

Roof Section: Section 1: 4247 E
14 Mile Building
Roof Size: 15,000 sqft



Deficiencies

1



Damaged/Deteriorated shingle (Emergency) -
08/06/2015
Quantity: 200 SF

Deficiency: The existing roof deck is damaged/deteriorated. It appears that there was a leak issue in this area in the past and there is decking damage

Corrective Action: Remove the shingles to expose the deck. Remove and replace the deteriorated decking with matching decking. Re-shingle as necessary

2



Damaged/Deteriorated shingle(Emergency) -
08/06/2015
Quantity: 8 EA

Deficiency: The existing shingle is damaged or has begun to deteriorate

Corrective Action: Remove faulty shingle and replace with new shingle (based on age and weathering coloring may vary)

3



Failing Penetration Flashing (Remedial) -
08/06/2015
Quantity: 4 EA

Deficiency: Due to overall age, weathering or damage the flashing around the penetration has failed.

Corrective Action: Repair/flash per industry standards to ensure a water tight seal.

4



General Maintenance (Emergency) - 08/06/2015
Quantity: 1 LF

Deficiency: Existing roof system in need of maintenance

Corrective Action: Perform general maintenance throughout i.e. repair minor caulking , cleaning roof system, etc...

5



Missing Gutter Straps (Emergency) - 08/06/2015
Quantity: 1 EA

Deficiency: The gutter straps have either been damaged due to weather or were never installed originally.

Corrective Action: New gutter straps are to be installed per manufacturer's recommendations and details.

Estimated Repair Cost:

Roof Section: Section 2: 4301 E
14 Mile
Roof Size: 19,000 sqft



Deficiencies

1



Missing Shingles/Shake (Emergency) - 08/06/2015
Quantity: 1 EA

Deficiency: There are shingles missing from the roof. This can cause the substrate to deteriorate and water to enter the structure.

Corrective Action: Install new shingles to replace missing one.

2



Improper Installation (Emergency) - 08/06/2015
Quantity: 1 EA

Deficiency: The original installation of this detail was done improperly and not per industry standards.

Corrective Action: Remove existing detail & install a new detail per the manufacturer's specifications.

3



Nail Pops (Emergency) - 08/06/2015
Quantity: 300 EA

Deficiency: A nail pop occurs when either the nail was not installed properly or when it backs out due to building movement or weather.

Corrective Action: Reset or replace nail and apply sealant to the area.

4



General Maintenance (Emergency) - 08/06/2015
Quantity: 1 EA

Deficiency: General maintenance is required on all roof system to insure proper working order and to help prevent future issues

Corrective Action: Clean roof free of debris, check through roof penetrations and make sure they are properly sealed, make sure roof drains are clear for proper water flow, etc...

5



Improper Installation (Emergency) - 08/06/2015
Quantity: 1 EA

Deficiency: The original installation of this detail was done improperly and not per industry standards.

Corrective Action: Remove existing detail & install a new detail per the manufacturer's specifications.

Roof Section: Section 1 6451
Schaefer Rd
Roof Size: 11,700 sqft

Deficiencies

1



Open Flashing(Emergency) - 07/22/2015
Quantity: 1 EA

Deficiency: Open flashing can be caused by membrane shrinkage, insufficient counterflashing or aging of the original flashing.

Corrective Action: The flashing will either be removed & new flashing installed, or re-seal the existing flashing.

2



Open Vertical Flashing Seam(Remedial) -
07/22/2015
Quantity: 7 LF

Deficiency: The existing vertical flashing seam is open

Corrective Action: Clean the seam as necessary and install new roof cement and membrane as necessary or new single ply membrane as necessary

3



Open Flashing(Emergency) - 07/22/2015
Quantity: 1 EA

Deficiency: Open flashing can be caused by membrane shrinkage, insufficient counterflashing or aging of the original flashing.

Corrective Action: The flashing will either be removed & new flashing installed, or re-seal the existing flashing.

4



Punctures - Rips - Tears(Emergency) - 07/22/2015
Quantity: 1 EA

Deficiency: Typically caused by foot traffic, mechanical work, or simply because the membrane is at the end of it's service life.

Corrective Action: Clean the roof area, install a new piece of membrane and seal.

5



Open Flashing(Emergency) - 07/22/2015
Quantity: 2 EA

Deficiency: Open flashing can be caused by membrane shrinkage, insufficient counterflashing or aging of the original flashing.

Corrective Action: The flashing will either be removed & new flashing installed, or re-seal the existing flashing.

6



Open Vertical Flashing Seam(Emergency) -
07/22/2015
Quantity: 1 LF

Deficiency: The existing vertical flashing seam is open

Corrective Action: Clean the seam as necessary and install new roof cement and membrane as necessary or new single ply membrane as necessary

7



Open Flashing(Emergency) - 07/22/2015
Quantity: 18 LF

Deficiency: Open flashing can be caused by membrane shrinkage, insufficient counterflashing or aging of the original flashing.

Corrective Action: The flashing will either be removed & new flashing installed, or re-seal the existing flashing.

8



Open Curb Corner(Emergency) - 07/22/2015
Quantity: 18 EA

Deficiency: The corner flashing on the roof curb is split or has an open seam.

Corrective Action: Remove the old membrane and install new corner flashing.

9



Loose Debris(Remedial) - 07/22/2015
Quantity: 1 EA

Deficiency: Loose debris has a high probability of blowing around on the roof and causing damage to the waterproofing membrane or can blow off a building possible injuring someone.

Corrective Action: Remove loose debris from roof area.

10



Open Sealant(Remedial) - 07/22/2015
Quantity: 20 EA

Deficiency: Openings found in existing sealant.

Corrective Action: Remove loose sealant and apply new sealant.

Roof Section: Section 1 6470
Williamson
Roof Size: 4,900 sqft



Deficiencies

1



Clogged Scupper/Drain/Gutter(Emergency) -
07/31/2015
Quantity: 1 EA

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

Corrective Action: Remove all debris from the scupper, drain, or gutter area to ensure that water properly drains from the roof.

2



Failing Penetration Flashing(Emergency) -
07/31/2015
Quantity: 2 EA

Deficiency: Due to overall age, weathering or damage the flashing around the penetration has failed.

Corrective Action: Repair/flash per industry standards to ensure a water tight seal.

3



Metal Counter/Slip Flashing Missing(Emergency) - 07/31/2015
Quantity: 60 LF

Deficiency: The top of the metal or membrane needs a metal flashing installed to keep water out of the structure.

Corrective Action: Fabricate and install new metal flashing per industry standards to create a watertight seal.

4



Previous Repair Failure(Emergency) - 07/31/2015
Quantity: 1 EA

Deficiency: Existing repair failing due to age or improper repair.

Corrective Action: Remove the existing repair, clean & prime the area and install new membrane.

5



Failing Penetration Flashing(Emergency) - 07/31/2015
Quantity: 1 EA

Deficiency: Due to overall age, weathering or damage the flashing around the penetration has failed.

Corrective Action: Repair/flash per industry standards to ensure a water tight seal.

6



Open Curb Corner(Emergency) - 07/31/2015
Quantity: 3 EA

Deficiency: The corner flashing on the roof curb is split or has an open seam.

Corrective Action: Remove the old membrane and install new corner flashing.

7



Open Curb Corner(Emergency) - 07/31/2015
Quantity: 1 EA

Deficiency: The corner flashing on the roof curb is split or has an open seam.

Corrective Action: Remove the old membrane and install new corner flashing.

Roof Section: Section 2
Roof Size: 3,200 sqft



Deficiencies

1



Open Curb Corner(Emergency) - 07/31/2015
Quantity: 4 EA

Deficiency: The corner flashing on the roof curb is split or has an open seam.

Corrective Action: Remove the old membrane and install new corner flashing.

2



Open Flashing(Remedial) - 07/31/2015
Quantity: 1 EA

Deficiency: Open flashing can be caused by membrane shrinkage, insufficient counterflashing or aging of the original flashing.Q

Corrective Action: The flashing will either be removed & new flashing installed, or re-seal the existing flashing.

3

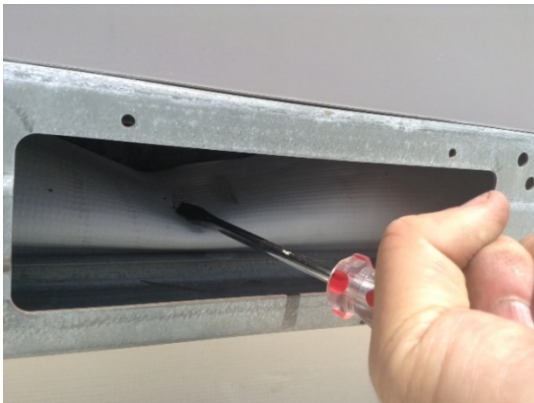


Clogged Scupper/Drain/Gutter(Emergency) - 07/31/2015
Quantity: 2 EA

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

Corrective Action: Remove all debris from the scupper, drain, or gutter area to ensure that water properly drains from the roof.

4



Metal Counter/Slip Flashing Missing(Emergency) - 07/31/2015
Quantity: 60 EA

Deficiency: The top of the metal or membrane needs a metal flashing installed to keep water out of the structure.

Corrective Action: Fabricate and install new metal flashing per industry standards to create a watertight seal.

5



Open Vertical Flashing Seam(Emergency) - 07/31/2015
Quantity: 1 LF

Deficiency: The existing vertical flashing seam is open

Corrective Action: Clean the seam as necessary and install new roof cement and membrane as necessary or new single ply membrane as necessary

Roof Section: Section 1 2651
Saulino Ct
Roof Size: 20,000 sqft

Serviceman:
Proposal Date: 10/20/2015



Deficiencies

1



No Roof Protection(Emergency) - 07/31/2015
Quantity: 1 EA

Deficiency: There is no protection mat under the supports/blocking to protect the roof surface from punctures.

Corrective Action: Check for holes under the support and repair any deficiencies. Insert approved walkway pad under the support to prevent holes.

2



Clogged Scupper/Drain/Gutter(Emergency) - 07/31/2015
Quantity: 1 EA

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

Corrective Action: Remove all debris from the scupper, drain, or gutter area to ensure that water properly drains from the roof.

3



Bridged/Loose Base Flashing(Emergency) -
07/31/2015
Quantity: 50 LF

Deficiency: Bridging of the membrane is caused by the overall shrinking that takes place over time causing the membrane to pull away from perimeter walls.

Corrective Action: Cut the existing membrane and install a new piece of flashing.

4



Loose Debris(Remedial) - 07/31/2015
Quantity: 1 EA

Deficiency: Loose debris has a high probability of blowing around on the roof and causing damage to the waterproofing membrane or can blow off a building possible injuring someone.

Corrective Action: Remove loose debris from the entire roof area.

Roof Section: Section 2
Roof Size: 8,400 sqft



Deficiencies

1



Pigeons(Remedial) - 07/31/2015
Quantity: 400 LF

Deficiency: Pigeons are perching on the perimeter walls and defecating. This can damage the detail membrane

Corrective Action: Install a pigeon deterrent system as necessary

Roof Section: Section 3: Front Entrance
Roof Size: 310 sqft

Serviceman:
Proposal Date: 10/20/2015



Roof Section: Section 4: Rear Entrance
Roof Size: 280 sqft



No deficiencies

Roof Section: Section 1 13624
Michigan Ave
Roof Size: 3,200 sqft

Serviceman:
Proposal Date: 10/20/2015



Deficiencies

1



Penetration Pocket Open(Emergency) - 09/01/2015
Quantity: 7 EA

Deficiency: Sealant used to fill penetration pocket has settled or is separated along the edges.

Corrective Action: Install new sealant to make penetration pocket watertight.

2

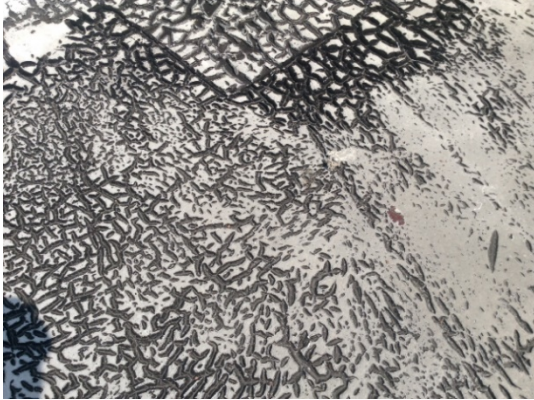


Open Sealant(Emergency) - 09/01/2015
Quantity: 3 EA

Deficiency: Openings found in existing sealant.

Corrective Action: Remove loose sealant and apply new sealant.

3



Alligating(Remedial) - 09/01/2015
Quantity: 1500 SF

Deficiency: Alligating is a result of the waterproofing membrane drying out due to UV exposure. This condition can lead to direct water infiltration through the membrane.

Corrective Action: Clean & prep the area; install an additional layer of membrane or a coating over the area of membrane ensuring a water tight condition.

4



Clogged Scupper/Drain/Gutter(Emergency) - 09/01/2015
Quantity: 1 EA

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

Corrective Action: Remove all debris from the scupper, drain, or gutter area to ensure that water properly drains from the roof.

Roof Section: Section 2
Roof Size: 3,800 sqft

Serviceman:
Proposal Date: 10/20/2015



Deficiencies

1



Failing Penetration Flashing(Emergency) -
09/01/2015
Quantity: 1 EA

Deficiency: Due to overall age, weathering or damage the flashing around the penetration has failed.

Corrective Action: Repair/flash per industry standards to ensure a water tight seal.

2



Alligating(Remedial) - 09/01/2015
Quantity: 3000 SF

Deficiency: Alligating is a result of the waterproofing membrane drying out due to UV exposure. This condition can lead to direct water infiltration through the membrane.

Corrective Action: Clean & prep the area; install an additional layer of membrane or a coating over the area of membrane ensuring a water tight condition.

3



General Maintenance(Remedial) - 09/01/2015
Quantity: 1 EA

Deficiency: General maintenance is required on all roof system to insure proper working order and to help prevent future issues

Corrective Action: Clean roof free of debris, check through roof penetrations and make sure they are properly sealed, make sure roof drains are clear for proper water flow, etc...

Roof Section: Section 3
Roof Size: 3,100 sqft

Serviceman:
Proposal Date: 10/20/2015



No deficiencies

Roof Section: Section 1 13620
Michigan Ave
Roof Size: 4,617 sqft

Serviceman:
Proposal Date: 10/20/2015



Deficiencies

1



Open Field Seams(Emergency) - 09/01/2015
Quantity: 1 EA

Deficiency: Open membrane seams are typically caused by failing seam adhesives coupled with membrane shrinkage & stress on the seams.

Corrective Action: Clean & prep the area and install a new piece of membrane.

2



Failing Penetration Flashing(Emergency) - 09/01/2015
Quantity: 3 EA

Deficiency: Due to overall age, weathering or damage the flashing around the penetration has failed.

Corrective Action: Repair/flash per industry standards to ensure a water tight seal.

3



General Maintenance(Emergency) - 09/01/2015
Quantity: 1 EA

Deficiency: General maintenance is required on all roof system to insure proper working order and to help prevent future issues

Corrective Action: Clean roof free of debris, check through roof penetrations and make sure they are properly sealed, make sure roof drains are clear for proper water flow, etc...

4



No Roof Protection(Remedial) - 09/01/2015
Quantity: 10 EA

Deficiency: There is no protection mat under the supports/blocking to protect the roof surface from punctures.

Corrective Action: Check for holes under the support and repair any deficiencies. Insert approved walkway pad under the support to prevent holes.

Roof Section: Section 1 6450
Maple Rd
Roof Size: 8,400 sqft



Deficiencies

1



Open Field Seams(Emergency) - 07/23/2015
Quantity: 16 LF

Deficiency: Open membrane seams are typically caused by failing seam adhesives coupled with membrane shrinkage & stress on the seams.

Corrective Action: Clean & prep the area and install a new piece of membrane.

Estimated Repair Cost: \$0.00

2



Bridged/Loose Base Flashing(Emergency) -
07/23/2015
Quantity: 16 LF

Deficiency: In this case the loose base flashing is due to no backer Rod

Corrective Action: Install Backer Rod per manufacturer specification

Estimated Repair Cost: \$0.00

3



Open Flashing(Emergency) - 07/23/2015
Quantity: 1 EA

Deficiency: Open flashing can be caused by membrane shrinkage, insufficient counterflashing or aging of the original flashing.

Corrective Action: The flashing will either be removed & new flashing installed, or re-seal the existing flashing.

Estimated Repair Cost: \$0.00

4



Open Field Seams(Emergency) - 07/23/2015
Quantity: 20 LF

Deficiency: Open membrane seams are typically caused by failing seam adhesives coupled with membrane shrinkage & stress on the seams.

Corrective Action: Clean & prep the area and install a new piece of membrane.

Estimated Repair Cost: \$0.00

5



Open Flashing(Emergency) - 07/23/2015
Quantity: 1 EA

Deficiency: Open flashing can be caused by membrane shrinkage, insufficient counterflashing or aging of the original flashing.

Corrective Action: The flashing will either be removed & new flashing installed, or re-seal the existing flashing.

Estimated Repair Cost: \$0.00

6



No Roof Protection(Remedial) - 07/23/2015
Quantity: 1 EA

Deficiency: There is no protection mat under the supports/blocking to protect the roof surface from punctures.

Corrective Action: Check for holes under the support and repair any deficiencies. Insert approved walkway pad under the support to prevent holes.

Estimated Repair Cost: \$150.00