

## Renoteck Management Report



Your Company  
General Store  
1234 Avenue, Calgary, AB

Prepared For

YOURCOMPANY



*This inspection report is for demonstration purposes only.*



**General Store  
1234 Avenue  
Calgary, AB**

**Site Overview**



**Total Sections: 1**

**Total Sq/Ft: 121,979**

| <b>Map</b> | <b>Name</b> | <b>Sq/Ft</b> | <b>Est Install</b> | <b>Grade</b> |
|------------|-------------|--------------|--------------------|--------------|
| 1          | Main Roof   | 121,979      | 2007               | C            |



**General Store**  
1234 Avenue  
Calgary, AB

**Composition**

**Section:** Main Roof  
**Size:** 121,979  
**Overall Grade:** C  
  
**Inspection Date:** 07/29/2014  
**Inspector:** Pavel Gonchar



Test Cut 1  
Metal Deck  
1.5" PolyISO insulation  
1.5 PolyISO Insulation  
.045 EPDM



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**Observations**

**Section:** Main Roof  
**Size:** 121,979  
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West view ( back)



South view( left)



roof access view



North view ( front)



**General Store**  
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**Deficiencies**

**Section:** Main Roof  
**Size:** 121,979  
**Overall Grade:** C  
  
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**General - Previous Repair Failure (Emergency)**  
Quantity: 1 EA  
**Deficiency:**  
Existing repair failing due to age or improper repair.  
**Corrective Action:**  
We will remove the existing repair, clean and prime area and install new patch to ensure water tightness.  
**Estimated Repair Cost:**  
\$350.00



**General - Punctures - Rips - Tears (Emergency)**  
Quantity: 1 EA  
**Deficiency:**  
These deficiencies are typically caused by foot traffic, mechanical work, or simply by a waterproofing membrane that is at the end of its 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:**  
\$325.00



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### Deficiencies (continued)

**Section:** Main Roof  
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#### FCS Deficiencies - Puncture hole (Emergency)

Quantity: 1 EA

##### Deficiency:

Puncture hole in membrane

##### Corrective Action:

Clean membrane with manufacturers recommended cleaner and install EPDM membrane patch over the existing puncture hole.

##### Estimated Repair Cost:

\$275.00



#### General - Clogged Scupper/Drain/Gutter (Remedial)

Quantity: 8 EA

##### Deficiency:

The existing scupper, drain, or gutter has become clogged and is no longer functioning properly.

##### Corrective Action:

The scupper, drain, or gutter area must be cleaned and all debris removed to ensure water drains from the roof properly. This is to be part of a routine roof maintenance program.

##### Estimated Repair Cost:

\$640.00



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### Deficiencies (continued)

**Section:** Main Roof  
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#### FCS Deficiencies - Open Flashing (Emergency)

Quantity: 2 EA

##### Deficiency:

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

##### Corrective Action:

Depending on the severity of the deterioration of the flashing, they either will need to be removed completely and new flashing installed or the existing flashing must be re-sealed to the wall and the tops of the flashings covered up.

##### Estimated Repair Cost:

\$400.00



#### EPDM - Fastner Backout (Remedial)

Quantity: 3 EA

##### Deficiency:

The fasteners and stress plates used to attach thermal insulation and membranes are subject to back-out. This may be due to stripping the fastener out of the deck by over-torque during application, or by the repeated billowing of the membrane under wind load.

##### Corrective Action:

If the fasteners are lifted and are puncturing the membrane, the membrane should be slit, the fastener (and stress plate if distorted) removed, and a new fastener installed (but not in the same deck hole). The slit area is then patched using the cleaning, priming and patching techniques.

##### Estimated Repair Cost:

\$1,050.00



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### Deficiencies (continued)

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#### FCS Deficiencies - Tenting (Remedial)

Quantity: 26 LF

##### Deficiency:

Tenting of the membrane is caused by the overall shrinking that takes place over time. The shrinking of the membrane causing it to pull away from perimeter walls and cause stress of the flashing areas of the roof.

##### Corrective Action:

The existing membrane would need to be cut, then fastened down with screws and plates in the field of the roof. Install a waterproofing membrane at the perimeter wall and tie membrane into the field of the roof

##### Estimated Repair Cost:

\$780.00



#### FCS Deficiencies - Open Flashing (Remedial)

Quantity: 1 EA

##### Deficiency:

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

##### Corrective Action:

Depending on the severity of the deterioration of the flashing, they either will need to be removed completely and new flashing installed or the existing flashing must be re-sealed to the wall and the tops of the flashings covered up.

##### Estimated Repair Cost:

\$375.00





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**Summary**

**Section:** Main Roof  
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**Condition Summary**

Membrane: B  
Flashings: D  
Sheet Metal: B

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Overall: C

**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: 2021

**Recommendations**

Overall roof is in a good shape. We recommend to address all emergency repairs in order to prevent water getting inside the building. No roof replacement required any time soon.

Estimated Repair Costs: \$4,195.00

Estimated Replacement Costs: \$853,853.00



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**1 - Main Roof (121,979 SF) Grade C**

| Deficiency                   | Qty        | Emergency         | Remedial          | Replacement         |
|------------------------------|------------|-------------------|-------------------|---------------------|
| Previous Repair Failure      | 1 EA       | \$350.00          |                   |                     |
| Punctures - Rips - Tears     | 1 EA       | \$325.00          |                   |                     |
| Puncture hole                | 1 EA       | \$275.00          |                   |                     |
| Clogged Scupper/Drain/Gutter | 8 EA       |                   | \$640.00          |                     |
| Open Flashing                | 2 EA       | \$400.00          |                   |                     |
| Fastner Backout              | 3 EA       |                   | \$1,050.00        |                     |
| Tenting                      | 26 LF      |                   | \$780.00          |                     |
| Open Flashing                | 1 EA       |                   | \$375.00          |                     |
| Full Replacement             | 121,979 SF |                   |                   | \$853,853.00        |
| <b>Total</b>                 |            | <b>\$1,350.00</b> | <b>\$2,845.00</b> | <b>\$853,853.00</b> |





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Budget Matrix  
General Store  
Calgary, AB  
121,979 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 - Main Roof (121,979 SF) Grade C  
Projected Replacement: 2021**

| Deficiency                   | Qty        | Emergency         | Remedial          | Replacement         |
|------------------------------|------------|-------------------|-------------------|---------------------|
| Previous Repair Failure      | 1 EA       | \$350.00          |                   |                     |
| Punctures - Rips - Tears     | 1 EA       | \$325.00          |                   |                     |
| Puncture hole                | 1 EA       | \$275.00          |                   |                     |
| Clogged Scupper/Drain/Gutter | 8 EA       |                   | \$640.00          |                     |
| Open Flashing                | 2 EA       | \$400.00          |                   |                     |
| Fastner Backout              | 3 EA       |                   | \$1,050.00        |                     |
| Tenting                      | 26 LF      |                   | \$780.00          |                     |
| Open Flashing                | 1 EA       |                   | \$375.00          |                     |
| Full Replacement             | 121,979 SF |                   |                   | \$853,853.00        |
| <b>Total</b>                 |            | <b>\$1,350.00</b> | <b>\$2,845.00</b> | <b>\$853,853.00</b> |
| <b>Budget Totals</b>         |            | <b>\$1,350.00</b> | <b>\$2,845.00</b> | <b>\$853,853.00</b> |