



Management Report



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Site Overview



Total Sections: 1
Total Sq/Ft: 60,103

Map	Name	Sq/Ft	Est Install	Grade
1	Section 1	60,103		F

Composition

Section:

Size: Section 1
60,103

Overall Grade: F

Inspection Date: 02/24/2020

Inspector: Benjamin Knox



Puncture
Tectum
Spray Foam w/ granules



cut 1
plywood
1.5" foam w/ granules

Composition

Section: Section 1
Size: 60,103
Overall Grade: F

Inspection Date: 02/24/2020
Inspector: Benjamin Knox



Inside view of deck
Tectum

Observations

Section: Section 1
Size: 60,103
Overall Grade: F

Inspection Date: 02/24/2020
Inspector: Benjamin Knox



South overview



East overview



North overview



West overview

Deficiencies

Section: Section 1
Size: 60,103
Overall Grade: F

Inspection Date: 02/24/2020
Inspector: Benjamin Knox



General - (Remedial)

Quantity: 1 EA

Deficiency:

Punctures and/or erosion allowing water in the roof system.

Corrective Action:

With this type of roof system there is nothing permanent we can do to patch the puncture/erosion. We can caulk with silicone which is a temporary repair.



General - (Remedial)

Quantity: 40 EA

Deficiency:

Punctures/ Erosion around perimeter of the roof.

Corrective Action:

With this type of roof system there is nothing permanent we can do to patch the puncture/erosion. We can caulk with silicone which is a temporary repair.

Deficiencies (continued)

Section: Section 1
Size: 60,103
Overall Grade: F

Inspection Date: 02/24/2020
Inspector: Benjamin Knox



General - Debris (Remedial)

Quantity: 6 EA

Deficiency:

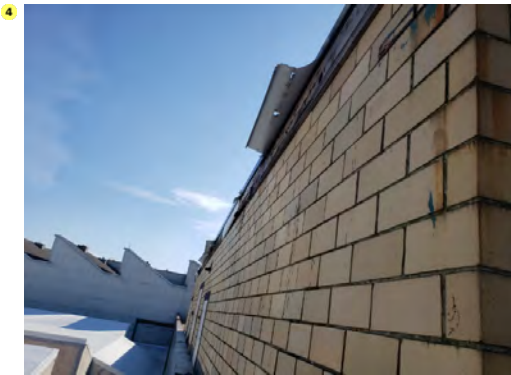
Debris on roof. It is recommended that you do not have debris loosely laying around on the roof without slip sheets or being tied down. They could cause damage or injure someone.

Corrective Action:

Remove debris off roof and dispose of properly.

Estimated Repair Cost:

\$250.00



General - Fascia metal loose (Remedial)

Quantity: 60 LF

Deficiency:

Fascia metal blowing off, damaged and loose.

Corrective Action:

Remove what fascia metal that is hanging there and damaged. Install new fascia metal.

Estimated Repair Cost:

\$2,147.00

Deficiencies (continued)

Section: Section 1
Size: 60,103
Overall Grade: F

Inspection Date: 02/24/2020
Inspector: Benjamin Knox



EPDM - Coping / Wall Flashing Open (Remedial)

Quantity: 60 LF

Deficiency:

Coping joints and wall flashing is open allowing water into the system.

Corrective Action:

We will clean and seal open coping joints and wall flashing. You would need to utilize ladders, ladder jacks and a walk plank to do this repair. As well as a lift to get tools and material on the roof. The men will have to be totally tied off per MOSHA.

Estimated Repair Cost:

\$5,912.00



EPDM - Coping / Wall Flashing Open (Remedial)

Quantity: 3 EA

Deficiency:

Coping joints are open and allowing water in.

Corrective Action:

We will clean and seal open coping joints.

Estimated Repair Cost:

\$350.00

Deficiencies (continued)

Section: Section 1
Size: 60,103
Overall Grade: F

Inspection Date: 02/24/2020
Inspector: Benjamin Knox



General - Ponding (Remedial)

Quantity: 3000 SF

Deficiency:

A ponding water condition is typically due to a flaw in how the original roof was designed to flow to drains or the underlying insulation has collapsed due to age or weight and created a low lying area on the roof which is now holding water.

Corrective Action:

A ponding water condition is best corrected during a re-roof project. Outside of removing the existing insulation and starting with a new roof design, ponding water is difficult to correct.



General - Coping/Wall Flashing loose (Remedial)

Quantity: 15 LF

Deficiency:

Coping is loose and is a danger to blow off and hurt someone.

Corrective Action:

We will properly re secure the loose coping and seal with NP-1 to ensure water tightness.

Estimated Repair Cost:

\$250.00

Deficiencies (continued)

Section: Section 1
Size: 60,103
Overall Grade: F

Inspection Date: 02/24/2020
Inspector: Benjamin Knox



General - Vegetation (Remedial)

Quantity: 100 SF

Deficiency:

Vegetation growth on roof holds moisture on the roof which causes damage to the system over a period of time.

Corrective Action:

We will remove and dispose of the vegetation.

Estimated Repair Cost:

\$200.00



General - (Remedial)

Quantity: 2 EA

Deficiency:

Flashing open separating from support.

Corrective Action:

With this type of roof system there is nothing permanent we can do to patch the failing flashing. We can caulk with silicone which is a temporary repair.

Deficiencies (continued)

Section: Section 1
Size: 60,103
Overall Grade: F

Inspection Date: 02/24/2020
Inspector: Benjamin Knox



General - (Remedial)

Quantity: 1 EA

Deficiency:

Crack in foam roofing system.

Corrective Action:

With this type of roof system there is nothing permanent we can do to patch the failing flashing. We can caulk with silicone which is a temporary repair.



General - Coping/Wall Flashing Open (Remedial)

Quantity: 1 EA

Deficiency:

Coping joints are open and allowing water in.

Corrective Action:

Clean loose debris away and fill the caulk.

Estimated Repair Cost:

\$100.00

Deficiencies (continued)

Section: Section 1
Size: 60,103
Overall Grade: F

Inspection Date: 02/24/2020
Inspector: Benjamin Knox



General - (Remedial)

Quantity: 1 EA

Deficiency:

Crack in wall flashing allowing water in the roof system.

Corrective Action:

With this type of roof system there is nothing permanent we can do to patch the failing flashing. We can caulk with silicone which is a temporary repair.



General - Debris (Remedial)

Quantity: 30 SF

Deficiency:

Debris on roof.

Corrective Action:

We will remove and dispose of debris.

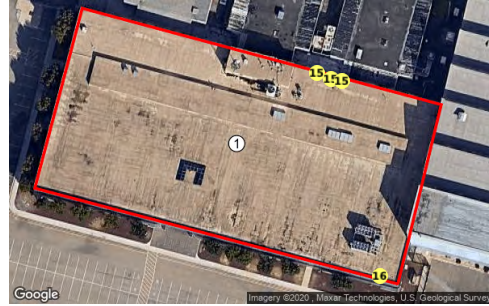
Estimated Repair Cost:

\$200.00

Deficiencies (continued)

Section: Section 1
Size: 60,103
Overall Grade: F

Inspection Date: 02/24/2020
Inspector: Benjamin Knox



General - (Remedial)

Quantity: 15 LF

Deficiency:

Crack under coping in spots on wall flashing.

Corrective Action:

With this type of roof system there is nothing permanent we can do to patch the failing flashing. We can caulk with silicone which is a temporary repair.



General - Coping/Wall Flashing Open (Remedial)

Quantity: 1 EA

Deficiency:

Coping joints are open and allowing water in.

Corrective Action:

We will remove loose flashing, clean, prime and patch the seam in the coping with new flashing.

Estimated Repair Cost:

\$200.00

Deficiencies (continued)

Section: Section 1
Size: 60,103
Overall Grade: F

Inspection Date: 02/24/2020
Inspector: Benjamin Knox



General - (Remedial)

Quantity: 28 LF

Deficiency:

The three course of roof cement is failing allowing water in the roof system.

Corrective Action:

Remove loose material and clean. Install new three course of roof cement.

Estimated Repair Cost:

\$450.00



General - (Remedial)

Quantity: 1 LF

Deficiency:

The spray foam roof coating system is cracking and pilling allowing water into the roof system.

Corrective Action:

With this type of roof system there is nothing permanent we can do to patch the failing flashing. We can caulk with silicone which is a temporary repair.

Deficiencies (continued)

Section: Section 1
Size: 60,103
Overall Grade: F

Inspection Date: 02/24/2020
Inspector: Benjamin Knox



General - (Remedial)

Quantity: 30 LF

Deficiency:

There is cracking in the flashing around the skylight allowing water into the roof system.

Corrective Action:

With this type of roof system there is nothing permanent we can do to patch the failing flashing. We can caulk with silicone which is a temporary repair.



General - (Remedial)

Quantity: 1 EA

Deficiency:

Punctures and/or erosion allowing water in the roof system.

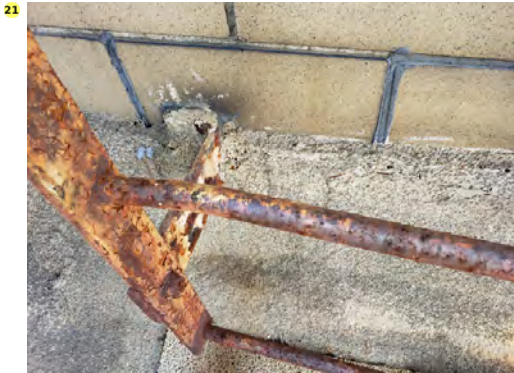
Corrective Action:

With this type of roof system there is nothing permanent we can do to patch the puncture/erosion. We can caulk with silicone which is a temporary repair.

Deficiencies (continued)

Section: Section 1
Size: 60,103
Overall Grade: F

Inspection Date: 02/24/2020
Inspector: Benjamin Knox



General - (Remedial)

Quantity: 40 EA

Deficiency:

Punctures and/or erosion allowing water in the roof system.

Corrective Action:

With this type of roof system there is nothing permanent we can do to patch the puncture/erosion. We can caulk with silicone which is a temporary repair.



General - Debris (Remedial)

Quantity: 1 EA

Deficiency:

There is loose debris on the roof that could cause damage to the roof.

Corrective Action:

We will remove and dispose of debris properly.

Estimated Repair Cost:

\$200.00

Summary

Section: Section 1
Size: 60,103
Overall Grade: F

Inspection Date: 02/24/2020
Inspector: Benjamin Knox



Condition Summary

Membrane:	D
Flashings:	F
Sheet Metal:	F
<hr/>	
Overall:	F

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

Recommendations

We recommend you contact the manufacture of the roofing system installed to have permanent repairs done to the areas that are failing. You do not want to let the damages that are done get any worse then they are if you are not seeing any signs of leaks in the building.

Estimated Repair Costs: \$10,259.00

Summary

Section: Section 1
Size: 60,103
Overall Grade: F
Inspection Date: 02/24/2020
Inspector: Benjamin Knox



1 - Section 1 (60,103 SF) Grade F

Deficiency	Qty	Emergency	Remedial	Replacement
	1 EA		\$0.00	
	40 EA		\$0.00	
Debris	6 EA		\$250.00	
Fascia metal loose	60 LF		\$2,147.00	
Coping / Wall Flashing Open	60 LF		\$5,912.00	
Coping / Wall Flashing Open	3 EA		\$350.00	
Ponding	3000 SF		\$0.00	
Coping/Wall Flashing loose	15 LF		\$250.00	
Vegetation	100 SF		\$200.00	
	2 EA		\$0.00	
	1 EA		\$0.00	
Coping/Wall Flashing Open	1 EA		\$100.00	
	1 EA		\$0.00	
Debris	30 SF		\$200.00	
	15 LF		\$0.00	
Coping/Wall Flashing Open	1 EA		\$200.00	
	28 LF		\$450.00	
	1 LF		\$0.00	
	30 LF		\$0.00	
	1 EA		\$0.00	
	40 EA		\$0.00	
Debris	1 EA		\$200.00	
Total		\$0.00	\$10,259.00	\$0.00

Budget Matrix
office
Hagerstown, MD
60,103 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



**1 - Section 1 (60,103 SF) Grade F
Projected Replacement: 0**

Deficiency	Qty	Emergency	Remedial	Replacement
	1 EA		\$0.00	
	40 EA		\$0.00	
Debris	6 EA		\$250.00	
Fascia metal loose	60 LF		\$2,147.00	
Coping / Wall Flashing Open	60 LF		\$5,912.00	
Coping / Wall Flashing Open	3 EA		\$350.00	
Ponding	3000 SF		\$0.00	
Coping/Wall Flashing loose	15 LF		\$250.00	
Vegetation	100 SF		\$200.00	
	2 EA		\$0.00	
	1 EA		\$0.00	
Coping/Wall Flashing Open	1 EA		\$100.00	
	1 EA		\$0.00	
Debris	30 SF		\$200.00	
	15 LF		\$0.00	
Coping/Wall Flashing Open	1 EA		\$200.00	
	28 LF		\$450.00	
	1 LF		\$0.00	
	30 LF		\$0.00	
	1 EA		\$0.00	
	40 EA		\$0.00	
Debris	1 EA		\$200.00	
Total		\$0.00	\$10,259.00	\$0.00
Budget Totals		\$0.00	\$10,259.00	\$0.00

Heidler Roofing Service Inc- Hagerstown
 960 Kuhn Ave. Hagerstown, MD 21740



1 - Section 1 (60,103 SF) Grade F			
Deficiency	Qty	Emergency	Remedial
	1 EA	\$0.0	\$0.00
	40 EA	\$0.0	\$0.00
Debris	6 EA	\$0.0	\$250.00
Fascia metal loose	60 LF	\$0.0	\$2,147.00
Coping / Wall Flashing Open	60 LF	\$0.0	\$5,912.00
Coping / Wall Flashing Open	3 EA	\$0.0	\$350.00
Ponding	3000 SF	\$0.0	\$0.00
Coping/Wall Flashing loose	15 LF	\$0.0	\$250.00
Vegetation	100 SF	\$0.0	\$200.00
	2 EA	\$0.0	\$0.00
	1 EA	\$0.0	\$0.00
Coping/Wall Flashing Open	1 EA	\$0.0	\$100.00
	1 EA	\$0.0	\$0.00
Debris	30 SF	\$0.0	\$200.00
	15 LF	\$0.0	\$0.00
Coping/Wall Flashing Open	1 EA	\$0.0	\$200.00
	28 LF	\$0.0	\$450.00
	1 LF	\$0.0	\$0.00
	30 LF	\$0.0	\$0.00
	1 EA	\$0.0	\$0.00
	40 EA	\$0.0	\$0.00
Debris	1 EA	\$0.0	\$200.00
Total		\$0.00	\$10,259.00

DESCRIPTION	AMOUNT
<input type="checkbox"/> Emergency	\$0.00
<input type="checkbox"/> Remedial	\$10,259.00

PAYMENT TERMS

I hereby authorize the work indicated above Payment terms: 30 days from completion of work

AUTHORIZATION TO PROCEED

Signature: _____ Date: _____ \$ _____

Printed Name: _____ PO # _____

I hereby authorize the work indicated above
 Payment terms: 30 days from completion of work