

Roof Inspection Report



Prepared For:

JR Management
Agave & Rye
479 N High St
Columbus, OH 43215

Site Overview

Total Sections: 2

Total Sq/Ft: 6,338



Map	Section Name	Sq/Ft	Grade
1	Agave & Rye	4,457	C
2	Section 2	1,881	D-



Section Overview

Section: Agave & Rye

Size: 4,457

Overall Grade: C

Inspection Date: 08/31/2022

Inspected By: John Smith



Observations

Section: Agave & Rye

Size: 4,457

Overall Grade: C

Inspection Date: 08/31/2022

Inspected By: John Smith



Ponding water



Heaved Insulation

Deficiencies

Section: Agave & Rye

Size: 4,457

Overall Grade: C

Inspection Date: 08/31/2022

Inspected By: John Smith



Perimeter - Strip in failure (Emergency)

Quantity: 1 LF

Deficiency:

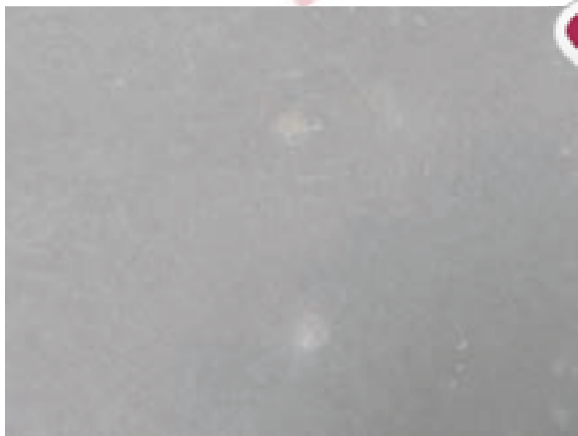
Roof membrane has separated from metal edge. If the strip in is failing it can allow water to infiltrate and damage the roof system, deck and building interior.

Corrective Action:

Remove the loose membrane, secure metal edge joint, clean and prime metal and install new material that extends 3" onto roof to ensure water tightness.

Estimated Repair Cost:

\$20



Membrane - Holes (Emergency)

Quantity: 1 EA

Deficiency:

Holes caused by physical damage to the roof surface.

Corrective Action:

Repair holes as needed.

Estimated Repair Cost:

\$50

Deficiencies

Section: Agave & Rye

Size: 4,457

Overall Grade: C

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Membrane - Holes (Emergency)

Quantity: 1 EA

Deficiency:

Holes caused by physical damage to the roof surface.

Corrective Action:

Repair holes as needed.

Estimated Repair Cost:

\$50



Membrane - Holes (Emergency)

Quantity: 1 EA

Deficiency:

Holes caused by physical damage to the roof surface.

Corrective Action:

Repair holes as needed.

Estimated Repair Cost:

\$50

Deficiencies

Section: Agave & Rye

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Membrane - Holes (Emergency)

Quantity: 1 EA

Deficiency:

Holes caused by physical damage to the roof surface.

Corrective Action:

Repair holes as needed.

Estimated Repair Cost:

\$50



Membrane - Holes (Emergency)

Quantity: 1 EA

Deficiency:

Holes caused by physical damage to the roof surface.

Corrective Action:

Repair holes as needed.

Estimated Repair Cost:

\$50

Deficiencies

Section: Agave & Rye

Size: 4,457

Overall Grade: C

Inspection Date: 08/31/2022

Inspected By: John Smith



Perimeter - Strip in failure (Emergency)

Quantity: 2 LF

Deficiency:

Roof membrane has separated from metal edge. If the strip in is failing it can allow water to infiltrate and damage the roof system, deck and building interior.

Corrective Action:

Remove the loose membrane, secure metal edge joint, clean and prime metal and install new material that extends 3" onto roof to ensure water tightness.

Estimated Repair Cost:

\$40



Membrane - Holes (Emergency)

Quantity: 1 EA

Deficiency:

Holes caused by physical damage to the roof surface.

Corrective Action:

Repair holes as needed.

Estimated Repair Cost:

\$50

Deficiencies

Section: Agave & Rye

Size: 4,457

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Inspected By: John Smith



Membrane - Holes (Emergency)

Quantity: 1 EA

Deficiency:

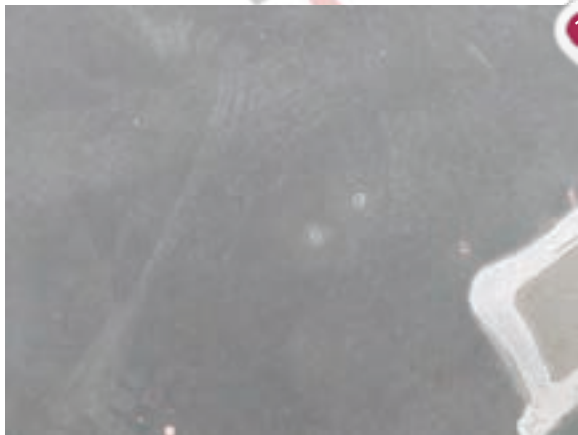
Holes caused by physical damage to the roof surface.

Corrective Action:

Repair holes as needed.

Estimated Repair Cost:

\$50



Membrane - Holes (Emergency)

Quantity: 1 EA

Deficiency:

Holes caused by physical damage to the roof surface.

Corrective Action:

Repair holes as needed.

Estimated Repair Cost:

\$50

Deficiencies

Section: Agave & Rye

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Base Flashing - Failure

Quantity: 1 LF

Deficiency:

The existing base flashing has either been damaged or failing due to age, abuse, U.V. degradation or thermal shock.

Corrective Action:

The existing loose base flashing material should be removed and new matching materials installed as recommended by the manufacturer.

Estimated Repair Cost:

\$20



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Membrane - Holes (Emergency)

Quantity: 1 EA

Deficiency:

Holes caused by physical damage to the roof surface.

Corrective Action:

Repair holes as needed.

Estimated Repair Cost:

\$50

Deficiencies

Section: Agave & Rye

Size: 4,457

Overall Grade: C

Inspection Date: 08/31/2022

Inspected By: John Smith



Membrane - Holes (Emergency)

Quantity: 1 EA

Deficiency:

Holes caused by physical damage to the roof surface.

Corrective Action:

Repair holes as needed.

Estimated Repair Cost:

\$50



Membrane - Open Flashing

Quantity: 1 LF

Deficiency:

Open flashings can be caused by membrane shrinkage, insufficient counterflashing, or the simple aging and failure of the original flashing.

Corrective Action:

Depending on the severity, either needs to be removed completely and new flashing installed or the existing flashing must be re-sealed.

Estimated Repair Cost:

\$75

Deficiencies

Section: Agave & Rye

Size: 4,457

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Inspected By: John Smith



Membrane - Holes (Emergency)

Quantity: 1 EA

Deficiency:

Holes caused by physical damage to the roof surface.

Corrective Action:

Repair holes as needed.

Estimated Repair Cost:

\$50



Drainage - Drains/Scupper Open Membrane

Quantity: 1 EA

Deficiency:

Open membrane laps at scupper / drain is open.

Corrective Action:

We will clean prime and seal open laps to ensure water tightness.

Estimated Repair Cost:

\$275

Deficiencies

Section: Agave & Rye

Size: 4,457

Overall Grade: C

Inspection Date: 08/31/2022

Inspected By: John Smith



Debris - Trash on Roof

Quantity: 1 EA

Deficiency:

Loose debris has a high probability of blowing around on the roof and causing damage to the waterproofing membrane.

Corrective Action:

Remove loose debris from roof area and include as part of routine preventative maintenance. Inspect and repair damaged membrane resulting from wind blown debris.

Price is per bag.

Estimated Repair Cost:

\$50



Perimeter - Counter Flashing Caulk Failure (Emergency)

Quantity: 120 LF

Deficiency:

Sealant along counter flashing is failed or failing and allowing water to migrate into the roof system.

Corrective Action:

Remove the old caulking, wire brush as needed, prime the area and install new sealant tooled to ensure water tightness.

Estimated Repair Cost:

\$600

Deficiencies

Section: Agave & Rye

Size: 4,457

Overall Grade: C

Inspection Date: 08/31/2022

Inspected By: John Smith



Membrane - Fish Mouth (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:

\$50



Membrane - Fish Mouth (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:

\$50

Deficiencies

Section: Agave & Rye

Size: 4,457

Overall Grade: C

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Debris - Trash on Roof

Quantity: 1 EA

Deficiency:

Loose debris has a high probability of blowing around on the roof and causing damage to the waterproofing membrane.

Corrective Action:

Remove loose debris from roof area and include as part of routine preventative maintenance. Inspect and repair damaged membrane resulting from wind blown debris.

Price is per bag.

Estimated Repair Cost:

\$250



Membrane - Holes (Emergency)

Quantity: 1 EA

Deficiency:

Holes caused by physical damage to the roof surface.

Corrective Action:

Repair holes as needed.

Estimated Repair Cost:

\$50

Summary

Section: Agave & Rye

Size: 4,457

Overall Grade: C

Inspection Date: 08/31/2022

Inspected By: John Smith



Condition Summary

Membrane:	C
Flashings:	C
Sheet Metal:	C
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Overall:	C

- 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.

Estimated Replace: 2027

Recommendations:

Estimated Repair Cost: \$2,030

Estimated Replacement Cost: \$33,428

Budget Module

Section: Agave & Rye

Size: 4,457

Overall Grade: C

Inspection Date: 08/31/2022

Inspected By: John Smith



1 - Agave & Rye (4,457 SF) Grade C

Deficiencies	Qty	Emergency	Proactive	Replacement
Perimeter - Strip in failure	1 LF	\$20		
Membrane - Holes	1 EA	\$50		
Membrane - Holes	1 EA	\$50		
Membrane - Holes	1 EA	\$50		
Membrane - Holes	1 EA	\$50		
Membrane - Holes	1 EA	\$50		
Perimeter - Strip in failure	2 LF	\$40		
Membrane - Holes	1 EA	\$50		
Membrane - Holes	1 EA	\$50		
Membrane - Holes	1 EA	\$50		
Base Flashing - Failure	1 LF		\$20	
Membrane - Holes	1 EA	\$50		
Membrane - Holes	1 EA	\$50		
Membrane - Open Flashing	1 LF		\$75	
Membrane - Holes	1 EA	\$50		
Drainage - Drains/Scupper Open Membrane	1 EA		\$275	
Debris - Trash on Roof	1 EA		\$50	
Perimeter - Counter Flashing Caulk Failure	120 LF	\$600		
Membrane - Fish Mouth	1 EA	\$50		
Membrane - Fish Mouth	1 EA	\$50		
Debris - Trash on Roof	1 EA		\$250	
Membrane - Holes	1 EA	\$50		
Full Replacement	4,457 SF			\$33,428
Total		\$1,360	\$670	\$33,428

Summary

Section: Section 2

Size: 1,881

Overall Grade: D-

Inspection Date: 08/31/2022

Inspected By: John Smith



Condition Summary

Membrane:

Flashings:

Sheet Metal:

Overall: D-

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: \$0

Estimated Replacement Cost: \$15,048

- 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.

Site Overview

Total Sections: 2

Total Sq/Ft: 6,338

- 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 - Agave & Rye (4,457 SF) Grade C

Deficiencies	Qty	Emergency	Proactive	Replacement
Perimeter - Strip in failure	1 LF	\$20		
Membrane - Holes	1 EA	\$50		
Membrane - Holes	1 EA	\$50		
Membrane - Holes	1 EA	\$50		
Membrane - Holes	1 EA	\$50		
Membrane - Holes	1 EA	\$50		
Perimeter - Strip in failure	2 LF	\$40		
Membrane - Holes	1 EA	\$50		
Membrane - Holes	1 EA	\$50		
Membrane - Holes	1 EA	\$50		
Base Flashing - Failure	1 LF		\$20	
Membrane - Holes	1 EA	\$50		
Membrane - Holes	1 EA	\$50		
Membrane - Open Flashing	1 LF		\$75	
Membrane - Holes	1 EA	\$50		
Drainage - Drains/Scupper Open Membrane	1 EA		\$275	
Debris - Trash on Roof	1 EA		\$50	
Perimeter - Counter Flashing Caulk Failure	120 LF	\$600		
Membrane - Fish Mouth	1 EA	\$50		
Membrane - Fish Mouth	1 EA	\$50		
Debris - Trash on Roof	1 EA		\$250	
Membrane - Holes	1 EA	\$50		
Full Replacement	4,457 SF			\$33,428
Total		\$1,360	\$670	\$33,428

2 - Section 2 (1,881 SF) Grade D-

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	1,881 SF			\$15,048
Total		\$0	\$0	\$15,048

Budget Totals

Emergency
\$1,360

Proactive
\$670

Replacement
\$48,476



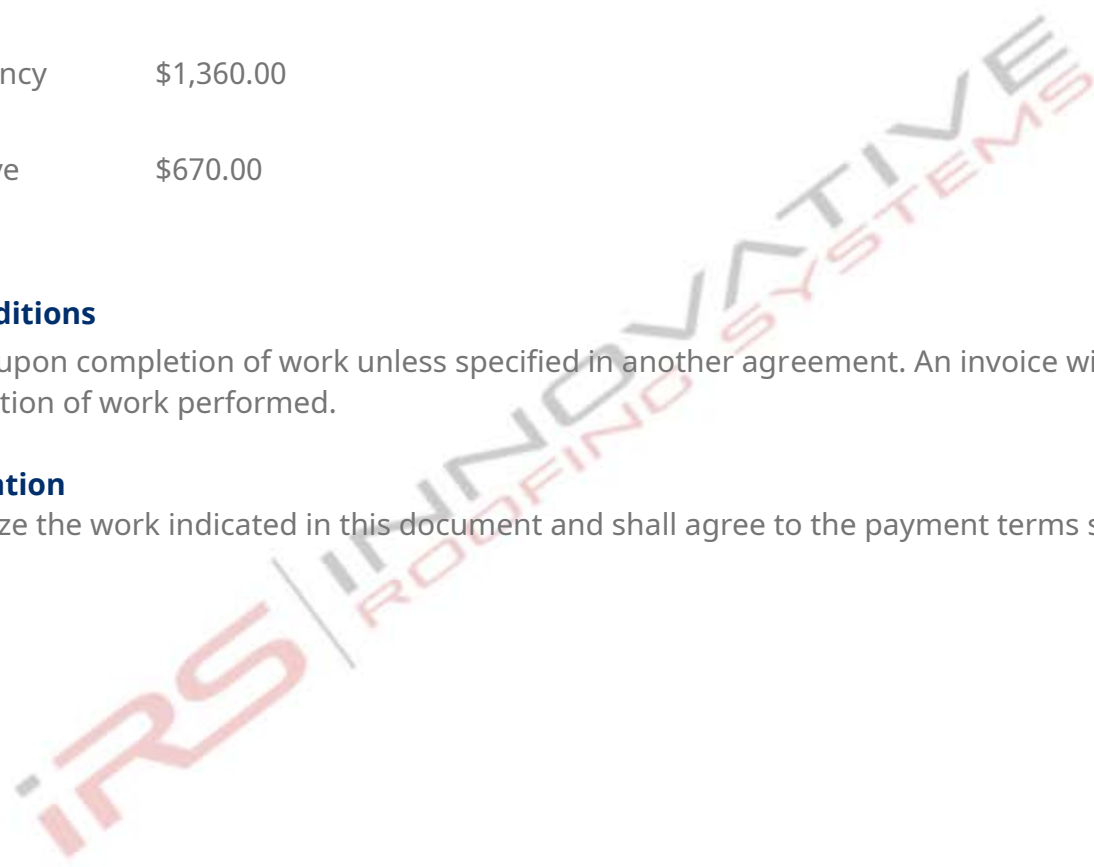
Description	Amount
_____ Emergency	\$1,360.00
_____ Proactive	\$670.00

Terms and Conditions

Payment is due upon completion of work unless specified in another agreement. An invoice will be sent with documentation of work performed.

Work Authorization

I hereby authorize the work indicated in this document and shall agree to the payment terms set in the proposal.



Signature: _____ Date: _____

Printed Name: _____ PO#: _____