



Management Report



CMI Management
USARC - AMSA
99 Soldiers Lane, Coraopolis, PA

Prepared For
CMI Management

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CMI Management

USARC - AMSA
99 Soldiers Lane
Coraopolis, PA

Site Overview



Total Sections: 1
Total Sq/Ft: 66,027

Map	Name	Sq/Ft	Est Install	Grade
1	Section 1	66,027	2010	A

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Coraopolis, PA

Deficiencies

Section: Section 1
Size: 66,027
Overall Grade: A

Inspection Date: 01/31/2019
Inspector: Larry Stallard



Sheet Metal - Exp Jnt - Roof to Wall - Open Seam (Emergency)

Quantity: 75 LF

Deficiency:

Roof expansion joints are a structural separation between two building elements that allows free movement between the elements without damage to the roofing or waterproofing system.

Corrective Action:

The fasteners in the expansion joint should be removed and the area underneath should be investigated for signs of leaks. After the investigation, if leaks are present, proper repairs should be made. The expansion joint should then be reinstalled with new fasteners, water cut-off mastic, and demonic caulking to properly seal. Pricing for this will be provided in the proposal for work to be performed.



Metal Roofing Systems - Metal Edge - Open Laps (Emergency)

Quantity: 10 LF

Deficiency:

Metal edge joints are open and leaking. The open laps edge can cause damage to the roof system, deck and building interior.

Corrective Action:

Clean and secure all open joints and properly seal joints. Pricing for this repair will be included in the proposal for work to be performed.

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Deficiencies (continued)

Section: Section 1

Size: 66,027

Overall Grade: A

Inspection Date: 01/31/2019

Inspector: Larry Stallard



Metal Roofing Systems - Caulking Deterioration (Emergency)

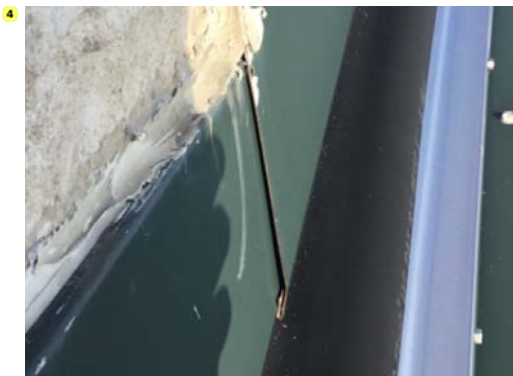
Quantity: 10 LF

Deficiency:

Missing, loose, cracked or improperly applied lap seal.

Corrective Action:

Our recommendation will be to remove any loose material, clean the area and install new lap seal as required. Pricing for this repair will be included in the proposal for work to be performed.



Sheet Metal - Counter Flashing (Remedial)

Quantity: 20 EA

Deficiency:

Counter flashing is installed to protect the top edge of wall and curb flashings to prevent water infiltration into the wall or curb flashing, roof system and building interior.

Corrective Action:

Apply new dymonic caulking to open laps of counter flashing. The pricing for this repair will be included in the proposal for work to be performed.

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Deficiencies (continued)

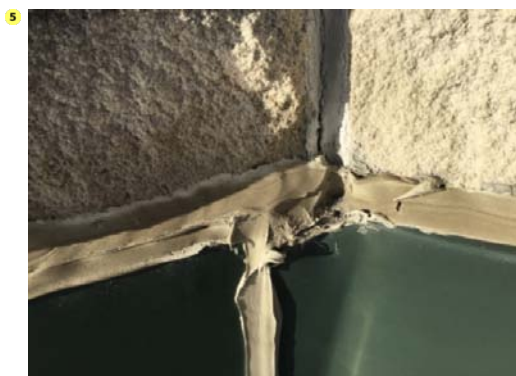
Section: Section 1

Size: 66,027

Overall Grade: A

Inspection Date: 01/31/2019

Inspector: Larry Stallard



Metal Roofing Systems - Caulking Deterioration (Emergency)

Quantity: 100 LF

Deficiency:

Missing, loose, cracked or improperly applied lap seal.

Corrective Action:

Our recommendation will be to remove any loose material, clean the area and install new lap seal as required. This has occurred in multiple areas along the expansion joint. The pricing for this repair will be included in the proposal for work to be performed.

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Summary

Section: Section 1
Size: 66,027
Overall Grade: A

Inspection Date: 01/31/2019
Inspector: Larry Stallard



Condition Summary

Membrane: A
 Flashings: A
 Sheet Metal: A

Overall: A

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: 2038

Recommendations

Investigate area around and under expansion joint and make any further repairs that may be found including the deficiencies that were found to be present. Continue to monitor the roof system.

Estimated Replacement Costs: \$990,403.50

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Summary

Section: Section 1
Size: 66,027
Overall Grade: A

Inspection Date: 01/31/2019
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**1 - Section 1 (66,027 SF) Grade A**

Deficiency	Qty	Emergency	Remedial	Replacement
Exp Jnt - Roof to Wall - Open Seam	75 LF	\$0.00		
Metal Edge - Open Laps	10 LF	\$0.00		
Caulking Deterioration	10 LF	\$0.00		
Counter Flashing	20 EA		\$0.00	
Caulking Deterioration	100 LF	\$0.00		
Full Replacement	66,027 SF			\$990,403.50
Total		\$0.00	\$0.00	\$990,403.50

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Budget Matrix
 USARC - AMSA
 Coraopolis, PA
 66,027 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 (66,027 SF) Grade A				
Projected Replacement: 2038				
Deficiency	Qty			
Exp Jnt - Roof to Wall - Open Seam	75 LF	\$0.00		
Metal Edge - Open Laps	10 LF	\$0.00		
Caulking Deterioration	10 LF	\$0.00		
Counter Flashing	20 EA		\$0.00	
Caulking Deterioration	100 LF	\$0.00		
Full Replacement	66,027 SF			\$990,403.50
Total		\$0.00	\$0.00	\$990,403.50
Budget Totals		\$0.00	\$0.00	\$990,403.50