



Management Report



ABC Property Management
Bowling Alley
1443 Lake Avenue, Woodstock, IL



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Bowling Alley
1443 Lake Avenue
Woodstock, IL

Site Overview



Total Sections: 2
Total Sq/Ft: 95,250

Map	Name	Sq/Ft	Est Install	Grade
1	Bowling Alley	74,000	2005	D
2	Restaurant/Bar Bowling Alley	21,250	2004	B



Composition

Section: Bowling Alley

Size: 74,000

Overall Grade: D

Inspection Date: 12/05/2018

Inspector: Dalton Matthies

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Test Cut 1
Concrete
1/2 Poly
Metal



Patched Core Cut 1
This is the picture of the patched core cut.



Bowling Alley
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Observations

Section: Bowling Alley

Size: 74,000

Overall Grade: D

Inspection Date: 12/05/2018

Inspector: Dalton Matthies



Front View East
 Front view from left corner.



Left View
 Left View from front corner.



Right View
 Right View from front corner.



Back View
 Back view of building.



Deficiencies

Section: Bowling Alley
Size: 74,000
Overall Grade: D

Inspection Date: 12/05/2018
Inspector: Dalton Matthies

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General - Puncture (Emergency)

Quantity: 1 EA

Deficiency:

Puncture

Corrective Action:

Patch puncture



General - Debris (Remedial)

Quantity: 100 SF

Deficiency:

Debris on membrane is damaging membrane.

Corrective Action:

We will remove and dispose of debris and repair damaged membrane.



Deficiencies (continued)

Section: Bowling Alley
Size: 74,000
Overall Grade: D
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EPDM - Bridging Severe (Remedial)

Quantity: 20 LF

Deficiency:

Membrane has begun pulling away from the wall due to shrinkage or failing adhesive. This can allow for condensation to develop and in rare instances can pull the masonry apart.

Corrective Action:

Membrane is cut open to allow for the material to relax. New material is installed into the angle change per industry standards.



General - Counterflashing Caulk Failure (Remedial)

Quantity: 8 EA

Deficiency:

Caulking at counter flashing is failing and allowing water in.

Corrective Action:

We will remove the old caulking, prime the area and install new NP-1 to ensure water tightness.

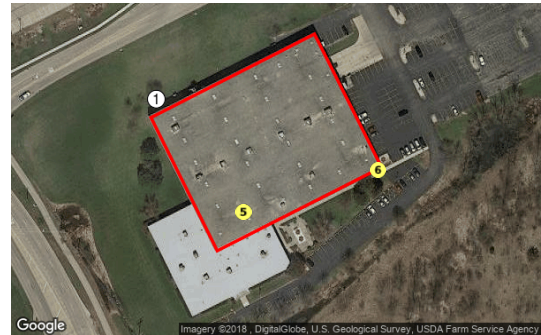


Deficiencies (continued)

Section: Bowling Alley
Size: 74,000
Overall Grade: D

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EPDM - *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 it's 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.



General - Counterflashing Caulk Failure (Remedial)

Quantity: 2 LF

Deficiency:

Caulking at counter flashing is failing and allowing water in.

Corrective Action:

We will remove the old caulking, prime the area and install new NP-1 to ensure water tightness.



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Deficiencies (continued)

Section: Bowling Alley
Size: 74,000
Overall Grade: D
Inspection Date: 12/05/2018
Inspector: Dalton Matthies



General - Drains/Scuppers Open (Emergency)

Quantity: 1 EA

Deficiency:

Scupper / drain / gutters are open and allowing water in.

Corrective Action:

We will clean and prime the corner, then install new patch to ensure water tightness.



EPDM - Ponding (Remedial)

Quantity: 150 SF

Deficiency:

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

Corrective Action:

A ponding water condition is best corrected during a re-roof project. Outside of removing the existing insulation and starting with a new roof design, ponding water is difficult to correct.



Summary

Section: Bowling Alley
Size: 74,000
Overall Grade: D

Inspection Date: 12/05/2018
Inspector: Dalton Matthies

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Condition Summary

Membrane: D
 Flashings: D
 Sheet Metal: C

Overall: D

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

We recommend that all the remedial and emergency items be taken care of immediately to help extend the life of the roof system. However, we also want you to be aware that in the next 2-4 years, the roof will need to be replaced.

Estimated Repair Costs: \$2,270.00

Estimated Replacement Costs: \$97,048.00



Composition

Section: Restaurant/Bar Bowling Alley
Size: 21,250
Overall Grade: B

Inspection Date: 12/05/2018
Inspector: Dalton Matthies

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Test Cut 1





Observations

Section: Restaurant/Bar Bowling Alley
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Deficiencies

Section: Restaurant/Bar Bowling Alley
Size: 21,250
Overall Grade: B

Inspection Date: 12/05/2018
Inspector: Dalton Matthies



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 it's 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.



Summary

Section: Restaurant/Bar Bowling Alley
Size: 21,250
Overall Grade: B

Inspection Date: 12/05/2018
Inspector: Dalton Matthies

Condition Summary

Membrane: B
Flashings: B
Sheet Metal: A

Overall: B

Estimated Replacement: 2026

Recommendations

We highly recommend you address the puncture we found to extend the life of this roof system and avoid any significant damage.

Estimated Repair Costs: \$300.00

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Overall Grade

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 F = Less than 1 Year of service life remaining

Ballman Roofing & Coating
45668 Minnesota 22 Kasota, MN 56050



ABC Property Management
1801 West Larchmont Avenue
Chicago, IL 60613



PROPERTY:
Bowling Alley
1443 Lake Avenue
Woodstock, IL



DESCRIPTION	AMOUNT
<input type="checkbox"/> Emergency	\$580.00
<input type="checkbox"/> Remedial	\$1,990.00

PAYMENT TERMS

I hereby authorize the work indicated above Payment terms: 30 days from completion of work

AUTHORIZATION TO PROCEED

Signature: _____ Date: _____ \$ _____

Printed Name: _____ PO # _____

I hereby authorize the work indicated above
Payment terms: 30 days from completion of work