



Chad Board

AssetRoof

Sample Report | 125 Photos

Roof Condition Assessment

Metal Roof System — Seven Sections



Sample Industrial Facility

Inspection dates: March 30 and May 26

Chad Board, RRO | Part 107 sUAS #5169912

Certified Level 1 sUAS Thermographer

About This Sample Report

This is a sample.

This document is an example of an AssetRoof roof condition assessment. The property name, client name and address have been removed, and the imagery has been redacted where it identified the owner. The roof conditions, photographs and recommendations are from an actual inspection and are presented here unchanged in substance, so the document shows what a real assessment looks like rather than an idealized one.

What this report is

An independent, owner-side record of roof condition. It documents what is on the roof, ranks what needs attention, and describes the corrective scope for each item. It is written so an owner or facilities manager can hand it to bidding contractors and get comparable numbers back.

What it is not

It is not a bid, an estimate or a scope of work priced for construction. AssetRoof performs no repair or replacement work and accepts no compensation from any contractor in connection with this property. Quantities and labor durations belong to the contractors bidding the work. What this report provides is the condition record those bids should be built from, so the owner is comparing contractors against a single defined scope instead of against each other's interpretations.

Summary of Conditions

Property	Sample Industrial Facility
Prepared for	Sample Client Name
Scope	West side roof areas, seven sections
Inspection dates	March 30 and May 26
Consultant	Chad Board, RRO. Part 107 sUAS #5169912, Certified Level 1 sUAS Thermographer
Roof system	Metal R-panel, with sprayed polyurethane foam and coating over metal in Section 2
Sections assessed	7 of 7 scheduled. Three areas outside the assessed scope were not inspected due to high winds and are marked on the section key
Overall condition	C — Average across all seven sections

Overall assessment

All seven sections rate C, Average. The roof is well worn but functional. It is not at the end of its service life and replacement is not indicated. What it has is accumulated deferred maintenance, concentrated in a small number of repeating details.

Three conditions account for most of the exposure on this building. R-panel foam closures have failed along entire elevations rather than in spots, which is a design-life issue with the closure material, not a workmanship issue. Fasteners are backing out, rusting through and missing across every section. And prior repairs, many of them, have weathered past the point of performing, with Section 6 carrying the heaviest concentration.

The pattern worth naming for the owner is this: the same details keep being repaired. Repeated patching at a detail means the detail is wrong for the exposure, not that the last repair was done badly. Where this report recommends replacing foam closures with metal closures, or installing a corrective detail at the bird stop transition rather than repatching it, that is the reasoning.

Hail

Hail impact was observed across all seven sections, consistent with a single storm event rather than progressive weathering. It is documented here as a condition record with photographs by

section.

Whether that damage is covered, and whether it is worth pursuing, is a decision for the owner and their carrier. AssetRoof does not originate insurance claims and takes no position on coverage. This report exists so that if the owner does engage their carrier, the condition is already documented by a party with no financial interest in the outcome.

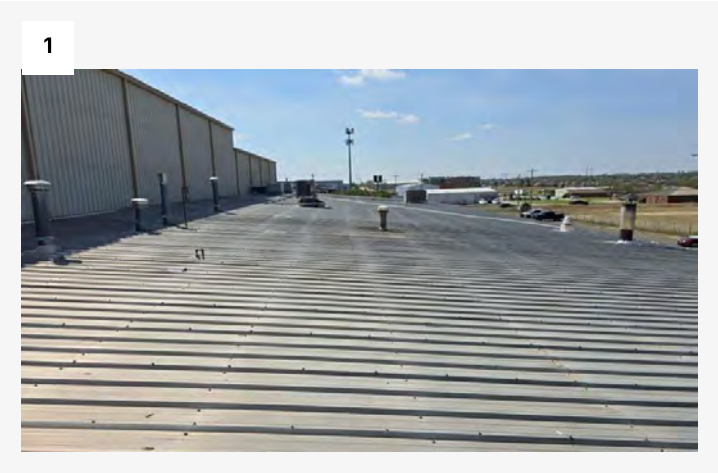
Condition rating scale

A — Excellent	New or near-new condition.
B — Good	In good working order with no major issues observed. Some deferred maintenance, but nothing damaging the roof or deck.
C — Average	Well worn but functional. May have leaks or seam failures requiring repair. Deferred maintenance is present. Flashing may need work. With repair, the roof will function as required.
D — Below average	Significant deferred maintenance, leaks or potential leaks. Seams and flashing failing throughout. Repairable, but additional repairs should be expected as the system continues to fail.
F — Poor	At the end of useful life. Replacement indicated within two to three years.

Priority definitions

High	Active or probable water entry, or a condition that will worsen materially before the next inspection cycle. Address first.
Medium	Deterioration that is not yet admitting water but is on a predictable path to it. Address within the current budget year.
Low	Housekeeping and preventive work. Address when crews are already on the roof for higher-priority items.

Section key



Site overview

General overview of the assessed roof areas.



Section key

Roof sections as referenced throughout this report. Numbers correspond to the section headings that follow.

Areas marked with an X were not inspected. High winds on the inspection dates made access to those areas unsafe. They are outside the scope of this report and no condition is represented for them.

The property identification visible in the source imagery has been redacted for this sample.

Recommendations

Ranked by priority, not by section. Section references point to the detail and photographs behind each item.

High priority

Replace failed R-panel foam closures with metal closures HIGH

Sections 1 and 4. Closures have failed along entire elevations. Replace with permanent metal closures set in sealant rather than replacing like for like, which would put the same failure back on the same cycle. This also closes the animal intrusion path documented in Section 1.

Remove four abandoned vent stacks and close the openings HIGH

Section 1. Four stacks are no longer in service. One is iron and will require mechanical lifting equipment. Openings must be permanently closed in, not capped.

Seal identified cracks in metal panels HIGH

Sections 1 and 2. These are direct water paths through the panel, not surface conditions.

Replace missing gable trim HIGH

Section 3, approximately 36 linear feet. Exposed panel edge is both a water path and a wind uplift exposure.

Repair corner separation HIGH

Section 5, at the junction with the adjacent section. The gap is open.

Medium priority

Repair gutter, straps and rivets MEDIUM

Section 3, west side. Uncontrolled discharge undermines whatever is below it.

Repair wall penetration and downspout MEDIUM

Section 1.

Recoat areas where coating is peeling from sprayed foam MEDIUM

Section 2. The coating is the sacrificial layer. Once it is gone the foam degrades quickly, and recoating becomes replacement.

Correct drainage interruption at the wall transition MEDIUM

Section 2. Foam applied at this transition is holding water against the building.

Address gable trim uplift MEDIUM

Sections 3, 4 and 6. Edge metal is the first component a wind event takes.

Low priority

Systematic fastener maintenance pass LOW

All sections. Reseat backed-out fasteners, replace missing and rusted-through fasteners, reseal where required. See the note on fastener scope below.

Remove and reinstate failed prior repairs LOW

All sections, concentrated in Section 6. Remove failed material rather than applying new sealant over it.

Seal vent penetrations LOW

Sections 3 and 6. Confirm with the owner which units remain in service first. Sealing a vent that is still required creates a different problem.

A note on fastener scope

Fasteners cannot be assessed reliably from a distance. On a building this size they have to be checked individually, which is labor intensive, and a visual inspection will not find every compromised fastener. Budgeting for total fastener replacement is rarely justified at condition C. The practical approach is a scheduled maintenance allowance covering as many fasteners as the budget supports, prioritized by section, followed by targeted response to any leaks that persist. That is a deliberate trade of completeness for cost, and the owner should make it knowingly.

Section 1 — Green

CONDITION C

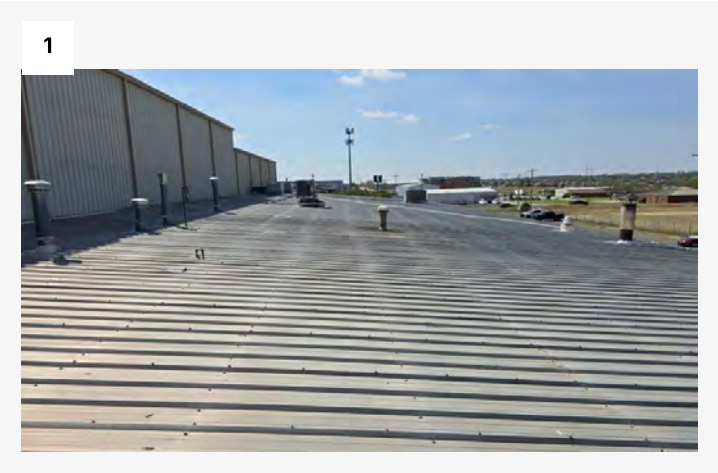
Fasteners require attention throughout. Prior repairs have weathered and no longer perform. Panel seams are tight and appear to be performing, though isolated leaks may still be present within the section.

Leaks have been reported at the transition between the tall upper roof and the inspected roof. R-panel foam closures are missing or displaced along the entire length of this elevation. Because the failure is continuous rather than isolated, replacing individual closures will not resolve the condition. Four abandoned vent stacks remain in place, including one iron stack that will require mechanical lifting equipment to remove.

Recommended corrective scope

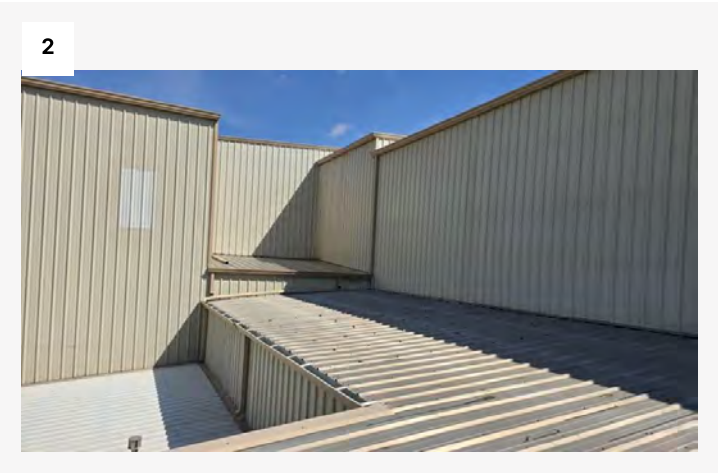
- Replace all R-panel foam closures along the transition with permanent metal closures set in sealant
- Reseal or replace bird stop where missing or failing
- Repair identified panel cracks on the west and east sides
- Repair the downspout and close the penetration in the vertical wall
- Replace missing gutter section
- Replace or reseal backed-out and missing fasteners
- Remove four abandoned vent stacks and permanently close the openings
- Remove failed prior repair material before new details are applied

Photographic record



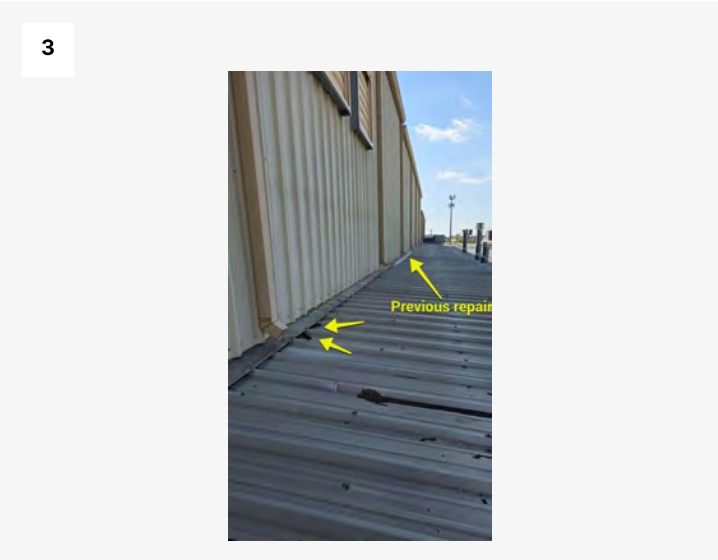
Upper roof transition

Overview of the transition between the tall upper roof and the inspected roof. Leaks have been reported at this transition.



Wall transition

Overview of the wall transition along the same elevation.



Transition detail

Second overview of the transition condition.

4



Foam closure displacement

R-panel foam closure has worked out from under the flashing, leaving the rib openings unsealed.

5



Foam closure displacement

A second closure pushed out of position. The material shows damage consistent with animal activity rather than weathering alone.

Open ribs at this height admit both water and pests.

6



Closure and sealant failure

Foam closure displaced, with sealant failure at the flashing seam above it.

7

**Field-applied sealant**

Sealant applied over foam closures in a prior repair attempt.

8

**Prior repair, partial failure**

The sealed closures have failed in part. Foam closures are a consumable detail and will continue to fail on this cycle.

A permanent metal closure with sealant is the corrective detail that addresses both water entry and animal intrusion.

9

**Wall damage at transition**

Damaged wall with an apparent gap at the transition. Any opening along this line is a potential entry point.

10



Failed prior repair

A previous repair at this location has failed and no longer sheds water.

11



Transition condition

General condition along the transition. Multiple details in this run warrant attention as a group rather than individually.

12



Wall penetration

Hole in the vertical wall surface.

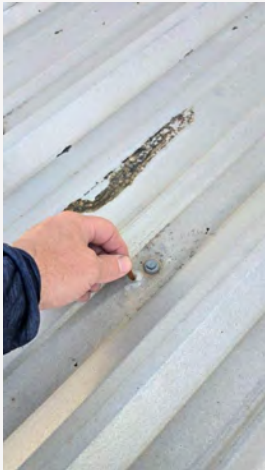
13



Missing gutter section

Gutter is missing at this location, so discharge is uncontrolled onto the surface below.

14



Missing fastener

Fastener is missing. A piece of plastic is protruding through the panel at the same location.

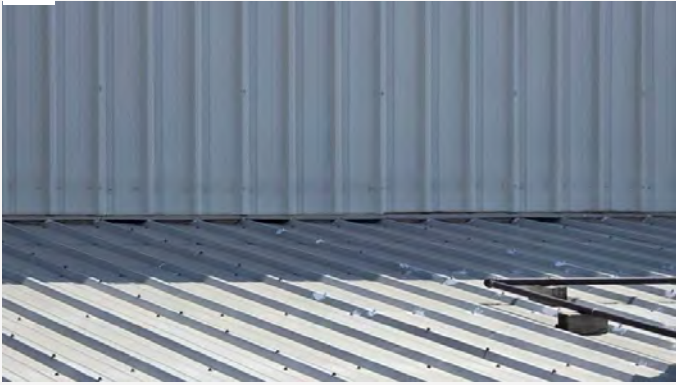
15



Prior repair debris

Failed repair material remaining on the surface. Removal is required before any new detail is applied.

16



Closure condition, typical

Closures are missing or damaged consistently along this elevation, not in isolated spots. This is the basis for recommending wholesale replacement rather than spot repair.

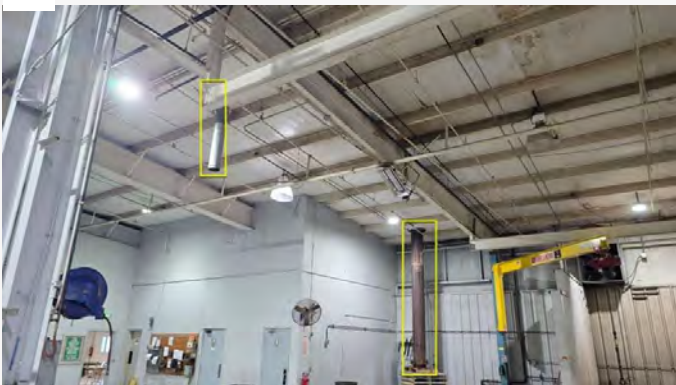
17



Abandoned stacks

Four interior vent stacks identified. The owner has indicated these are no longer in service.

18



Abandoned stack

Second view of the stacks proposed for removal.

19



Abandoned stack

Third view. One stack is iron and will require mechanical lifting equipment to remove and the opening permanently closed in.

Section 2 — Blue

CONDITION C

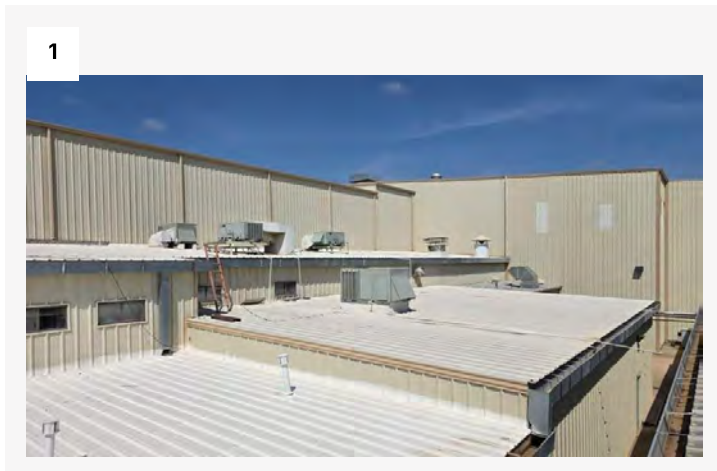
Fasteners require attention throughout. Prior repairs have weathered and no longer perform. Panel seams are tight and appear to be performing, though isolated leaks may still be present within the section.

This section carries a sprayed polyurethane foam and coating assembly over metal. The coating is peeling in areas, which exposes the foam to UV and starts its breakdown. Two cracks were identified in the metal panel. Foam applied at the wall transition has interrupted drainage and is holding water against the building, which will accelerate deterioration at that detail.

Recommended corrective scope

- Seal the two identified cracks in the metal panel
- Recoat areas where the coating is peeling from the sprayed foam
- Correct the drainage interruption at the wall transition so water is not held against the building
- Remove and reinstate prior repairs that are no longer performing
- Replace or reseal backed-out and missing fasteners

Photographic record



Section overview

Overview of the coated section.

2



Section overview

Second overview showing the extent of the coating.

3



Section overview

Third overview along the same run.

4



Section overview

Overview toward the opposite end of the section.

5



Section overview

Final overview of the section.

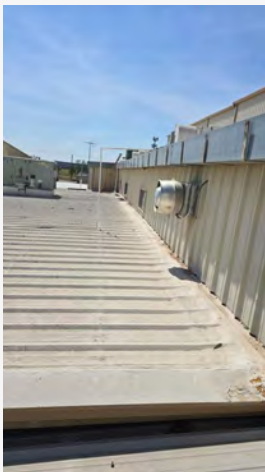
6



Coating degradation

Sprayed polyurethane foam breaks down under UV exposure. The coating is the sacrificial layer that protects it, so once the coating thins, the foam itself begins to weather.

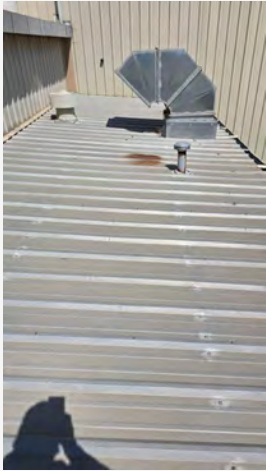
7



Section overview

General surface condition across the coated area.

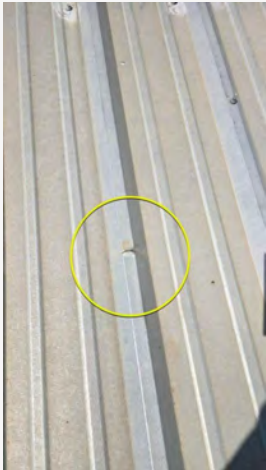
8



Uncoated area

Uncoated portion of the section showing a crack in the metal panel and surface rust.

9



Panel crack

Crack in the metal panel. This is a direct water path, not a surface condition.

10



Coating transition

Coated metal roof with sprayed foam at the transition.

11



Coating transition

Second view of the same transition.

12

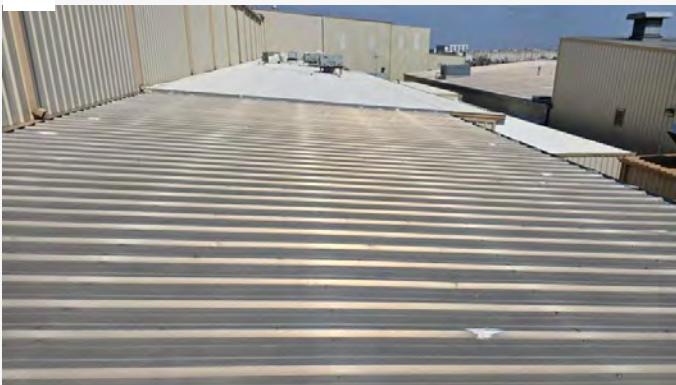


Drainage against the wall

Sprayed foam applied at this transition has interrupted drainage, which is holding water against the building.

The foam is also breaking down at this location. Standing water accelerates that.

13



Metal portion, south end

Metal portion at the south end of the section with several prior repairs visible.

14



Missing fastener

Missing fastener in the panel field.

15



Prior repair

Prior repair requiring cleanup and evaluation for whether it is still performing.

Section 3 — Red

CONDITION C

Fasteners require attention throughout. Prior repairs have weathered and no longer perform. Panel seams are tight and appear to be performing, though isolated leaks may still be present within the section.

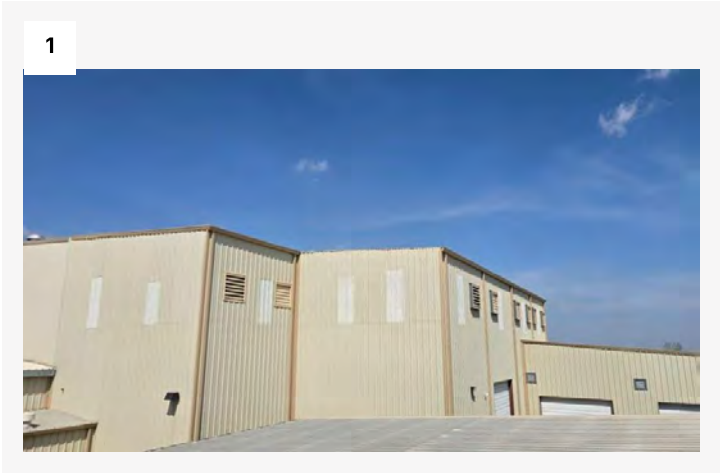
This is the largest section on the building. Gable trim is missing along an approximately 36 foot run, leaving the panel edge exposed. Fasteners have rusted through in places. Multiple vent penetrations show aged or cracked sealant and are probable leak sources. Gutter rivets and straps have failed on the west side.

Fasteners on a section this size must be evaluated individually. That work is labor intensive and a visual inspection will not identify every compromised fastener. The practical approach is a scheduled maintenance pass covering as many fasteners as the budget allows, followed by targeted response to any leaks that persist afterward.

Recommended corrective scope

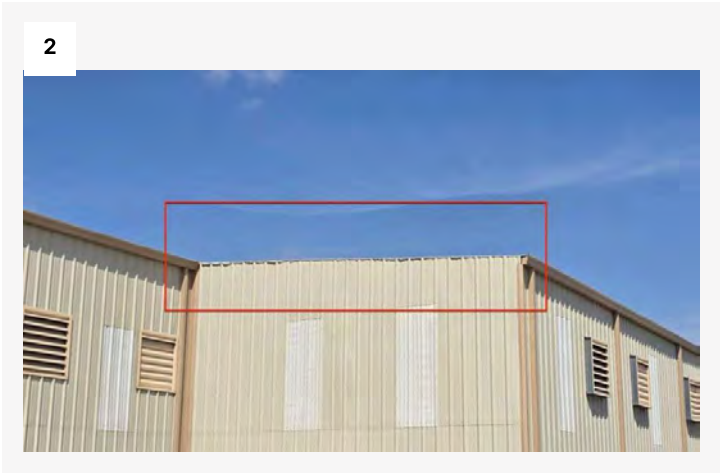
- Replace missing gable trim, approximately 36 linear feet
- Replace fasteners that have rusted through and reseal
- Refasten and seal lifted gable trim on the south side
- Seal crickets at the three large center vents
- Seal eight additional vents. Confirm with the owner which units remain in service before sealing or removing any
- Repair gutter straps and replace failed rivets on the west side
- Evaluate tape seam repairs and replace with a detail that does not trap water
- Systematic fastener pass across the section

Photographic record



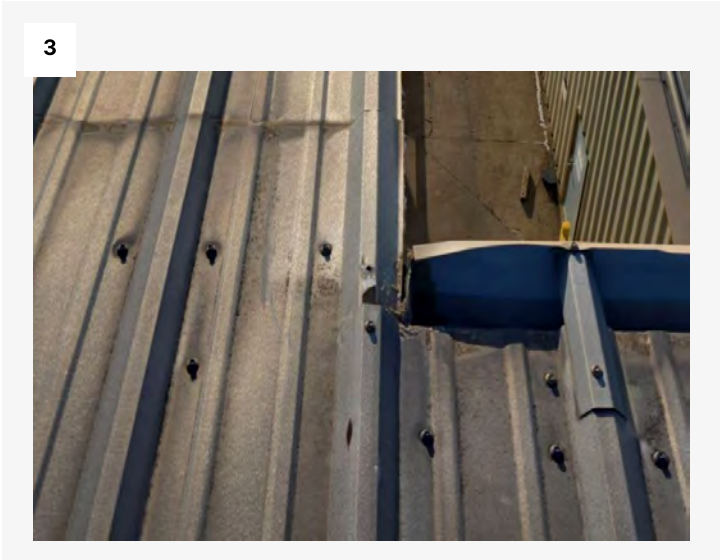
Missing gable trim

A section of the upper roof is missing gable trim, leaving the panel edge exposed.



Missing gable trim

Second view of the missing trim run.



Trim to gutter transition

Transition from the missing gable trim into the gutter.

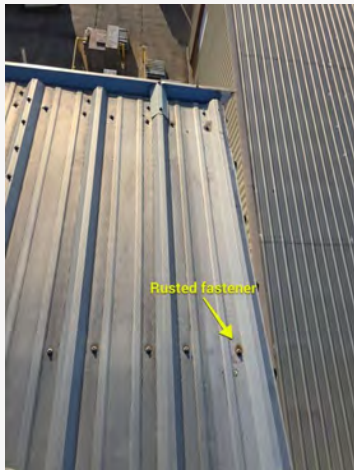
4



Fasteners rusted through

Fasteners have rusted through at this location. Replacement fasteners and sealant are required, along with new gable trim.

5



Fastener corrosion

Fasteners are rusting near the gable edge.

6



Gable trim uplift

Gable trim has lifted from the substrate.

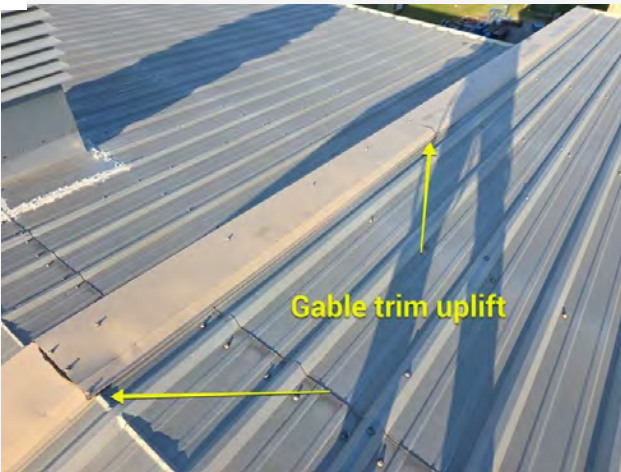
7



Wind uplift exposure

Lifted gable trim represents a wind uplift exposure. Edge metal is the first thing a wind event takes.

8



Gable trim uplift

Second view of the lifted trim.

9



Roof vents

Roof vents in this section.

10



Vent penetrations

Vent penetrations are a probable leak source in this section. The owner should confirm which units remain in service before any are sealed or removed.

11



Poor fastener repair

Fastener repair executed poorly. Hail impact is also visible on the panel surface.

12



Gable detail, northeast

Gable detail at the northeast side. The prior repair here should be verified as functional.

13



Tape seam repair

Seam repaired with tape. Tape repairs on metal commonly create voids that hold water against the panel and drive corrosion underneath.

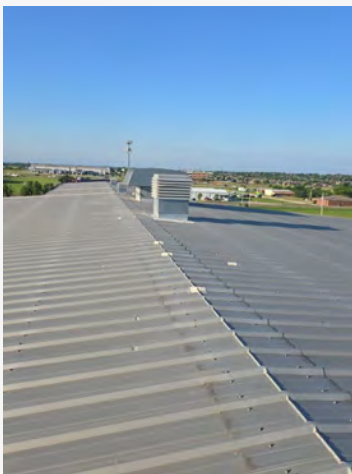
14



Tape seam repair

Second tape repair with the same exposure.

15



Center vents

Three roof vents requiring sealant at the curb.

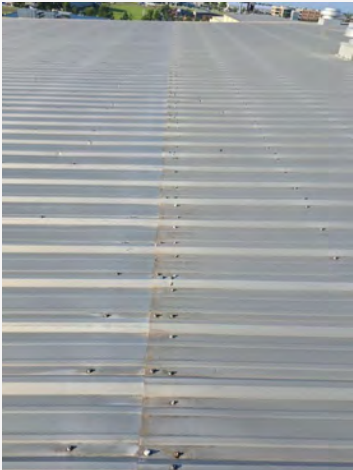
16



Vent sealant condition

Sealant on the center vents is aged and cracked.

17



Accumulated fasteners

Numerous fasteners have been added to this seam over time. A seam that keeps taking fasteners is telling you the detail is not holding.

18



Vent sealant condition

Vent sealant has dried out and is no longer bonded.

19



Vents

General vent condition in this section.

20



Vents, service status

Vents are a probable leak source. Confirm with the owner which are still required before sealing or removing any.

21



Gutter, west side

Gutter condition on the west side.

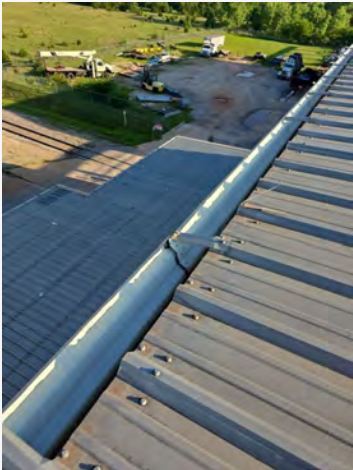
22



Gutter strap

Gutter strap condition.

23



Broken gutter rivets

Gutter rivets have failed, so the gutter is no longer secured as designed.

24



Backed-out fastener

Fastener has backed out of the panel.

25



Backed-out fastener

Second backed-out fastener.

Section 4 — Orange

CONDITION C

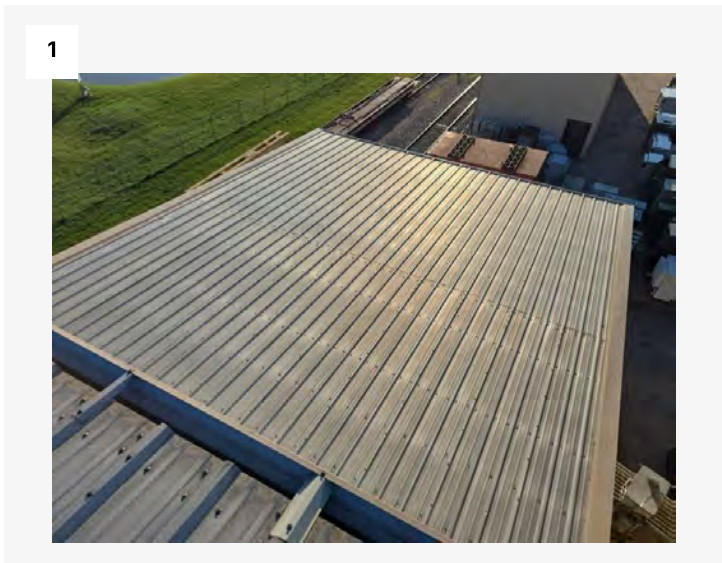
Fasteners require attention throughout. Prior repairs have weathered and no longer perform. Panel seams are tight and appear to be performing, though isolated leaks may still be present within the section.

The field of this section is in better condition than the rest of the building, with no major issues observed in the panel run. The exposures here are at the edges and transitions: gable trim uplift on the north side of the east roof, and a transition at the bird stop where a prior leak repair has not held.

Recommended corrective scope

- Repair gable trim uplift on the north side of the east roof
- Install a corrective detail at the leaking bird stop transition rather than repatching
- Reseal bird stop where missing or failing
- Replace or reseal backed-out and missing fasteners

Photographic record



Section overview

No major issues observed in the field of this section. General fastener maintenance is required, consistent with the rest of the building.

2



Gable trim

Gable trim condition issue.

3



Gable trim uplift

Wind uplift at the gable trim on the north side of the east roof.

4



Hail impact

Hail impact identified across this section.

5



Hail impact

Second view of hail impact on the panel surface.

6



Hail impact

Third view. The pattern is consistent across the section rather than localized.

7



Transition repair

Prior leak repair at the bird stop. This transition continues to leak and requires a corrective detail rather than another patch.

Section 5 — Yellow

CONDITION C

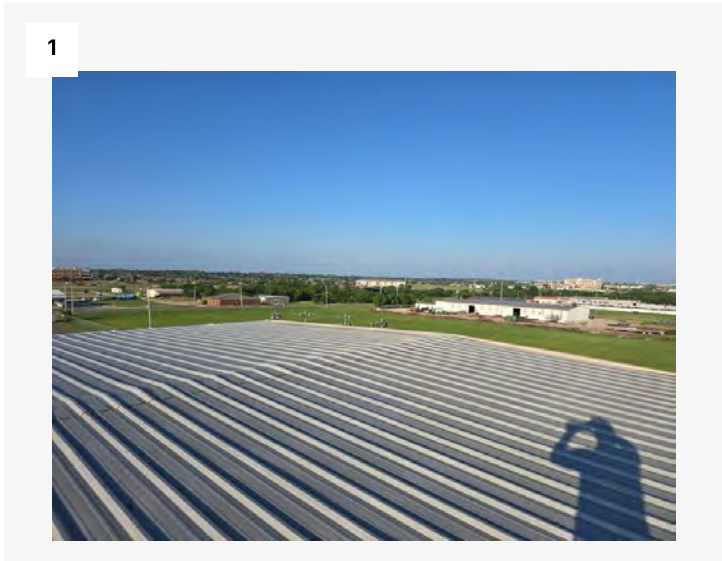
Fasteners require attention throughout. Prior repairs have weathered and no longer perform. Panel seams are tight and appear to be performing, though isolated leaks may still be present within the section.

One panel is installed in the opposite orientation to the rest of the roof. Whether that was a design requirement or an installation error was not determined during this inspection. The exposed side has lifted under wind load and thermal movement. The corner where this section meets the adjacent section has separated, leaving an open gap.

Recommended corrective scope

- Refasten and seal the full length of the reversed panel where wind uplift has occurred
- Repair and seal the corner separation at the adjacent section
- Evaluate prior repairs and reseal fasteners at those locations
- Replace or reseal backed-out and missing fasteners

Photographic record



Section overview

Overview of the section.

2



Prior repair

Prior repair requiring evaluation for whether it is still performing. Fasteners at this location need resealing.

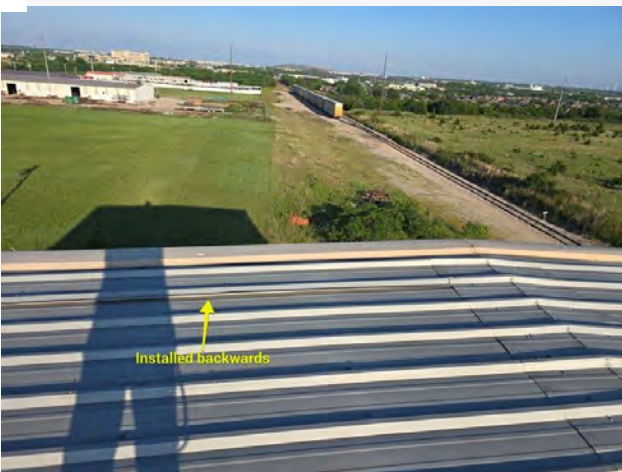
3



Prior repair

Second view of the same repair.

4



Reversed panel

One panel is installed in the opposite orientation to the rest of the roof. Whether this was a design requirement or an installation error was not determined.

The exposed side has lifted from a combination of wind and thermal movement in the building.

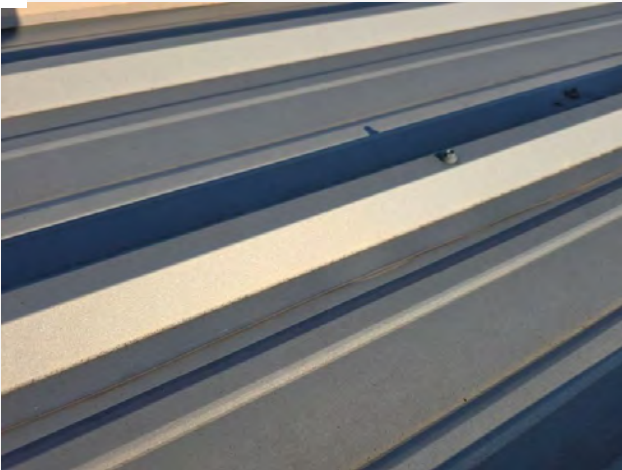
5



Panel uplift

Uplift along the reversed panel.

6



Panel uplift

Second view of the lifted edge.

7



Corner separation

Separation at the corner where this section meets the adjacent section, leaving an open gap.

8



Corner separation

Second view of the corner gap.

9



Corner separation

Third view showing the extent of the separation.

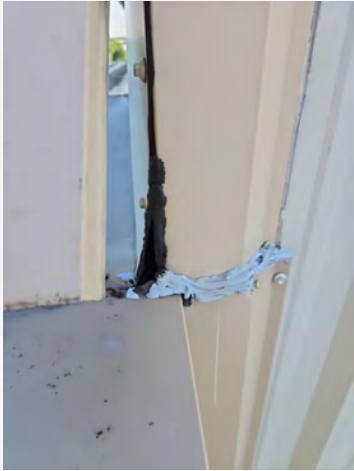
10



Fastener condition

General fastener condition across the section.

11



Fastener condition

Second view of fastener condition.

12



Fastener condition

Third view of fastener condition.

Section 6 — Purple

CONDITION C

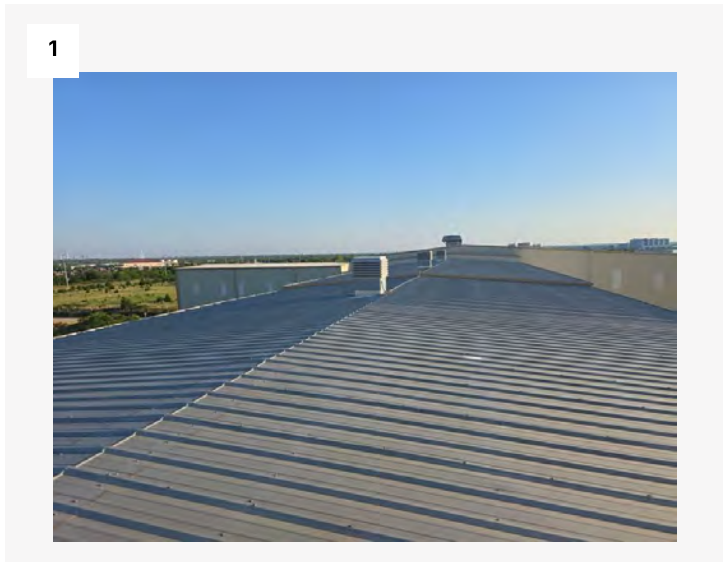
Fasteners require attention throughout. Prior repairs have weathered and no longer perform. Panel seams are tight and appear to be performing, though isolated leaks may still be present within the section.

This section carries the highest concentration of prior repairs on the building. The number of patches is itself a finding: repeated repair at the same details indicates the details are not holding, not that the repairs were poorly executed. Hail impact is widespread. Sealant at the seams has gone chalky and reached the end of its service life.

Recommended corrective scope

- Seal crickets at the three large center vents
- Repair gable trim
- Seal the identified hole
- Remove and reinstate chalked seam sealant rather than resealing over it
- Reseal prior repairs throughout the section
- Replace or reseal backed-out and missing fasteners

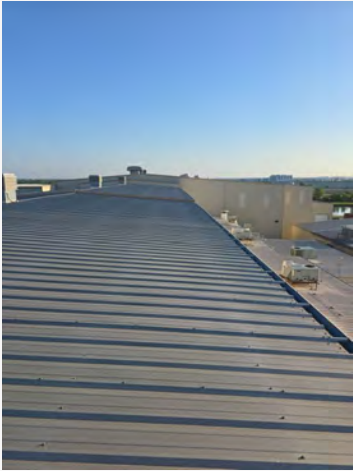
Photographic record



Section overview

Overview of the section showing the three center vents.

2



Section overview

Second overview of the section.

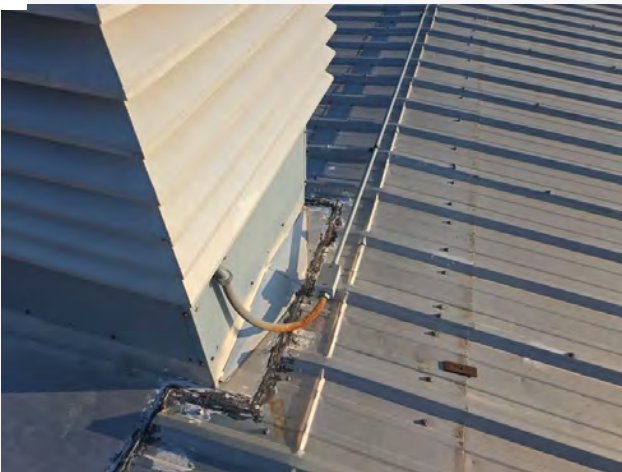
3



Prior repairs

Prior repairs requiring resealing.

4



Prior repairs

Prior repair requiring resealing.

5



Prior repairs

Prior repair requiring resealing.

6



Prior repairs

Prior repair requiring resealing.

7



Prior repairs

Prior repair requiring resealing.

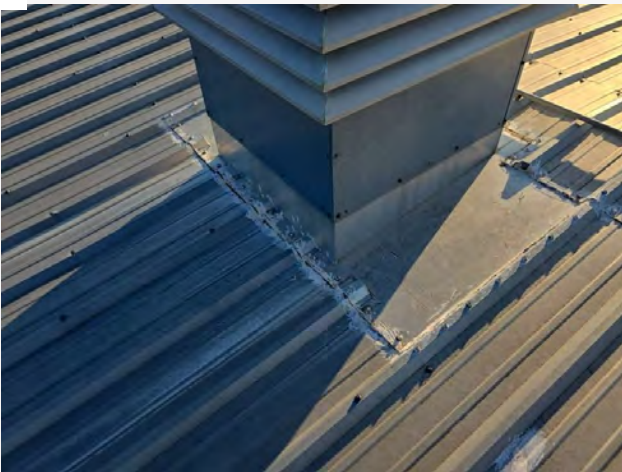
8



Prior repairs

Prior repair requiring resealing.

9



Prior repairs

Prior repair requiring resealing. The volume of prior repairs in this section is itself a finding.

10



Prior repairs

Prior repair requiring resealing.

11



Prior repairs

Prior repair requiring resealing.

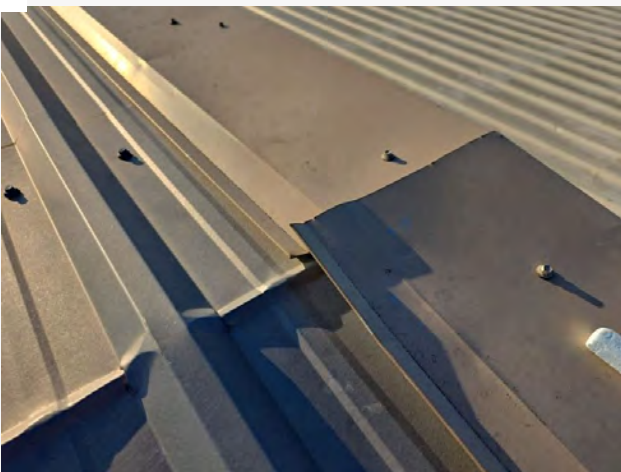
12



Prior repairs

Prior repair requiring resealing.

13



Gable trim

Gable trim requiring repair.

14



Gable trim

Second view of the gable trim condition.

15



Hail impact

Widespread hail impact across the section.

16



Hail impact

Continued hail impact. Fastener repair is also required here.

17



Backed-out fastener

Fastener has backed out of the panel.

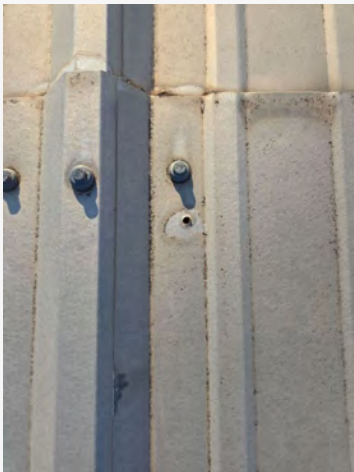
18



Missing fastener

Location of a missing fastener.

19



Missing fastener

Second missing fastener location.

20



Hail impact

Hail impact on the panel surface.

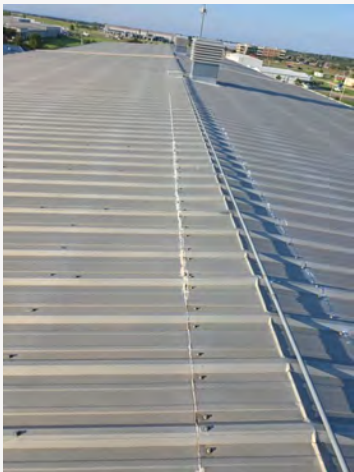
21



Hail impact

Continued hail impact.

22



Seam sealant condition

Seam was sealed previously. The sealant has gone chalky and is at the end of its service life.

23



Hail impact

Hail impact at the seam.

24



Hail impact

Hail impact on the panel field.

25



Hail impact

Final hail documentation for this section.

Section 7 — Pink

CONDITION C

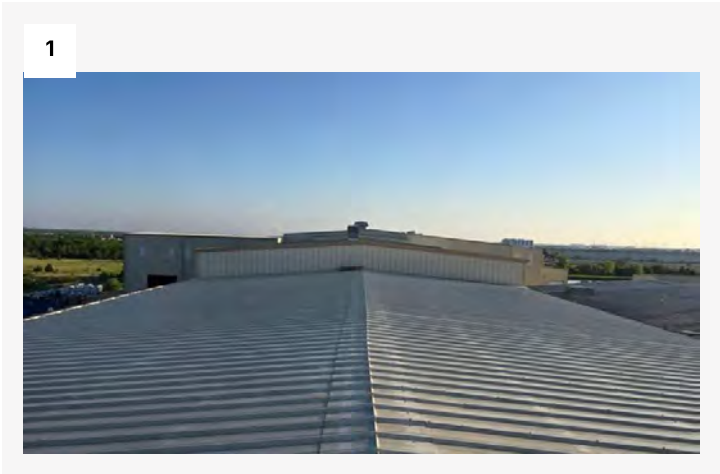
Fasteners require attention throughout. Prior repairs have weathered and no longer perform. Panel seams are tight and appear to be performing, though isolated leaks may still be present within the section.

This is the least deteriorated section on the building. Fasteners are beginning to corrode but are not yet compromised. The gable edge and gutter are performing. Rust is present at several panel seams with a faulty gasket at one location. The value of documenting this section is the baseline: corrosion here should be measured against this record at the next inspection.

Recommended corrective scope

- Replace the faulty gasket and treat corrosion at the identified panel seams
- Replace or reseal backed-out and missing fasteners
- Track fastener corrosion against this record at the next inspection

Photographic record



Section overview

Overview of the section.

2



Early fastener corrosion

Fasteners are beginning to rust across the section. Not yet critical, but this is the condition to track between inspections.

3



Gable edge

Gable edge is in acceptable condition.

4



Gable edge

Second view of the gable edge.

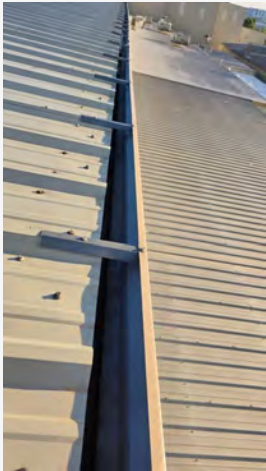
5



Hail at gable edge

Hail impact visible on the gable edge metal.

6



Gutter

Gutter is functioning as intended.

7



Rust at panel seam

Rust at the panel seam with a faulty gasket at the same location.

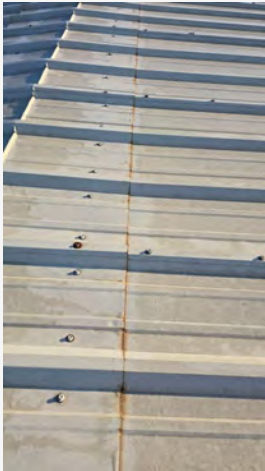
8



Rust at seam

Second location of seam corrosion.

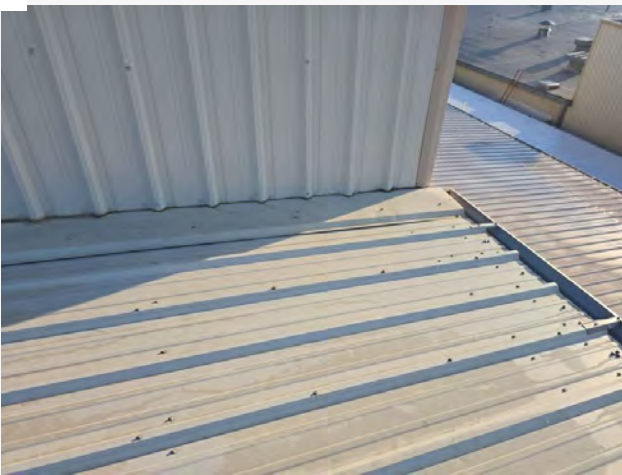
9



Rust at seam

Third location of seam corrosion.

10



Adjacent section transition

Transition to the adjacent section is in good order.

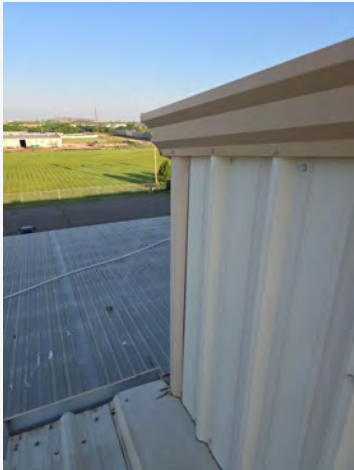
11



Adjacent section transition

Second view of the transition.

12



Adjacent section transition

Third view of the transition.

13



Edge condition

Condition issues at the edge of the area.

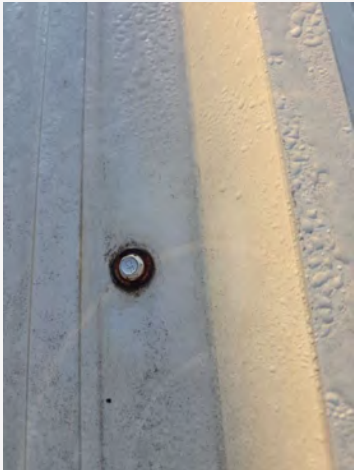
14



Edge condition

Edge requiring closer evaluation.

15



Rusted fastener

Rusted fastener.

16



Rusted fastener

Second rusted fastener, with hail impact visible nearby.

17



Hail impact

Hail impact on the panel surface.

18



Rusted fastener

Third rusted fastener.

19



Fastener condition

General fastener condition across the section.

**Fastener condition**

Final fastener documentation for this section.

Understanding This Report

Why conditions are grouped by section

The roof is divided into seven sections because they differ in assembly, age and exposure, and because dividing the building lets an owner phase the work. A single roof-wide number hides that. Seven section ratings let you spend where the exposure is.

Why every section rates C

C means well worn but functional. It is the most common rating on a working industrial building and it is not a bad result. It means the roof does not need replacing, it needs attention. The distinction matters because C roofs are where maintenance spending returns the most service life per dollar. A D roof is often past that point and an F roof always is.

Why repeated repairs are treated as a finding

Section 6 carries a dozen prior repairs at similar details. Read individually, each is a small item. Read together, they say the detail does not work for its exposure and will keep failing no matter how well the next patch is executed. That is why several recommendations here call for a different detail rather than another repair.

What a visual inspection can and cannot tell you

A walked visual inspection finds what is visible: displaced closures, failed sealant, corroded and missing fasteners, lifted trim, cracked panels, standing water. On a metal roof that covers most of what matters, because most metal roof leaks originate at fasteners, seams, penetrations and transitions, and all four are visible from the surface.

What it cannot do is confirm the condition of the deck or insulation beneath the panels, find every compromised fastener, or locate a leak path that only opens under wind-driven rain. Where water entry is suspected but the path is not visible, moisture scanning or water testing is the next step, and this report says so where that applies.

Areas not inspected

Three areas are marked with an X on the section key. High winds on the inspection dates made access unsafe. Those areas are outside this report's scope and no condition is represented for them, which is not the same as reporting them sound. They should be included in a follow-up.

What happens next

The recommendations are ordered so they can be executed in priority order or bid as a single package. Nothing in this report is a construction specification. An owner taking this to bid should expect contractors to develop quantities and means from the conditions documented here, and should expect their numbers to be comparable because they are pricing the same defined scope.

Scope and Limitations

Scope of this assessment

This assessment consisted of a walked visual inspection of seven roof sections on the west side of the building, performed on the dates noted, together with photographic documentation of observed conditions. The report covers roof surfaces, penetrations, transitions, edge metal and drainage components visible and accessible on those dates.

What was not included

- Structural evaluation of the roof deck, purlins, framing or building structure.
- Interior inspection, or evaluation of ceiling and insulation conditions inside the building.
- Moisture scanning, infrared survey, core cuts or water testing. None were performed.
- Evaluation of walls, windows, or building enclosure components below the roofline, except where a wall condition directly affects roof performance.
- Mechanical, electrical or plumbing equipment, including the condition or operation of rooftop units and vents.
- Testing for asbestos, mold or any other hazardous material.
- Code compliance review, warranty adjudication or insurance claim evaluation.
- The three areas marked with an X on the section key, which were not accessible on the inspection dates.
- Quantities, labor durations, material pricing, repair cost estimates and contractor selection.

Limitations

A visual inspection identifies conditions that are visible and accessible. It does not confirm the presence or absence of water within or beneath the roof assembly. Where subsurface moisture is a question, non-destructive moisture scanning or test cuts are required and are recommended separately where applicable.

Fasteners were evaluated by sampling and visual observation. Individual verification of every fastener on a building of this size was not within the scope of this assessment, and a visual inspection will not identify every compromised fastener.

Leak locations reported by building staff are recorded as reported. Confirming a leak path requires water testing, which was not performed.

Roof conditions change with weather, use and time. This report reflects the roof as it existed on the inspection dates only. Conditions observed at specific locations may differ elsewhere on the same section.

Hail damage is documented as an observed surface condition. No determination of storm date, cause, insurability or coverage is made or implied.

Independence

AssetRoof performs no repair or replacement work and accepts no compensation from any contractor in connection with this property. Compensation for this assessment came from the client only. The findings and recommendations here carry no financial interest in whether work is performed, how much of it is performed, or who performs it.

Use of this report

This report was prepared for the named client for the purpose stated above. It is not a guarantee or warranty of roof condition, watertightness or remaining service life, express or implied. Reliance by any other party is at that party's own risk. Reproduction in part, or use of individual images or findings separated from the full report and its limitations, is not authorized.

Chad Board, RRO

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