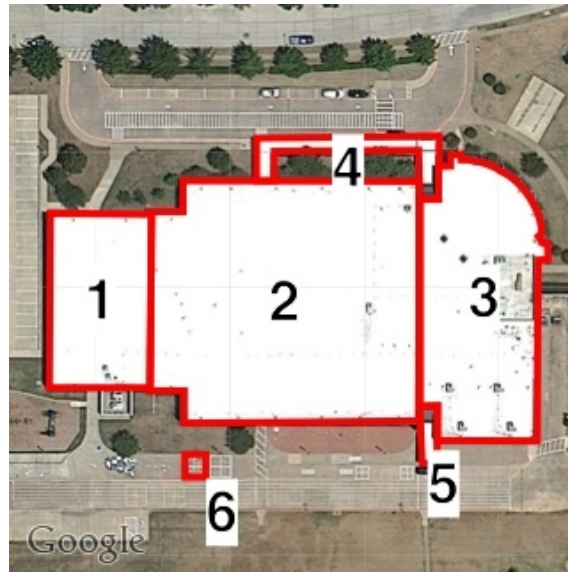
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Test Company

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Site Overview



Total Sections: 1
Total Sq/Ft: 10,761

Map	Name	Sq/Ft	Est Install	Grade
1	Lab Area	10,761	2005	B

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Observations

Roof Section: Lab Area
Roof Size: 10,761
Overall Grade: B

Inspection Date: 05/30/2012
Inspector: Dennis Soule



Lab Area



Lab Area



Lab Area



Lab Area

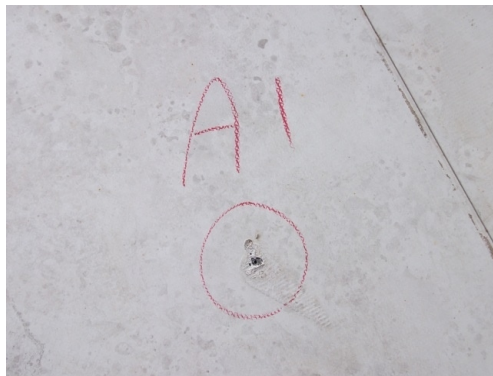
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Deficiencies

Roof Section: Lab Area
Roof Size: 10,761
Overall Grade: B

Inspection Date: 05/30/2012
Inspector: Dennis Soule



General - Punctures - Rips - Tears (Emergency)

Quantity: 65 EA

Deficiency:

These deficiencies are typically caused by foot traffic, mechanical work, or simply by a waterproofing membrane that is at the end of it's service life and can no longer withstand the weathering and building movement.

Corrective Action:

The area surrounding the deficiency must be cleaned. A new piece of waterproofing membrane would be installed and sealed per industry standards.

Estimated Repair Cost:

\$1,565.00

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Summary

Roof Section: Lab Area
Roof Size: 10,761
Overall Grade: B

Inspection Date: 05/30/2012
Inspector: Dennis Soule



Condition Summary

Membrane: B
Flashings: B
Sheet Metal: A

Overall: B

Overall Grade

- A = 10 Years or more of service life remaining
- B = 8-10 Years of service life remaining
- C = 5-7 Years of service life remaining
- D = 2-4 Years of service life remaining
- F = Less than 1 Year of service life remaining

Estimated Replacement: 2022

Recommendations

Recommend repairing holes in roof membrane and inspecting roof systems on a yearly bases.

Estimated Repair Costs: \$1,565.00

Estimated Replacement Costs: \$96,849.00

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Summary

Roof Section: Lab Area
Roof Size: 10,761
Overall Grade: B

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1 - Lab Area (10,761 SF) Grade B

Deficiency	Qty	Emergency	Remedial	Replacement
Punctures - Rips - Tears	65 EA	\$1,565.00		
Full Replacement	10,761 SF			\$96,849.00
Total		\$1,565.00	\$0.00	\$96,849.00

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Budget Matrix
TEST Company
Fort Worth, TX
10,761 Sq/Ft

Overall Grade

- A = 10 Years or more of service life remaining**
- B = 8-10 Years of service life remaining**
- C = 5-7 Years of service life remaining**
- D = 2-4 Years of service life remaining**
- F = Less than 1 Year of service life remaining**



		Emergency	Remedial	Replacement
1 - Lab Area (10,761 SF) Grade B				
Projected Replacement: 2022				
Deficiency	Qty			
Punctures - Rips - Tears	65 EA	\$1,565.00		
Full Replacement	10,761 SF			\$96,849.00
Total		\$1,565.00	\$0.00	\$96,849.00
2 - Production Area (38,556 SF) Grade A				
Projected Replacement: 2031				
Deficiency	Qty			
Failing Penetration	5 EA		\$650.00	
Punctures - Rips - Tears	23 EA	\$685.00		
Full Replacement	38,556 SF			\$347,004.00
Total		\$685.00	\$650.00	\$347,004.00
3 - Office Area (18,989 SF) Grade A				
Projected Replacement: 2031				
Deficiency	Qty			
Lost Adhesion	10 SF		\$250.00	
Organic Growth	5 EA		\$200.00	
Full Replacement	18,989 SF			\$170,901.00
Total		\$0.00	\$450.00	\$170,901.00
4 - Canopy North (2,447 SF) Grade A				
Projected Replacement: 2031				
Deficiency	Qty			
Full Replacement	2,447 SF			\$22,023.00
Total		\$0.00	\$0.00	\$22,023.00
5 - Canopy South (587 SF) Grade A				
Projected Replacement: 2031				
Deficiency	Qty			
Full Replacement	587 SF			\$5,283.00
Total		\$0.00	\$0.00	\$5,283.00
6 - Free (288 SF) Grade 0				
Projected Replacement: 0				
Deficiency	Qty			
Total		\$0.00	\$0.00	\$0.00

Budget Totals	Emergency \$2,250.00	Remedial \$1,100.00	Replacement \$642,060.00
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