

Management Report



Aztec Properties
Countryside Center
380 N Terra Cotta Road, Crystal Lake, IL

Prepared For



Powered By





**Countryside Center
380 N Terra Cotta Road
Crystal Lake, IL**

Site Overview



**Total Sections: 2
Total Sq/Ft: 24,685**

Map	Name	Sq/Ft	Est Install	Grade
1	Upper Entrance	9,021	2012	B
2	Lower Office	15,664	2012	B



Countryside Center
380 N Terra Cotta Road
Crystal Lake, IL

Composition

Section: Upper Entrance
Size: 9,021
Overall Grade: B

Inspection Date: 05/01/2015
Inspector: Juan Acosta



Core
Metal
3 inch ISO board
.045 TPO (Sarnafil)

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Deficiencies
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Countryside Center
380 N Terra Cotta Road
Crystal Lake, IL

Observations

Section: Upper Entrance
Size: 9,021
Overall Grade: B

Inspection Date: 05/01/2015
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Facing East



Facing North



Facing South



Vent Detail



Countryside Center
380 N Terra Cotta Road
Crystal Lake, IL

Deficiencies

Section: Upper Entrance
Size: 9,021
Overall Grade: B

Inspection Date: 05/01/2015
Inspector: Juan Acosta



General - Puncture (Emergency)

Quantity: 15 EA

Deficiency:

Punctures/rips/tears through roof surface allowing water entry to roof system.

Corrective Action:

Repair all punctures/rips/tears throughout roof surface per industry/manufacture specifications.

Estimated Repair Cost:

\$1,450.00



General - Open Seams (Remedial)

Quantity: 5 EA

Deficiency:

Open seams in the membrane are typically caused by failing seam adhesives coupled with membrane shrinkage and stress on the seams.

Corrective Action:

Repair and reinforce open seams per manufacturer specifications.

Estimated Repair Cost:

\$450.00



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Summary

Section: Upper Entrance
Size: 9,021
Overall Grade: B

Inspection Date: 05/01/2015
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Condition Summary

Membrane: B
 Flashings: B
 Sheet Metal: A

Overall: B

Estimated Replacement: 2025

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

Recommendations

It is recommended to perform the repairs listed in the Condition Summary. Once repaired, continue to monitor for additional problems in the future. Our Plan & Prevent feature will help prolong the life of the roof.

Estimated Repair Costs: \$1,900.00

Estimated Replacement Costs: \$45,105.00



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Summary

Section: Upper Entrance
Size: 9,021
Overall Grade: B

Inspection Date: 05/01/2015
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1 - Upper Entrance (9,021 SF) Grade B

Deficiency	Qty	Emergency	Remedial	Replacement
Puncture	15 EA	\$1,450.00		
Open Seams	5 EA		\$450.00	
Full Replacement	9,021 SF			\$45,105.00
Total		\$1,450.00	\$450.00	\$45,105.00



Countryside Center
380 N Terra Cotta Road
Crystal Lake, IL

Composition

Section: Lower Office
Size: 15,664
Overall Grade: B

Inspection Date: 05/01/2015
Inspector: Juan Acosta



Core
Metal
3 inch ISO board
.045 TPO (Sarnafil)



Countryside Center
380 N Terra Cotta Road
Crystal Lake, IL

Observations

Section: Lower Office
Size: 15,664
Overall Grade: B

Inspection Date: 05/01/2015
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North



East



South



West



Countryside Center
380 N Terra Cotta Road
Crystal Lake, IL

Deficiencies

Section: Lower Office
Size: 15,664
Overall Grade: B

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General - Punctures/Rips/Tears (Emergency)

Quantity: 12 EA

Deficiency:

Punctures/rips/tears through roof surface allowing water entry to roof system.

Corrective Action:

Repair all punctures/rips/tears throughout roof surface per industry/manufacture specifications.

Estimated Repair Cost:

\$1,000.00



Single-Ply - Ponding (Remedial)

Quantity: 250 SF

Deficiency:

A ponding water condition is typically due to a flaw in how the original roof was designed and installed. The underlying insulation may have collapsed due to age or weight and created a low lying area on the roof which is now holding water.

Corrective Action:

Monitor areas of ponding water annually for premature membrane failure.



Countryside Center
380 N Terra Cotta Road
Crystal Lake, IL

Summary

Section: Lower Office
Size: 15,664
Overall Grade: B

Inspection Date: 05/01/2015
Inspector: Juan Acosta



Condition Summary

Membrane: B
Flashings: B
Sheet Metal: A

Overall: B

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: 2025

Recommendations

It is recommended to perform the repairs listed in the Condition Summary. Once repaired, continue to monitor for additional problems in the future. Our Plan & Prevent feature will help prolong the life of the roof.

Estimated Repair Costs: \$1,000.00
Estimated Replacement Costs: \$469,911.00



Countryside Center
380 N Terra Cotta Road
Crystal Lake, IL

Summary

Section: Lower Office
Size: 15,664
Overall Grade: B

Inspection Date: 05/01/2015
Inspector: Juan Acosta



2 - Lower Office (15,664 SF) Grade B

Deficiency	Qty	Emergency	Remedial	Replacement
Punctures/Rips/Tears	12 EA	\$1,000.00		
Ponding	250 SF		\$0.00	
Full Replacement	15,664 SF			\$469,911.00
Total		\$1,000.00	\$0.00	\$469,911.00

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Countryside Center
380 N Terra Cotta Road
Crystal Lake, IL

Budget Matrix
Countryside Center
Crystal Lake, IL
24,685 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 - Upper Entrance (9,021 SF) Grade B				
Projected Replacement: 2025				
Deficiency	Qty			
Puncture	15 EA	\$1,450.00		
Open Seams	5 EA		\$450.00	
Full Replacement	9,021 SF			\$45,105.00
Total		\$1,450.00	\$450.00	\$45,105.00
2 - Lower Office (15,664 SF) Grade B				
Projected Replacement: 2025				
Deficiency	Qty			
Punctures/Rips/Tears	12 EA	\$1,000.00		
Ponding	250 SF		\$0.00	
Full Replacement	15,664 SF			\$469,911.00
Total		\$1,000.00	\$0.00	\$469,911.00
Budget Totals		\$2,450.00	\$450.00	\$515,016.00