



## Roof Management Report



Synergy V  
656 Bizzell Dr  
656 Bizzell Dr, Lexington, KY

Prepared For  
Synergy V



Powered By  
 facilitycontrolsystems<sup>tm</sup>

Synergy V

656 Bizzell Dr  
 656 Bizzell Dr  
 Lexington, KY

**Site Overview**

**Total Sections: 3**  
**Total Sq/Ft: 9,559**

Map	Name	Sq/Ft	Est Install	Grade
1	Office	1,732	2008	C
2	Front Shop	4,271	1993	F
3	Rear Shop	3,556	1994	C

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**Composition**

Roof Section: Office

Roof Size: 1,732

Overall Grade: C

Inspection Date: 02/14/2012

Inspector: John Burnett

**Composition**

Office Roof Area

1.5" Steel Roof Deck

3" Poly Iso

Fully Adhered 060 EPDM



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**Observations**

Roof Section: Office

Roof Size: 1,732

Overall Grade: C

Inspection Date: 02/14/2012

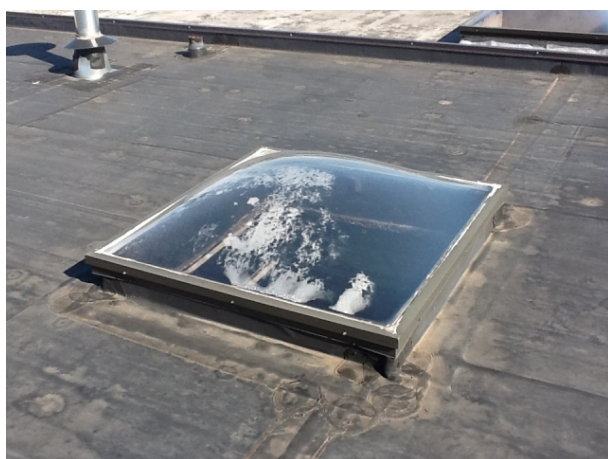
Inspector: John Burnett



Typical pipe penetration  
2 located on office roof area



Typical Line Set flashing  
1-located on office roof area



Typical skylight  
2-3x3 Skylights located on office roof area



Guttered edge  
Appox. 30 LF

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**Deficiencies**

**Roof Section:** Office  
**Roof Size:** 1,732  
**Overall Grade:** C

**Inspection Date:** 02/14/2012  
**Inspector:** John Burnett

**General - Loose Debris (Remedial)**

Quantity: 4 EA

**Deficiency:**

Loose debris has a high probability of blowing around on the roof and causing damage to the waterproofing membrane.

**Corrective Action:**

Remove loose debris from roof area

**Estimated Repair Cost:**

\$250.00

**General - Membrane Fish Mouth (Emergency)**

Quantity: 1 EA

**Deficiency:**

Example of fish mouths on membrane laps that is allowing water into the system.

**Corrective Action:**

We will cut the fish mouth out, clean and prime the area and install new patch over effected area to ensure water tightness.

**Estimated Repair Cost:**

\$150.00

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Lexington, KY**Deficiencies (continued)****Roof Section:** Office**Roof Size:** 1,732**Overall Grade:** C**Inspection Date:** 02/14/2012**Inspector:** John Burnett**General - Other (Emergency)**

Quantity: 1 EA

**Deficiency:**

Open seams and exposed fasteners in vent cap

**Corrective Action:**

Seal open seam &amp; exposed fasteners.

**Estimated Repair Cost:**

\$350.00

**General - Failing Penetration (Remedial)**

Quantity: 2 EA

**Deficiency:**

Due to overall age, weathering and UV the penetration has failed.

**Corrective Action:**

The penetration should be repaired/flushed per industry standards to ensure a water tight seal.

**Estimated Repair Cost:**

\$500.00



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## Summary

**Roof Section:** Office  
**Roof Size:** 1,732  
**Overall Grade:** C

**Inspection Date:** 02/14/2012  
**Inspector:** John Burnett



## Condition Summary

Membrane: C  
Flashings: C  
Sheet Metal: B

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Overall: C

Estimated Replacement: 2018

## 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

In order for Synergy V to maintain a leak free office area for their tenants Burnett Sons recommends that minor repairs be made immediately to the existing roof membrane to extend it's effective life.

Estimated Repair Costs: \$1,250.00

Estimated Replacement Costs: \$10,392.00

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**Summary**

**Roof Section:** Office  
**Roof Size:** 1,732  
**Overall Grade:** C

**Inspection Date:** 02/14/2012  
**Inspector:** John Burnett

**1 - Office (1,732 SF) Grade C**

Deficiency	Qty	Emergency	Remedial	Replacement
Loose Debris	4 EA		\$250.00	
Membrane Fish Mouth	1 EA	\$150.00		
Other	1 EA	\$350.00		
Failing Penetration	2 EA		\$500.00	
Full Replacement	1,732 SF			\$10,392.00
Total		\$500.00	\$750.00	\$10,392.00



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## Composition

**Roof Section:** Front Shop

**Roof Size:** 4,271

**Overall Grade:** F

**Inspection Date:** 02/28/2012

**Inspector:** John Burnett



## Composition



Front Shop Roof Area

1.5 " Steel Roof Deck

3" Poly Iso

.75" Wood Fiber Cover Board

Hot Mopped SBS Base Sheet

Granulated SBS Cap Sheet

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**Observations**

**Roof Section:** Front Shop  
**Roof Size:** 4,271  
**Overall Grade:** F

**Inspection Date:** 02/28/2012  
**Inspector:** John Burnett



Clay coping cap  
Approx 60 LF @ South wall



Guttered Edge  
Approx 60 LF along North side of Roof Area



Typical Skylight  
4-3x3 skylights on Front Shop Roof Area



Typical Condensors  
2-located on Front Shop Roof Area



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**Deficiencies**

**Roof Section:** Front Shop  
**Roof Size:** 4,271  
**Overall Grade:** F

**Inspection Date:** 02/28/2012  
**Inspector:** John Burnett

**General - Damaged Skylight (Emergency)**

Quantity: 1 EA

**Deficiency:**

Skylight dome is damaged and needs to be replaced.

**Corrective Action:**

We will replace the dome as needed

**Estimated Repair Cost:**

\$850.00

**General - Loose Debris (Remedial)**

Quantity: 1 EA

**Deficiency:**

Loose debris has a high probability of blowing around on the roof and causing damage to the waterproofing membrane.

**Corrective Action:**

Remove loose debris from roof area

**Estimated Repair Cost:**

\$400.00

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**Deficiencies (continued)**

Roof Section: Front Shop

Roof Size: 4,271

Overall Grade: F

Inspection Date: 02/28/2012

Inspector: John Burnett

**General - Other (Remedial)**

Quantity: 1 EA

**Deficiency:**

Abandoned HVAC

**Corrective Action:**

Disconnect and remove decommissioned HVAC unit. Cap curve to ensure no water intrusion.

**Estimated Repair Cost:**

\$2,500.00

**General - Failing Penetration (Emergency)**

Quantity: 2 EA

**Deficiency:**

Due to overall age, weathering and UV the penetration has failed.

**Corrective Action:**

The penetration should be repaired/flushed per industry standards to ensure a water tight seal.

**Estimated Repair Cost:**

\$900.00



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**Deficiencies (continued)**

Roof Section: Front Shop

Roof Size: 4,271

Overall Grade: F

Inspection Date: 02/28/2012

Inspector: John Burnett

**General - Blisters (Emergency)**

Quantity: 10 EA

**Deficiency:**

Blisters in the membrane are due to either air or moisture being caught between the plies of the waterproofing system. As expansion and contraction occur, what was once a small deficiency enlarges greatly, cracks and allows water into the roof system and building.

**Corrective Action:**

The blister must be X cut, filled with a waterproofing agent and re-sealed per industry standards.

**Estimated Repair Cost:**

\$3,500.00

**General - Splits (Emergency)**

Quantity: 10 LF

**Deficiency:**

Splits in the membrane are typically due to building movement and lateral stress. As the membrane ages and weathers, it cannot withstand these forces and split open allowing water to enter the roof system.

**Corrective Action:**

The area surrounding the split must be cleaned. A new piece of waterproofing membrane would be installed and sealed per industry standards.

**Estimated Repair Cost:**

\$500.00

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**Summary**

**Roof Section:** Front Shop  
**Roof Size:** 4,271  
**Overall Grade:** F

**Inspection Date:** 02/28/2012  
**Inspector:** John Burnett

**Condition Summary**

**Membrane:** F  
**Flashings:** F  
**Sheet Metal:** C

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**Overall:** F

**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**

Burnett Sons recommends that Synergy V replace this roof in the near term to arrest current roof leaks and provide a leak free work and storage area for current tenants

Estimated Repair Costs: \$8,650.00

Estimated Replacement Costs: \$21,355.00

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**Summary**

**Roof Section:** Front Shop  
**Roof Size:** 4,271  
**Overall Grade:** F

**Inspection Date:** 02/28/2012  
**Inspector:** John Burnett

**2 - Front Shop (4,271 SF) Grade F**

Deficiency	Qty	Emergency	Remedial	Replacement
Damaged Skylight	1 EA	\$850.00		
Loose Debris	1 EA		\$400.00	
Other	1 EA		\$2,500.00	
Failing Penetration	2 EA	\$900.00		
Blisters	10 EA	\$3,500.00		
Splits	10 LF	\$500.00		
Full Replacement	4,271 SF			\$21,355.00
Total		\$5,750.00	\$2,900.00	\$21,355.00

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**Composition****Roof Section:** Rear Shop**Roof Size:** 3,556**Overall Grade:** C**Inspection Date:** 02/29/2012**Inspector:** John Burnett**Composition**

Rear Shop Roof Area No core Sample taken

1.5" Steel Roof Deck

3" Spray In Place Foam roof with granulated coating



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**Observations**

Roof Section: Rear Shop

Roof Size: 3,556

Overall Grade: C

Inspection Date: 02/29/2012

Inspector: John Burnett



Clay Coping

Approx. 70 LF of clay coping located along South wall of roof area.



Guttered edge

Approx 70 LF along North side of roof area



Tieln between Front & Rear Shop roof areas  
Approx 80 LF of Tieln



Corner

Corner located @ NE of Rear Shop roof area

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**Deficiencies**

**Roof Section:** Rear Shop  
**Roof Size:** 3,556  
**Overall Grade:** C

**Inspection Date:** 02/29/2012  
**Inspector:** John Burnett

**General - Blisters (Emergency)**

Quantity: 2 EA

**Deficiency:**

Blisters in the membrane are due to either air or moisture being caught between the plies of the waterproofing system. As expansion and contraction occur, what was once a small deficiency enlarges greatly, cracks and allows water into the roof system and building.

**Corrective Action:**

The blister must be X cut, filled with a waterproofing agent and re-sealed per industry standards.

**Estimated Repair Cost:**

\$500.00

**General - Loose Debris (Remedial)**

Quantity: 1 EA

**Deficiency:**

Loose debris has a high probability of blowing around on the roof and causing damage to the waterproofing membrane.

**Corrective Action:**

Remove loose debris from roof area

**Estimated Repair Cost:**

\$250.00

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**Summary**

**Roof Section:** Rear Shop  
**Roof Size:** 3,556  
**Overall Grade:** C

**Inspection Date:** 02/29/2012  
**Inspector:** John Burnett

**Condition Summary**

Membrane: B  
Flashings: C  
Sheet Metal: B

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Overall: C

Estimated Replacement: 2019

**Recommendations**

Burnett Sons recommends that repairs be made to this roof area in order to maintain a water tight work and storage area in the rear shop area below.

Estimated Repair Costs: \$750.00

Estimated Replacement Costs: \$21,336.00

**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



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**Summary****Roof Section:** Rear Shop**Roof Size:** 3,556**Overall Grade:** C**Inspection Date:** 02/29/2012**Inspector:** John Burnett**3 - Rear Shop (3,556 SF) Grade C**

Deficiency	Qty	Emergency	Remedial	Replacement
Blisters	2 EA	\$500.00		
Loose Debris	1 EA		\$250.00	
Full Replacement	3,556 SF			\$21,336.00
Total		\$500.00	\$250.00	\$21,336.00



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**Budget Matrix**  
**656 Bizzell Dr**  
**Lexington, KY**  
**9,559 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
<b>1 - Office (1,732 SF) Grade C</b>				
<b>Projected Replacement: 2018</b>				
<b>Deficiency</b>	<b>Qty</b>			
Loose Debris	4 EA		\$250.00	
Membrane Fish Mouth	1 EA	\$150.00		
Other	1 EA	\$350.00		
Failing Penetration	2 EA		\$500.00	
Full Replacement	1,732 SF			\$10,392.00
Total		\$500.00	\$750.00	\$10,392.00
<b>2 - Front Shop (4,271 SF) Grade F</b>				
<b>Projected Replacement: 0</b>				
<b>Deficiency</b>	<b>Qty</b>			
Damaged Skylight	1 EA	\$850.00		
Loose Debris	1 EA		\$400.00	
Other	1 EA		\$2,500.00	
Failing Penetration	2 EA	\$900.00		
Blisters	10 EA	\$3,500.00		
Splits	10 LF	\$500.00		
Full Replacement	4,271 SF			\$21,355.00
Total		\$5,750.00	\$2,900.00	\$21,355.00
<b>3 - Rear Shop (3,556 SF) Grade C</b>				
<b>Projected Replacement: 2019</b>				
<b>Deficiency</b>	<b>Qty</b>			
Blisters	2 EA	\$500.00		
Loose Debris	1 EA		\$250.00	
Full Replacement	3,556 SF			\$21,336.00
Total		\$500.00	\$250.00	\$21,336.00
<b>Budget Totals</b>		<b>Emergency</b>	<b>Remedial</b>	<b>Replacement</b>
		<b>\$6,750.00</b>	<b>\$3,900.00</b>	<b>\$53,083.00</b>