



7847 Fortune Drive
San Antonio, TX 78250
Phone (800) 576-1071
Fax (210) 579-1925

Roof Condition Inspection

[REDACTED]
[REDACTED]
[REDACTED]

October 3, 2016

Report Prepared By: All Pro Construction

Date of Site Visit: September 29, 2016

Report Prepared For: [REDACTED]

Current Roof Condition: Poor

Replacement Recommended: Repair-Apply Coating



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Observation Summary:

Metal Roof Area

6,750 sq ft Galvanized Metal roof:

Roof galvanization is effectively gone and superficial surface rust is widespread under an acrylic roof coating. The coating was either watered down or of extremely low grade (not a commercial brand). It appears to be about 3-5 years old and was not applied per industry nor manufacturer standards. Roof section was observed to be in poor overall condition with immediate repairs required.

Repair Recommendations:

Option 1: Minimum Maintenance.

Cost: \$6,380.00

Warranty: 3 years- leaks only on material defects

*Prep and patch entire roof. Includes cleaning, priming, repair/replacement of severely damaged metal components, "three course" membrane reinforced patchwork on horizontal seams and protrusions, fastener waterproofing/replacement. Also includes drainage optimization/waterproofing of gutters.

Options 2a & 2b:

This option includes option 1 above with the addition of a full roof coating over the prepped and patched roof. Note that the flashing material and primers used would be modified for chemical compatibility depending on which option is accepted. *Includes rust inhibitor course for optional 2a and 2b*

Option 2a: Patch and Apply Acrylic Roof Coating Seamless System

Cost: \$18,110.00

Warranty: 5 Year NDL, includes semi annual preventative maintenance contract

Option 2b: Install Urethane/Silicone Seamless System

Cost: \$28,780.00

Warranty: 10 Year NDL, includes semi annual preventative maintenance contract

See pictures of deficiencies pages 3-5 - Metal Roof Area







SPF Foam Roof Section

9,500 sq ft of Sprayed Polyurethane Foam (SPF) over aged modified bitumen. The base modified bitumen roof appears structurally sound, but is otherwise in undetermined condition. The SPF overlay was professionally applied including a (required) high quality Urethane roof coating. It appears to be about 3-5 years old. Various chemically incompatible patchwork materials were noted throughout the roof. This is cause for alarm as the materials applied may be initially effective, the net result will be worsened leaks and a more severe deficiency. A full coating of this section is recommended to obtain a full warranty and preventative maintenance program as required per manufactures to maintain NDL warranty. Roof is in Fair overall conditions with several suspect leak areas and poorly maintained sections.

Recommendation:

Option 1: Full Patch and Seamless Coating using Silicone/Urethane system.

Cost: \$38,968.00

Warranty: 10 year NDL including semi annual preventative Maintenance Contract.

*Prep and patch entire roof. Includes cleaning, priming, repair/replacement of severely damaged metal components, "three course" membrane reinforced patchwork on visible craters, fractures and protrusions.

See pictures of deficiencies pages 7-9 - SPF Roof Area







Metal Roof Standard Install Procedure Description

Part I - General

1.01 Work Included

Furnish all material, labor and equipment to complete installation

Roof Renewal System over the entire roof at the above address as specified herein.

System Description

All refuse will be contained and removed by us. The job site will be cleaned daily. We use only new and undamaged materials of Commercial/Industrial grade supplied and backed by premium manufacturers.

We will clean the roof of all loose dirt, failed patchwork materials and debris.

We will inspect the entire roof and re-fasten, re-align, straighten and otherwise repair all defects found within metal flashing components of the roof including termination caps, edge flashing, and unit/protrusion flashing.

All loose or missing fasteners will be replaced.

Any metal severely bent, rusted through, missing or otherwise damaged beyond suitable repair will be removed and replaced using new 26 gauge metal as per the existing. We will inspect, caulk and fasten any gutters to ensure a tight and sound connection to the building.

We will encapsulate every screw and other fastener head throughout the entire roof using Seam Sealer paste applied by brush.

We will patch all horizontal seams, flashings, perimeter metal, roof protrusions, skylights, wall seams and all other potential leak sources throughout the entire roof using flexible polyester membrane encapsulated between two layers of trowel grade

Finally, we will coat the entire roof with A thermal roof coating. This fully rubberized system encapsulates the existing roof (and our patch repairs), prevents condensation below the roof deck and virtually eliminates expansion/contraction damage to the roof assembly. Interior heat relief will be felt immediately. This repair pays for itself when installed over a climate controlled work space.

Quality Assurance

The substrate will be inspected prior to the installation to verify that it complies with specified tolerances.

The final inspection will be conducted to verify that the installation complies with these specifications and manufacturer's installation guidelines.

SPF Roof Standard Install Procedure Description

Furnish all material, labor and equipment to repair sprayed polyurethane foam (SPF) roof at the above address using Repair System as specified herein.

All refuse will be contained and removed by us. The job site will be cleaned daily. We use only new and undamaged materials of Commercial\Industrial grade supplied and backed by premium manufacturers. Occupants, agents of the Owner and the property itself will always be treated respectfully.

We will clean the roof section of all loose dirt, gravel and debris

Once clean, we will cut, remove and repair any large bubbles in the existing sprayed polyurethane foam (SPF) roofing. Removed areas will be replaced using SPF as per existing.

We will inspect the roof and re-fasten, re-align, straighten and otherwise repair all defects found within all metal components of the roof including edge flashing, A/C "Dog Houses" and protrusion flashing. All loose or missing screws will be replaced using metal screws equipped with neoprene washers. Any metal severely bent, rusted through or otherwise damaged beyond suitable repair will be removed and replaced using new 26 gauge Galvalume metal components

We will repair all other suspect areas of roofing including large holes, vents, protrusions, A/C units and other flashings using nylon membrane embedded between two layers of trowel grade DynaSHIELD™ paste.

Finally, we will coat the specified section of roof with roof coating applied to meet or exceed manufacturer and industry standard specifications. This fully elastomeric coating encapsulates the existing roof (and our patch repairs), prevents condensation below the roof deck and virtually eliminates expansion/contraction damage to the roof assembly. The final surface will be a brilliant white.