

NDS

Non Destructive Surveys

Roof Repair & Maintenance Budget for the Year 2004

Client: Sample

Date: March 2nd 2003

Building or Roof Section	Annual Inspect	Remedial Repairs	Preventive Maintenance	Reroof (over existing roof)		Reroof (tear-off to deck)	
				Low	High	Low	High
<i>Roof Sect. 1</i>	\$90	\$250-repair all punctures in the membrane; repair loose flashing laps	0	\$0	\$0	\$0	\$0
<i>Roof Sect. 2</i>	\$340	0	\$325-coat expansion joint with fibered aluminum coating; remove large exhaust fan hood	\$0	\$0	\$0	\$0
<i>Roof Sect. 3</i>	\$120	\$275-repair all open flashing laps. \$200-fill 10 pitch pans.	\$375-resaturate exposed membrane and redistribute aggregate; remove unused equipment housing	\$54,000	\$66,000	\$72,000	\$84,000
<i>Roof Sect. 4</i>	\$70	\$675-re-flash entire length of gutter	\$825-replace severely bridged equipment base flashings.	n/a	n/a	\$7,475	\$7,900
<i>Roof Sect. 5</i>	\$120	0	0	\$0	\$0	\$0	\$0
<i>Roof Sect. 6</i>	\$70	0	\$375-coat all base flashings with fibered aluminum coating.	\$7,900	\$8,200	\$8,600	\$9,200
<i>Roof Sect. 7</i>	\$70	\$150-Apply new sealant to corner laps.	0	\$0	\$0	\$0	\$0
Totals	\$860	\$1,550	\$2,275	\$61,900	\$74,200	\$115,575	\$133,600