



Management Report



Sample Company
Corporate Headquarters
4310 Deer Creek Lane, Wilmington, NC

Prepared For
Sample Company

Powered By



Sample Company

Corporate Headquarters
4310 Deer Creek Lane
Wilmington, NC

Site Overview



Total Sections: 5
Total Sq/Ft: 9,370

Map	Name	Sq/Ft	Est Install	Grade
1	Section 1 - Front Warehouse	1,583		C
2	Section 2 - Rear Warehouse	2,203		C
3	Section 3 - Offices and Fabrication	2,362		C
4	Section 4 - Offices and Fabrication	1,968		C
5	Section 5 - Offices	1,254		C

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Deficiencies

Section: Section 1 - Front Warehouse
Size: 1,583
Overall Grade: C

Inspection Date: 09/18/2015
Inspector: Amanda Gilson

**Metal Roofing / Metal Building - Exposed fastener (Remedial)**

Quantity: 5 EA

Deficiency:

The fastener is exposed allowing deterioration and potential water ingress.

Corrective Action:

The fastener is replaced if necessary and sealant is applied to the exposed head to prevent further problems.

Estimated Repair Cost:

\$100.00

**Metal Roofing / Metal Building - Caulk / Sealant Failure (Remedial)**

Quantity: 10 LF

Deficiency:

The existing caulk or sealant has failed due to age or improper application.

Corrective Action:

The old product is removed. The area is cleaned and new sealant installed as required to complete the repair.

Estimated Repair Cost:

\$120.00

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Summary

Section: Section 1 - Front Warehouse
Size: 1,583
Overall Grade: C

Inspection Date: 09/18/2015
Inspector: Amanda Gilson

**Condition Summary**

Flashings: C
 Sheet Metal: C

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: 2022

Recommendations

Estimated Repair Costs: \$845.00

Estimated Replacement Costs: \$15,829.60

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Summary

Section: Section 1 - Front Warehouse
Size: 1,583
Overall Grade: C

Inspection Date: 09/18/2015
Inspector: Amanda Gilson

**1 - Section 1 - Front Warehouse (1,583 SF) Grade C**

Deficiency	Qty	Emergency	Remedial	Replacement
Exposed fastener	5 EA		\$100.00	
Caulk / Sealant Failure	10 LF		\$120.00	
Decking: Steel - Deteriorated	25 SF	\$625.00		
Full Replacement	1,583 SF			\$15,829.60
Total		\$625.00	\$220.00	\$15,829.60

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Budget Matrix
 Corporate Headquarters
 Wilmington, NC
 9,370 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



		Emergency	Remedial	Replacement
1 - Section 1 - Front Warehouse (1,583 SF) Grade C				
Projected Replacement: 2022				
Deficiency	Qty			
Exposed fastener	5 EA		\$100.00	
Caulk / Sealant Failure	10 LF		\$120.00	
Decking: Steel - Deteriorated	25 SF	\$625.00		
Full Replacement	1,583 SF			\$15,829.60
Total		\$625.00	\$220.00	\$15,829.60
2 - Section 2 - Rear Warehouse (2,203 SF) Grade C				
Projected Replacement: 2022				
Deficiency	Qty			
Debris	3 EA		\$255.00	
Oxidation or Rust - Moderate	20 SF		\$200.00	
Oxidation or Rust - Moderate	10 SF		\$100.00	
Pipe Penetration - Flashing Failure	1 EA	\$195.00		
Full Replacement	2,203 SF			\$22,026.50
Total		\$195.00	\$555.00	\$22,026.50
3 - Section 3 - Offices and Fabrication (2,362 SF) Grade C				
Projected Replacement: 2022				
Deficiency	Qty			
Curb Cap	2 EA	\$920.00		
Pipe Penetration - Flashing Failure	3 EA	\$585.00		
Skylight - Damaged	1 EA		\$650.00	
Full Replacement	2,362 SF			\$23,619.10
Total		\$1,505.00	\$650.00	\$23,619.10
4 - Section 4 - Offices and Fabrication (1,968 SF) Grade C				
Projected Replacement: 2022				
Deficiency	Qty			
Fasteners Missing / Failing	5 EA	\$625.00		
Metal Panel End Laps	15 LF		\$232.50	
Full Replacement	1,968 SF			\$19,679.30
Total		\$625.00	\$232.50	\$19,679.30
5 - Section 5 - Offices (1,254 SF) Grade C				
Projected Replacement: 2022				
Deficiency	Qty			
Flashing - Lap Failure	5 EA		\$125.00	

Oxidation or Rust - Severe	10 SF	\$500.00		
Caulk / Sealant Failure	12 LF		\$144.00	
Full Replacement	1,254 SF			\$12,541.10
Total		\$500.00	\$269.00	\$12,541.10
Budget Totals		Emergency	Remedial	Replacement
		\$3,450.00	\$1,926.50	\$93,695.60