

# Inspection Report

TEST 2016-12-5 Inspection of Bldg AAA (Clubhouse)

Big Property Management Company



Garden Community - 001

This is a test Executive Summary for the 2016-12-5 Inspection of Building AAA (Clubhouse).

Generally, the roof of the Clubhouse is deteriorating. While the main surface may last another year or two, there are leaks resulting from deteriorating flashings along most roof penetrations. We recommend the roof be replaced as soon as possible. In the mean time, recommended measures should be taken to patch the existing leaks along flashings.

The paint on all four walls of the Clubhouse is almost completely gone. The whole structure needs to have remaining existing paint scraped. Then it should be thoroughly pressure-washed. Finally, two coats of a quality exterior grade paint should be applied. Failure to take immediate action on this will result in water intrusion that will cause irreparable structural damage.

Respectfully Submitted,

Big Property Management Company

## Building Clubhouse - AAA

### Commercial Roofing

#### Sector Main Roof - 01

Action Item   Recommended Repair Method

**Blistering (no rupture)**

Quantity   Units   Repair Estimate

100   SF   \$3,900

*Remove affected shingles. Re-install fresh shingles. If in a highly-visible area, re-do entire sector.*



2/2/2017 photo of Blistering (no rupture)



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Building Clubhouse - AAA

## Commercial Roofing

### Sector Main Roof - 01

Quantity Units Repair Estimate

Action Item Recommended Repair Method

#### Deteriorated Strip Flashings

777 LF

\$4,390

Remove deteriorated flashing. Scrape and dry surface. Prime surface. Reapply fresh adhesive and let set for two minutes. Apply new flashing.



2/2/2017 photo of Deteriorated Strip Flashings

### Sector Main Roof - 01 Total

\$8,290

### Sector Main Roof - 02

Quantity Units Repair Estimate

Action Item Recommended Repair Method

#### Deteriorated Base Flashings

88 SF

\$5,280

Remove deteriorated flashing. Scrape and dry surface. Prime surface. Reapply fresh adhesive and let set for two minutes. Apply new flashing.



2/2/2017 photo of Deteriorated Base Flashings

### Sector Main Roof - 02 Total

\$5,280



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Building Clubhouse - AAA

## Commercial Roofing

Commercial Roofing Total

\$13,570

## Walls

### Sector Northeast Wall - NEWall

Quantity Units Repair Estimate

Action Item Recommended Repair Method

#### Peeling Paint

500 SF

\$7,500

Strip area at least three feet beyond observed peeling. Re-paint with matching color. Repaint entire wall if in highly-visible area.



2/2/2017 photo of Peeling Paint

Sector Northeast Wall - NEWall Total

\$7,500



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Building Clubhouse - AAA

## Walls

### Sector Northwest Wall - NWWall

Quantity Units Repair Estimate

Action Item Recommended Repair Method

#### Peeling Paint

600 SF

\$9,000

Strip area at least three feet beyond observed peeling. Re-paint with matching color. Repaint entire wall if in highly-visible area.



2/2/2017 photo of Peeling Paint

### Sector Northwest Wall - NWWall Total

\$9,000

### Sector Southeast Wall - SEWall

Quantity Units Repair Estimate

Action Item Recommended Repair Method

#### Peeling Paint

700 SF

\$10,500

Strip area at least three feet beyond observed peeling. Re-paint with matching color. Repaint entire wall if in highly-visible area.



2/2/2017 photo of Peeling Paint

### Sector Southeast Wall - SEWall Total

\$10,500



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Building Clubhouse - AAA

## Walls

### Sector Southwest Wall - SWWall

Quantity Units Repair Estimate

Action Item Recommended Repair Method

#### Peeling Paint

900 SF

\$13,500

Strip area at least three feet beyond observed peeling. Re-paint with matching color. Repaint entire wall if in highly-visible area.



2/2/2017 photo of Peeling Paint

### Sector Southwest Wall - SWWall Total

\$13,500

### Walls Total

\$40,500

### Building Clubhouse - AAA Total

\$54,070

### Garden Community - 001 Total

\$54,070

