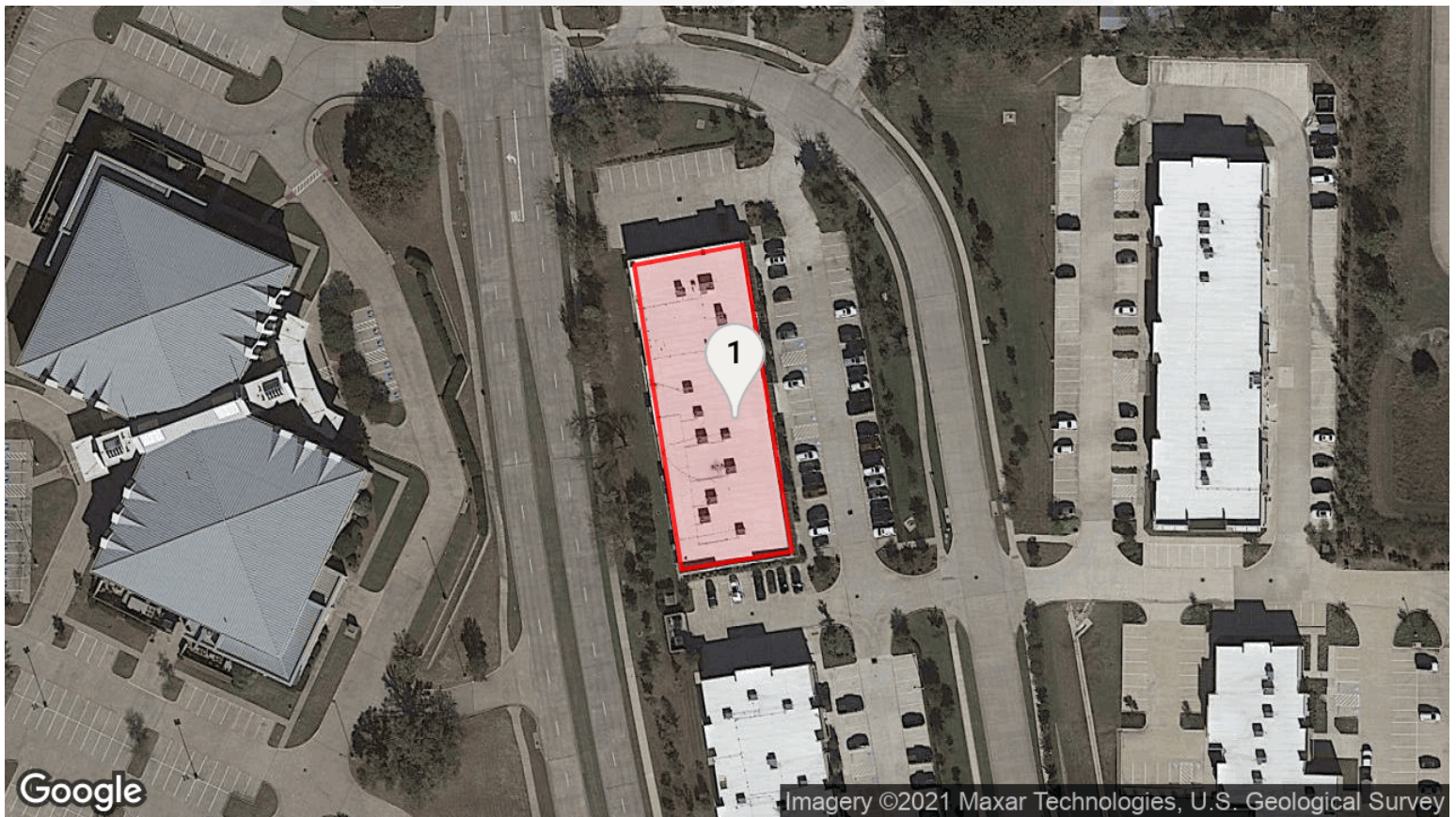




CASTRO ROOFING
EMPOWERING BUILDING OWNERS

ROOFSCOPE™ Report



Prepared For:



Delivering Peace of Mind

Site Overview

Total Sections: 1

Total Sq/Ft: 20,210



Map	Section Name	Sq/Ft	Est. Install	Grade
1	Roof	20,210	2015	A



Composition

Section: Roof

Size: 20,210

Overall Grade: A

Inspection Date: 03/05/2021

Inspected By: Drew Smith



TPO Roof (No core taken)

No core was taken due to age and condition.



Section Overview

Section: Roof

Size: 20,210

Overall Grade: A

Inspection Date: 03/05/2021

Inspected By: Drew Smith



Overview



Overview



Overview



Overview



Observations

Section: Roof

Size: 20,210

Overall Grade: A

Inspection Date: 03/05/2021

Inspected By: Drew Smith



Debris facilitating organic growth in all 4 corners



Aging pitch pans



General view of pitch pan with voids



A few of the HVAC units may have some potential seal issues.

Deficiencies

Section: Roof

Size: 20,210

Overall Grade: A

Inspection Date: 03/05/2021

Inspected By: Drew Smith



Pitch pan (Emergency)

Quantity: 5

Deficiency:

There are several pitch pans that have failing sealant. This is allowing water into the roof which saturates the insulation and reduces the ability to keep the building cool, which causes the HVAC system to work harder and decreases efficiency, costing more money in utility bills and decreasing the HVAC unit life in the long run. Visible signs of water penetration do not tend to show up for quite a while at these locations.

Corrective Action:

Reseal the pitch pans with a urethane based product that has high tensile strength and is very flexible.

Includes Castro Roofing 2-year No-Leak Warranty at each pitch pan we seal.

Estimated Repair Cost:

\$1,110



Deficiencies

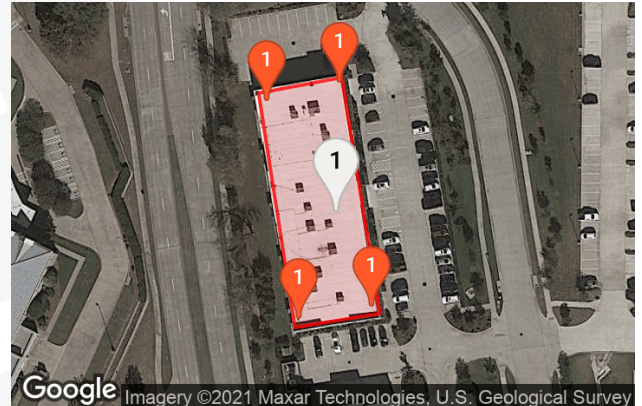
Section: Roof

Size: 20,210

Overall Grade: A

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Debris

Quantity: 1 EA

Deficiency:

Debris can cause damage to the roof by blowing across the membrane and causing rips and punctures. In this case, most of the debris is organic. When organic material sits on roofs, it collects moisture which degrades the roof system - it also starts growing plants whose roots can cause damage as well.

Debris of any kind can also impede water flow off the roof causing many problems.

Corrective Action:

We will remove the organic material from the corners and remove other debris from the remainder of the roof

Estimated Repair Cost:

\$100

Deficiencies

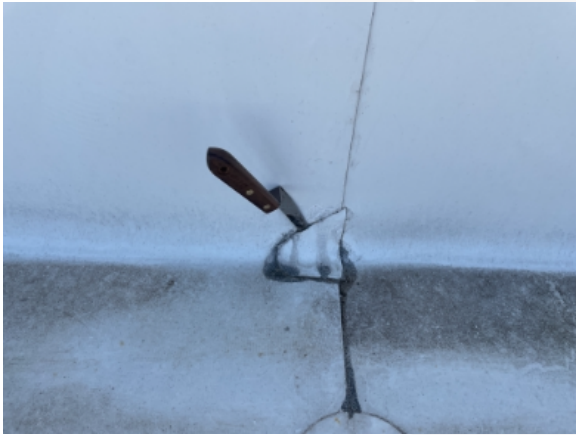
Section: Roof

Size: 20,210

Overall Grade: A

Inspection Date: 03/05/2021

Inspected By: Drew Smith



Open seam (Emergency)

Quantity: 1 EA

Deficiency:

This seam is open and may be allowing water into the roof, it needs to be repaired quickly.

Corrective Action:

Clean area and heat weld a TPO patch over the open seam.

Includes Castro Roofing 2-year No-Leak Warranty at location.

Estimated Repair Cost:

\$250



Deficiencies

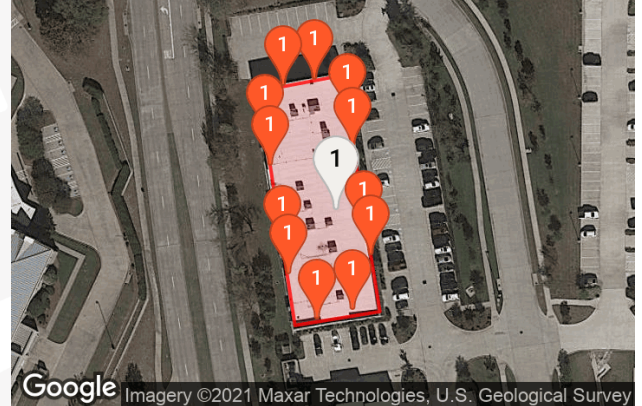
Section: Roof

Size: 20,210

Overall Grade: A

Inspection Date: 03/05/2021

Inspected By: Drew Smith



Failed sealant (Emergency)

Quantity: 70 LF

Deficiency:

The sealant at the coping around the roof is showing signs of severe aging. While all of these areas may not be leaking now (some of them very likely are based on inspection), they will start leaking in the future and the sealant will have to be replaced. If we repair this now, there won't be any damages done by water, if we wait until it fails, there may be water damage.

Corrective Action:

Remove the sealant, clean the area and apply new sealant.

Includes Castro Roofing 2-year No-Leak Warranty at each area we remove the old sealant and apply new.

Estimated Repair Cost:

\$1,470

Deficiencies

Section: Roof

Size: 20,210

Overall Grade: A

Inspection Date: 03/05/2021

Inspected By: Drew Smith



LOOKOUT RoofTop Maintenance

Quantity: 1 EA

Deficiency:

The most common failures on a roof are related to clogged drains, failing sealant, loose/missing fasteners and foot traffic.

Corrective Action:

We will inspect all repairs made by Castro Roofing and also ensure water is correctly flowing off the roof and no other concerns are present. This visit includes unclogging drains and scuppers, repairing sealant up to 10LF and inspecting your roof for any life extending options that may be available. Each visit is conducted annually and billed upon completion.

Estimated Repair Cost:

\$800



Summary

Section: Roof

Size: 20,210

Overall Grade: A

Inspection Date: 03/05/2021

Inspected By: Drew Smith



Condition Summary

Membrane:	A
Flashings:	A-
Sheet Metal:	A
<hr/>	
Overall:	A

Estimated Replace: 2035

- A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
- B Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks
- C Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.
- D Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.
- F Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Recommendations:

This roof is in excellent condition and, with preventive maintenance, it should last for another 15-20 years.

I recommend getting the pitch pans taken care of first, as they are currently the highest priority—secondly, the coping sealant and debris.

I would also suggest taking a look at our preventive maintenance program. To make this roof last for the next 15-20 years, it will need to be maintained. We would come out once a year, pick up debris, make minor sealant repairs, clean drain bowls, and ensure waste did not clog scuppers. We would also note any significant repair items and provide you with a report like this one after every inspection.

Estimated Repair Cost: \$3,730

Estimated Replacement Cost: \$262,730



Budget Module

Section: Roof

Size: 20,210

Overall Grade: A

Inspection Date: 03/05/2021

Inspected By: Drew Smith



1 - Roof (20,210 SF) Grade A

Deficiencies	Qty	Emergency	Proactive	Replacement
Pitch pan	5	\$1,110		
Debris	1 EA		\$100	
Open seam	1 EA	\$250		
Failed sealant	70 LF	\$1,470		
LOOKOUT RoofTop Maintenance	1 EA		\$800	
Full Replacement	20,210 SF			\$262,730
Total		\$2,830	\$900	\$262,730



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Budget Totals	Emergency	Proactive	Replacement
	\$2,830	\$900	\$262,730

