Atlantic Independent Inspections LLC

Fort Lauderdale, FL 33324
Tel: 954-866-2352

Max Cohen

NRCIA License # NRCIA-MB-10377

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[redacted]

[redacted]

Inspection Date: 11/14/2023 Time: 09:00 AM

Invoice Date: 11/14/2023 Invoice #:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
		subtotal	[redacted]
		TOTAL	[redacted]

[redacted]

https://inspectionplus.net/InspectionReports/InvoicePayOnline?SEI=225836021

Thank you for your business

LeakFREE® Roof Inspection

Report No :
129180

Prepared Exclusively for :
Geri Ainbindero

Published On :
11/14/2023

Inspection Date :
11/14/2023

Property Inspected :
[redacted]

Inspection Time :
09:00 AM

Invoice No :
000008

Inspected By :
Max Cohen

954-866-2352
Maxc@atlanticindependentinspectionsll

Atlantic Independent Inspections LLC

Fort Lauderdale, FL 33324

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View Report in html.

Table of Content(s)

Scope of Inspection

This VisualROOF® Inspection Report is a result of performing a LeakFREE® Roof Inspection at the property address stated herein. The sole and expressed purpose of the inspection was to determine if the roof meets the LeakFREE Roof Certification criteria. The inspection was performed in accordance with the standards of practice and inspection protocols of the National Roof Certification and Inspection Association.

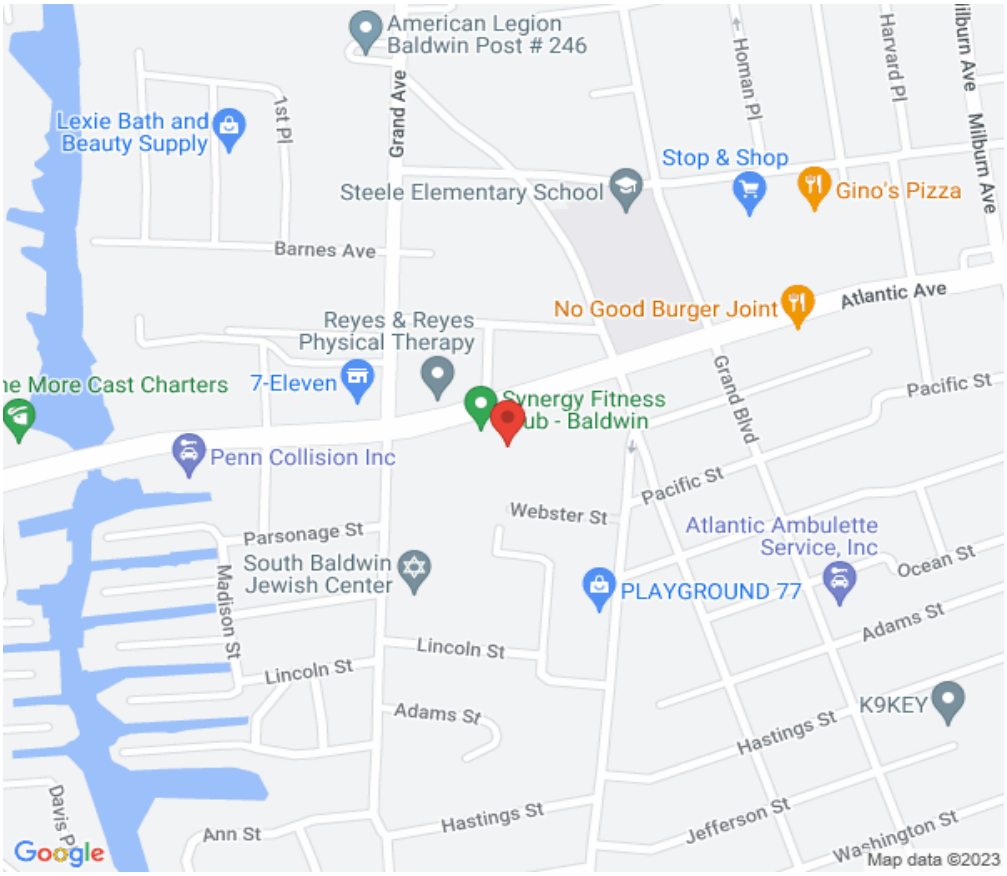
If any new information becomes available, the NRCIA inspector reserves the right to modify this report. The person that performed the inspection is independently owned and operated and is the sole responsible party for this inspection.

If the Inspector determined that the roofing system meets the LeakFREE® Roof Certification criteria, then a LeakFREE® Roof Certification may be purchased for an additional fee. If the Inspector determined the roofing system does not meet the LeakFREE® Roof Certification criteria, then the actionable items must be corrected prior to issuing a LeakFREE® Roof Certification. To qualify for a LeakFREE® Roof Certification, all repairs must be completed by an NRCIA inspector contractor; otherwise, an NRCIA certified inspector must re-inspect the repaired roofing system at an additional fee prior to issuing a LeakFREE® Roof Certification.

This VisualROOF Inspection Report is strictly for the purchaser of the LeakFREE® Roof Inspection for the purpose stated above and cannot be used for any other purpose. The inspection findings and report are non-transferable. Use of this report in itself is accepting the intent and findings of the LeakFREE® Roof Inspection. If the LeakFREE® Roof Inspection does not satisfy the purchaser's inspection requirements, then a purchase of a further Forensic Roof® Inspection is recommended.

Payment is payable immediately upon the completion of the inspection. The client is responsible for any costs and expenses incurred to recover delinquent debts (including, but not limited to, reasonable attorney fees and interest at the highest rate allowed by law) and shall be payable on demand. VisualROOF, LeakFREE, Forensic Roof, Today's Inspection...Tomorrow's Protection, Certified Roof, Certification PLUS, are trademarks of or licensed to the National Roof Certification and Inspection Association.

Location of Property



TOC

Inspection Contacts

[redacted]

Contractor Name: Atlantic Independent Inspections LLC
City: Fort Lauderdale **State:** FL **Zip:** 33324
Tel: 954-866-2352
Website: atlanticindependentinspectionsllc.com
NRCIA License: NRCIA-CP-7297

Inspector Name: Max Cohen
Tel: 954-866-2352
Email: Maxc@atlanticindependentinspectionsllc.com
NRCIA License: NRCIA-MB-10377

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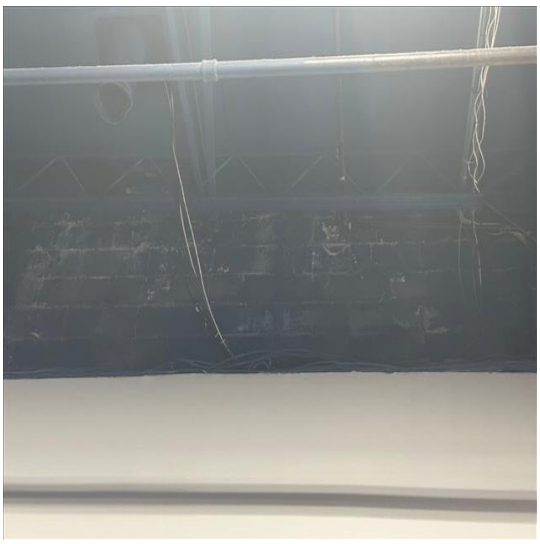
Interior

Leak Location



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Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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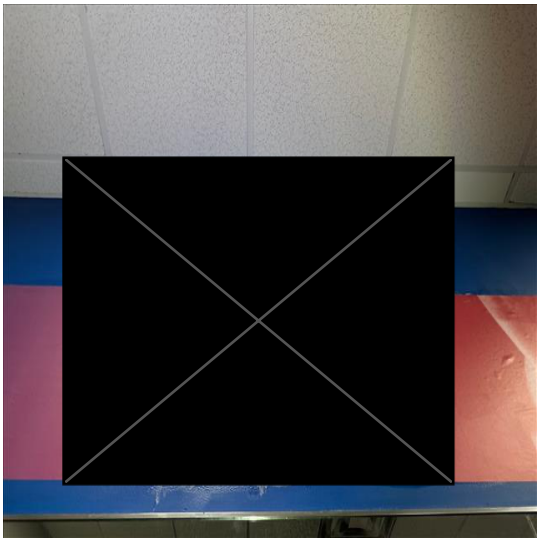

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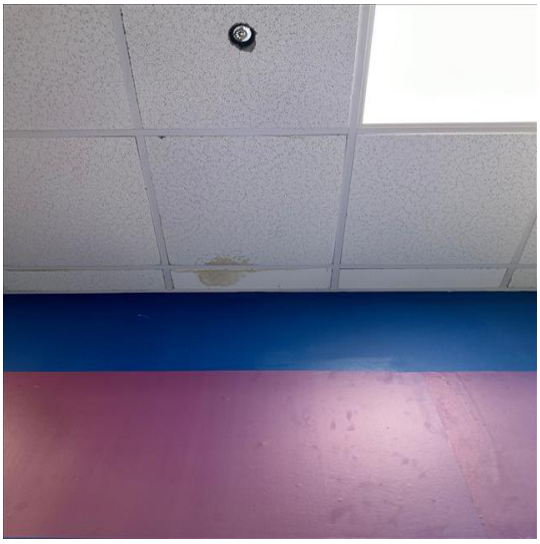

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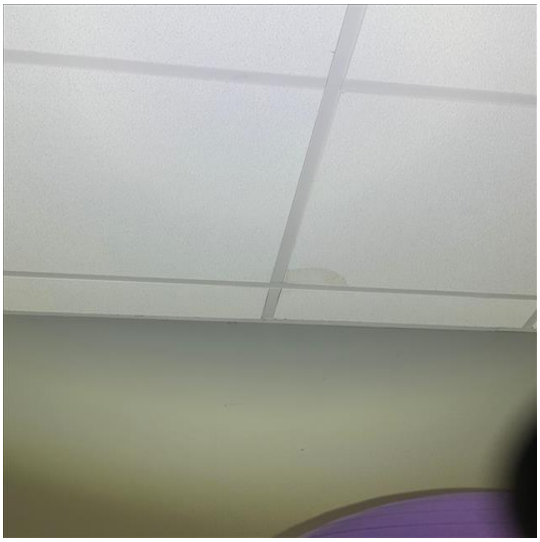

Image Number: 21
Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

Remedy: 1. Before any remediation or restoration can commence, the repairs discussed in this report must first be performed. 2. Possible HVAC condensation staining must first be verified by a licensed HVAC tech before any replacement of damaged tiles. 3. Muriatic acid is sometimes effective with removing efflorescence staining. While the staining does not pose a structural issue, it does indicate the source of the problem on the roof.

Image Number: 22
Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

Remedy: 1. Before any remediation or restoration can commence, the repairs discussed in this report must first be performed. 2. Possible HVAC condensation staining must first be verified by a licensed HVAC tech before any replacement of damaged tiles. 3. Muriatic acid is sometimes effective with removing efflorescence staining. While the staining does not pose a structural issue, it does indicate the source of the problem on the roof.

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Image Number: 23
Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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Image Number: 24
Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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Image Number: 25
Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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Image Number: 26
Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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Image Number: 27
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Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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Image Number: 28
Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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Image Number: 31
Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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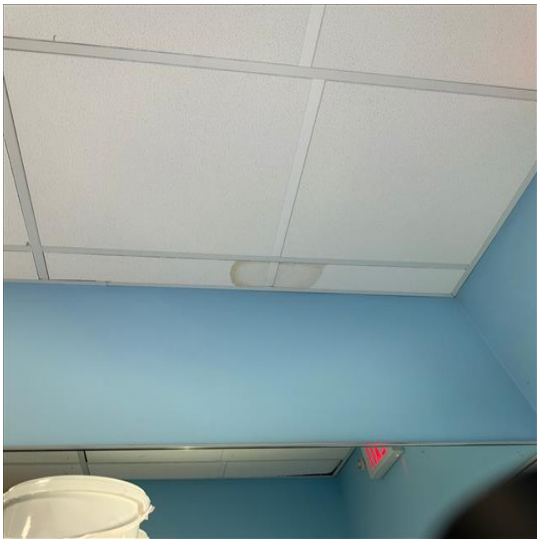

Image Number: 32
Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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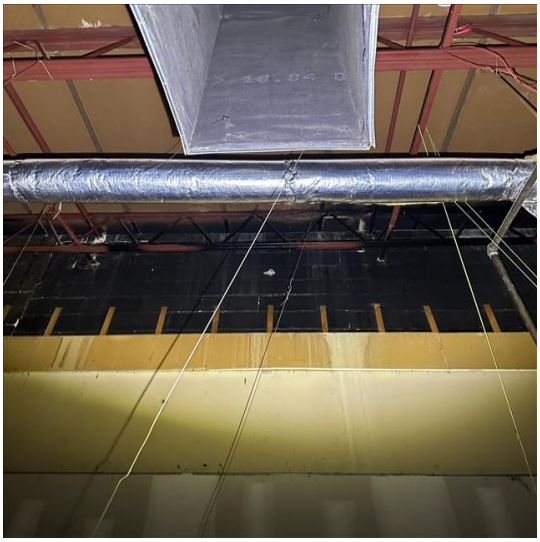

Image Number: 33
Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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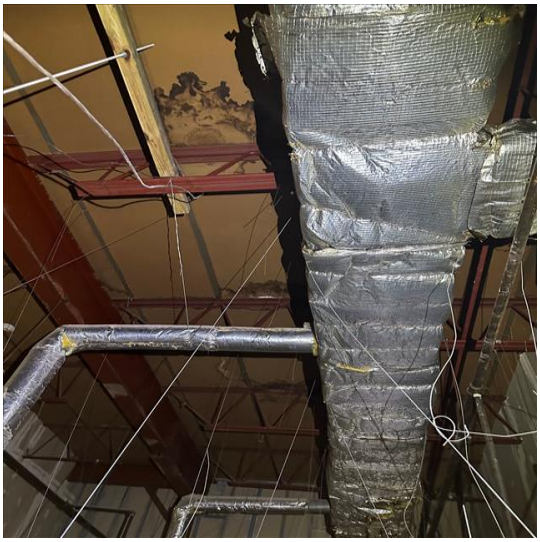

Image Number: 35
Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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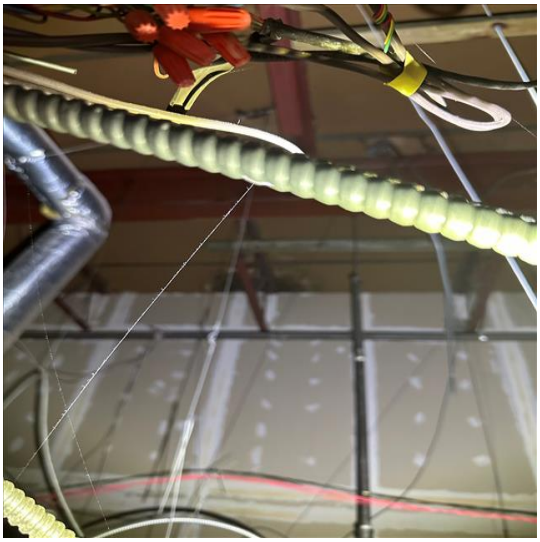

Image Number: 37
Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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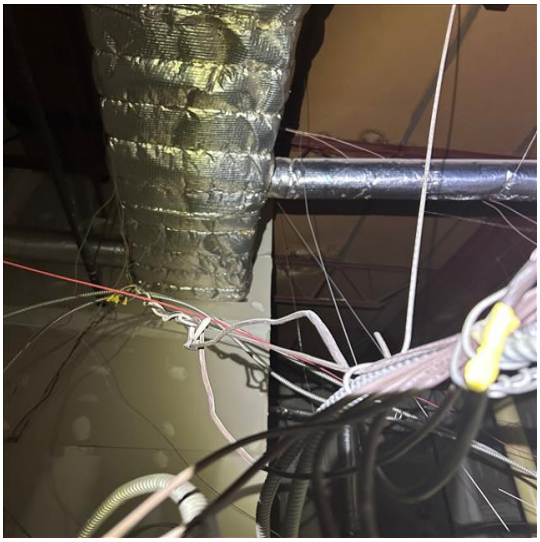

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Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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Image Number: 41
Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

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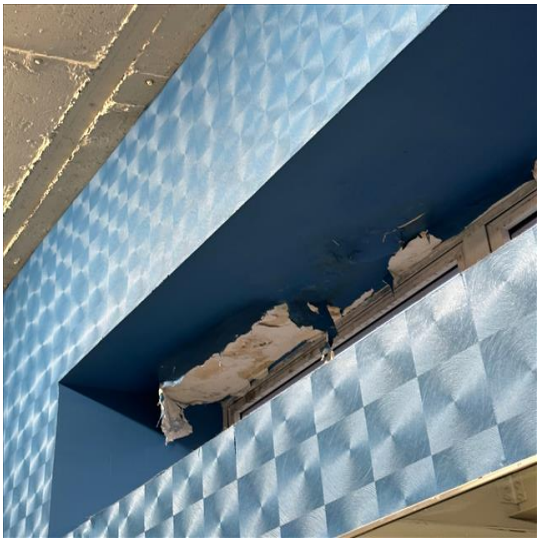

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Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

Remedy: 1. Before any remediation or restoration can commence, the repairs discussed in this report must first be performed. 2. Possible HVAC condensation staining must first be verified by a licensed HVAC tech before any replacement of damaged tiles. 3. Muriatic acid is sometimes effective with removing efflorescence staining. While the staining does not pose a structural issue, it does indicate the source of the problem on the roof.

Image Number: 44
Observation: 1. Multiple moisture stains found within interior of structure. These stains were primarily found on the false ceiling tiles. Upon further investigation it was revealed that the moisture stains were consistent with roof penetrations in most areas. 2. Some areas of moisture staining that did not have roof penetrations nearby were most likely the result of condensation from HVAC tubing which was observed to be ripped in one area. 3. Efflorescence was observed on the upper part of the wall on the main entrance. This is indicative of the presence of moisture within the masonry.

Cause: 1. The moisture staining on the ceiling tiles were observed to be from the roof penetrations that were not properly sealed or flashed, and in some cases incorrectly installed on the roof. 2. The HVAC tubing in some areas was observed to be ripped or not insulated correctly, which results in condensation and can mimic roof leaks in some cases. 3. The efflorescence was observed to be consistent with the parapet wall and coping that was damaged or in need of repair, directly above the staining.

Remedy: 1. Before any remediation or restoration can commence, the repairs discussed in this report must first be performed. 2. Possible HVAC condensation staining must first be verified by a licensed HVAC tech before any replacement of damaged tiles. 3. Muriatic acid is sometimes effective with removing efflorescence staining. While the staining does not pose a structural issue, it does indicate the source of the problem on the roof.

TOC

129180

Perimeter

Overview

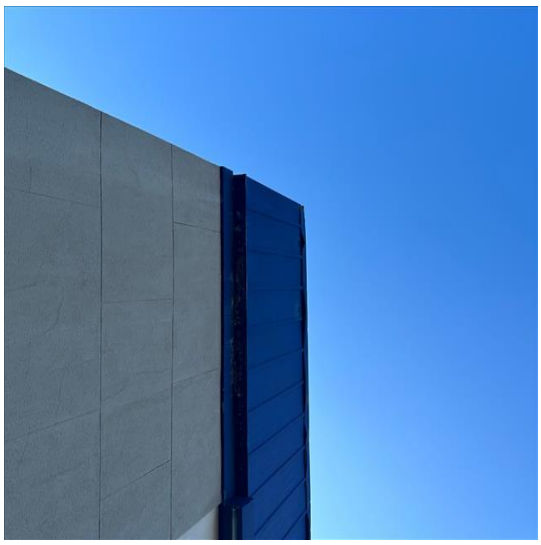

Image Number: 45
Observation: Perimeter photos of damaged coping of parapet walls.

Image Number: 46
Observation: Perimeter photos of damaged coping of parapet walls.

Image Number: 47
Observation: Perimeter photos of damaged coping of parapet walls.

TOC

129180

Trees

Image Number: 49
Observation: A tree was observed to be overhanging the structure at time of inspection.

Remedy: Cut back tree to prevent any damage or accelerated deterioration of roof coverings.

Roof

Cap Sheet

Image Number: 50
Observation: It could not be determined if this was a piece of material left behind that bonded to the roof or if this is evidence of a previous repair.

Cause: N/A

Remedy: N/A

Determination: Roof Replacement required for LeakFREE Roof Certification

Damage Assessment

Image Number: 51
Observation: Third party damage was observed at time of inspection. Improper installation, paired with improper flashing and sealing may result in moisture intrusion.

Cause: Third party damage, poor workmanship.

Remedy: Replace sealant and flashings to ensure the penetrations are water tight.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Image Number: 52
Observation: Third party damage was observed at time of inspection. Improper installation, paired with improper flashing and sealing may result in moisture intrusion.

Cause: Third party damage, poor workmanship.

Remedy: Replace sealant and flashings to ensure the penetrations are water tight.

Determination: Roof Replacement required for LeakFREE Roof Certification

Damaged Roofing Material

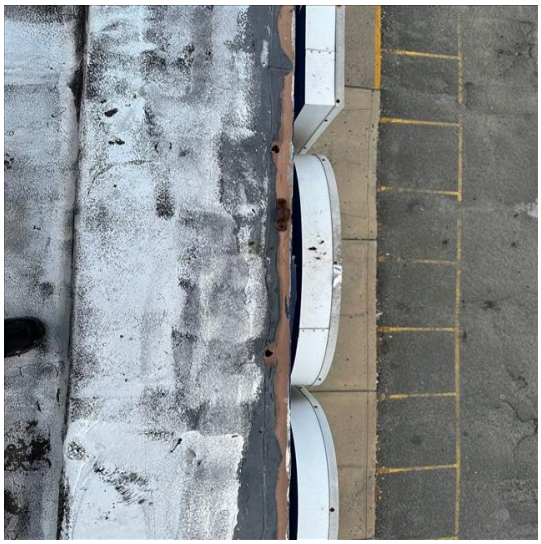

Image Number: 53
Observation: Multiple punctures were observed above sign on front of building, located directly where the coping of the parapet wall is located. This may introduce the exposure of moisture to the building as this is a place for water to go.

Cause: Deferred maintenance.

Remedy: Replace coping metal on this section to prevent any further moisture intrusion.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 54
Observation: Multiple punctures were observed above sign on front of building, located directly where the coping of the parapet wall is located. This may introduce the exposure of moisture to the building as this is a place for water to go.

Cause: Deferred maintenance.

Remedy: Replace coping metal on this section to prevent any further moisture intrusion.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Debris

Image Number: 55
Observation: Debris that was found to be sitting on roof coverings a time of inspection.

Cause: Deferred maintenance and poor workmanship.

Remedy: Clear out debris.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 56
Observation: Debris that was found to be sitting on roof coverings a time of inspection.

Cause: Deferred maintenance and poor workmanship.

Remedy: Clear out debris.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 57
Observation: Severe debris build up and obstruction at a primary drain on the roof was observed at time of inspection. This may eventually cause damage to the surrounding roof structure due to slowing down the draining of water during a rainstorm which creates ponding and potential damage to the drain itself overtime from debris getting caught in the drain pipe.

Cause: Deferred maintenance.

Remedy: Clear out all obstructions.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 58
Observation: Severe debris build up and obstruction at a primary drain on the roof was observed at time of inspection. This may eventually cause damage to the surrounding roof structure due to slowing down the draining of water during a rainstorm which creates ponding and potential damage to the drain itself overtime from debris getting caught in the drain pipe.

Cause: Deferred maintenance.

Remedy: Clear out all obstructions.

Determination: Roof Replacement required for LeakFREE Roof Certification

Flat Roof

Image Number: 59
Observation: Ponding and alligatoring were observed on roof coverings at time of inspection. The ponding will cause damage to the roof structure overtime as it indicates this is where water sits for more than 72 hours at a time after it rains. The weight of the water is excessive and can cause damage. Alligatoring is the deterioration of the covering itself from UV rays, which creates excessive cracking and flaking of the covering, which accelerates deterioration.

Cause: Deferred maintenance.

Remedy: In areas with ponding, LWIC (light weight insulated concrete) can be used to create a minor pitch to direct water away from this area and towards a drain or scupper. This can be done during a roof replacement.

Determination: Roof Replacement required for LeakFREE Roof Certification

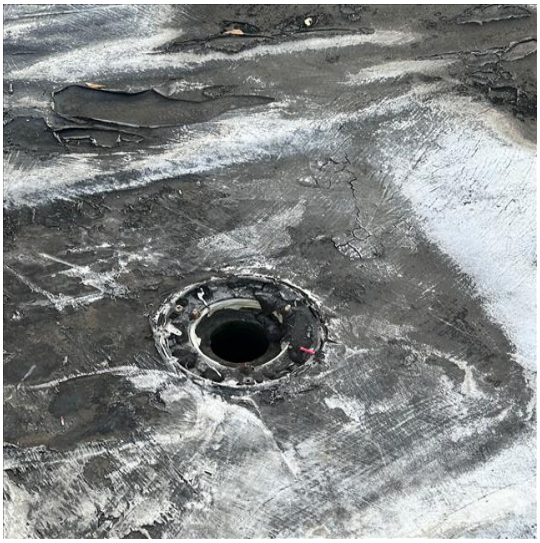

Image Number: 60
Observation: A primary drain was observed to be missing a drain screen at time of inspection. This is necessary to prevent debris and other materials from getting caught in the drain pipe and possibly causing damage or blockages.

Cause: Deferred maintenance.

Remedy: Install drain screen.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 61
Observation: Items that were being used to chair or mount other objects on the roof were observed to not have proper padding underneath. This is important as laying the wood items or "chairs" on the roof material directly can further damage the roof coverings and accelerate deterioration.

Cause: Improper installation.

Remedy: Install walking mat padding under these items.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 62
Observation: Cracking along lap seams in the roof were observed at time of inspection. This may eventually lead to moisture intrusion as the lap seam is naturally a week spot as it is an area that is subject to exposure.

Cause: Deferred maintenance.

Remedy: Replacement or temporary sealant to prevent or slow down any further cracking and deterioration.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 63
Observation: Items that were being used to chair or mount other objects on the roof were observed to not have proper padding underneath. This is important as laying the wood items or "chairs" on the roof material directly can further damage the roof coverings and accelerate deterioration.

Cause: Improper installation.

Remedy: Install walking mat padding under these items.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Image Number: 64
Observation: Items that were being used to chair or mount other objects on the roof were observed to not have proper padding underneath. This is important as laying the wood items or "chairs" on the roof material directly can further damage the roof coverings and accelerate deterioration.

Cause: Improper installation.

Remedy: Install walking mat padding under these items.

Determination: Roof Replacement required for LeakFREE Roof Certification

Gutter

Image Number: 65
Observation: Gutter system on top roof appeared to be missing a downspout at time of inspection. Water was able to make direct contact with 2 primary points where water is able to build up. This was evident with signs of ponding and can accelerate deterioration of the roof structure and coverings over time.

Cause: Improper gutter install.

Remedy: Install downspouts to direct water to drains.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 66
Observation: Gutter system on top roof appeared to be missing a downspout at time of inspection. Water was able to make direct contact with 2 primary points where water is able to build up. This was evident with signs of ponding and can accelerate deterioration of the roof structure and coverings over time.

Cause: Improper gutter install.

Remedy: Install downspouts to direct water to drains.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 67
Observation: Gutter system on top roof appeared to be missing a downspout at time of inspection. Water was able to make direct contact with 2 primary points where water is able to build up. This was evident with signs of ponding and can accelerate deterioration of the roof structure and coverings over time.

Cause: Improper gutter install.

Remedy: Install downspouts to direct water to drains.

Determination: Roof Replacement required for LeakFREE Roof Certification

HVAC

Image Number: 68
Observation: Condensate trap was observed to be incorrectly installed and can cause accelerated damage to this part of the roof coverings from constant exposure to moisture.

Cause: Poor workmanship.

Remedy: Replace condensate trap with correct pipe at correct height.

Determination: Roof Replacement required for LeakFREE Roof Certification

Overview

Image Number: 69
Observation: The following general deficiencies were observed on the roof covering at time of inspection; 1. Tenting of material 2. Soft spots in areas of the roof indicating weakened sheathing 3. Ponding 4. Vegetation Growth 5. Debris

Cause: Deferred maintenance.

Remedy: Recommend roof repair and clean up or replacement.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 70
Observation: The following general deficiencies were observed on the roof covering at time of inspection; 1. Tenting of material 2. Soft spots in areas of the roof indicating weakened sheathing 3. Ponding 4. Vegetation Growth 5. Debris

Cause: Deferred maintenance.

Remedy: Recommend roof repair and clean up or replacement.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 71
Observation: The following general deficiencies were observed on the roof covering at time of inspection; 1. Tenting of material 2. Soft spots in areas of the roof indicating weakened sheathing 3. Ponding 4. Vegetation Growth 5. Debris

Cause: Deferred maintenance.

Remedy: Recommend roof repair and clean up or replacement.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 72
Observation: The following general deficiencies were observed on the roof covering at time of inspection; 1. Tenting of material 2. Soft spots in areas of the roof indicating weakened sheathing 3. Ponding 4. Vegetation Growth 5. Debris

Cause: Deferred maintenance.

Remedy: Recommend roof repair and clean up or replacement.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 73
Observation: The following general deficiencies were observed on the roof covering at time of inspection; 1. Tenting of material 2. Soft spots in areas of the roof indicating weakened sheathing 3. Ponding 4. Vegetation Growth 5. Debris

Cause: Deferred maintenance.

Remedy: Recommend roof repair and clean up or replacement.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 74
Observation: Overview photos of roof.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 75
Observation: The following general deficiencies were observed on the roof covering at time of inspection; 1. Tenting of material 2. Soft spots in areas of the roof indicating weakened sheathing 3. Ponding 4. Vegetation Growth 5. Debris

Cause: Deferred maintenance.

Remedy: Recommend roof repair and clean up or replacement.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 76
Observation: The following general deficiencies were observed on the roof covering at time of inspection; 1. Tenting of material 2. Soft spots in areas of the roof indicating weakened sheathing 3. Ponding 4. Vegetation Growth 5. Debris

Cause: Deferred maintenance.

Remedy: Recommend roof repair and clean up or replacement.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 77
Observation: The following general deficiencies were observed on the roof covering at time of inspection; 1. Tenting of material 2. Soft spots in areas of the roof indicating weakened sheathing 3. Ponding 4. Vegetation Growth 5. Debris

Cause: Deferred maintenance.

Remedy: Recommend roof repair and clean up or replacement.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 78
Observation: The following general deficiencies were observed on the roof covering at time of inspection; 1. Tenting of material 2. Soft spots in areas of the roof indicating weakened sheathing 3. Ponding 4. Vegetation Growth 5. Debris

Cause: Deferred maintenance.

Remedy: Recommend roof repair and clean up or replacement.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 79
Observation: The following general deficiencies were observed on the roof covering at time of inspection; 1. Tenting of material 2. Soft spots in areas of the roof indicating weakened sheathing 3. Ponding 4. Vegetation Growth 5. Debris

Cause: Deferred maintenance.

Remedy: Recommend roof repair and clean up or replacement.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 80
Observation: The following general deficiencies were observed on the roof covering at time of inspection; 1. Tenting of material 2. Soft spots in areas of the roof indicating weakened sheathing 3. Ponding 4. Vegetation Growth 5. Debris

Cause: Deferred maintenance.

Remedy: Recommend roof repair and clean up or replacement.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 81
Observation: Overview photos of roof.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 82
Observation: Overview photos of roof.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 83
Observation: Overview photos of roof.

Determination: Roof Replacement required for LeakFREE Roof Certification

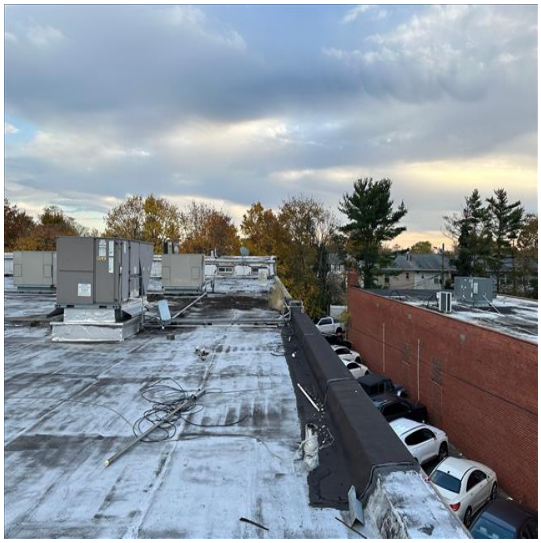

Image Number: 84
Observation: Overview photos of roof.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

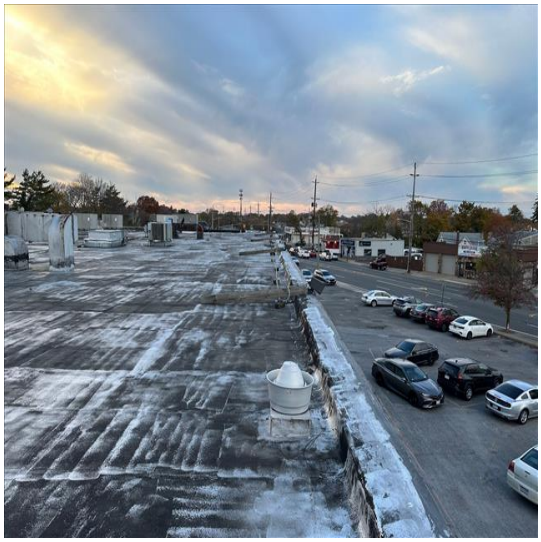

Image Number: 85
Observation: Overview photos of roof.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 86
Observation: Overview photos of roof.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 87
Observation: Overview photos of roof.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 88
Observation: Overview photos of roof.

Determination: Roof Replacement required for LeakFREE Roof Certification

Parapet Walls

Image Number: 89
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 90
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Image Number: 91
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

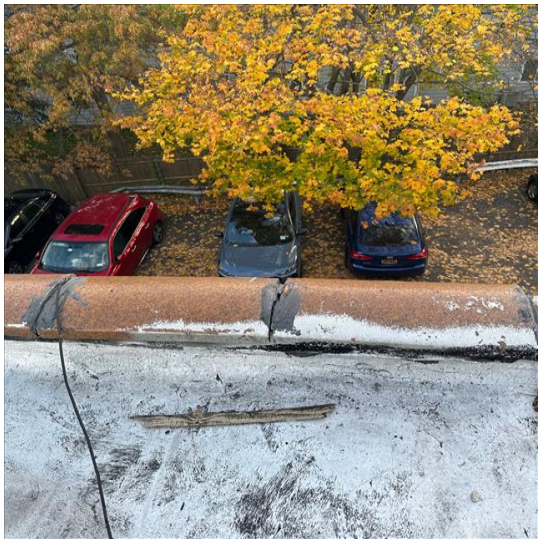

Image Number: 92
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 93
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Image Number: 94
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

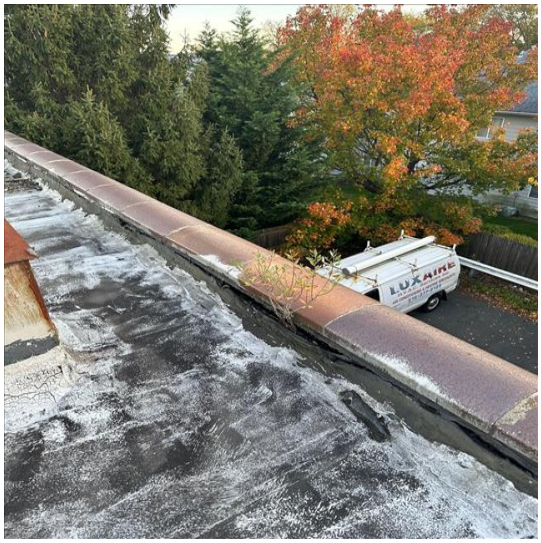

Image Number: 95
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 96
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 97
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 98
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 99
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 100
Observation: The coping of the parapet wall was not complete in some sections of the roof. The space between the brick veneer wall and the structure was exposed from the top. The space you see is how the building is designed, as it allows a space for water and dampness to dry out. However it is not meant to be exposed and should be covered with a coping metal or material to prevent exposure.

Cause: Improper installation.

Remedy: Install coping metal or cap.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 101
Observation: The coping of the parapet wall was not complete in some sections of the roof. The space between the brick veneer wall and the structure was exposed from the top. The space you see is how the building is designed, as it allows a space for water and dampness to dry out. However it is not meant to be exposed and should be covered with a coping metal or material to prevent exposure.

Cause: Improper installation.

Remedy: Install coping metal or cap.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 102
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Image Number: 103
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 104
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 105
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 106
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 107
Observation: There was a hole observed on the parapet wall. This will allow for moisture intrusion and will contribute to accelerated deterioration of the area.

Cause: Cannot be determined.

Remedy: Seal hole.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 108
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 109
Observation: Damage to the coping metal or clay cap was noted in multiple areas at time of inspection. 1. Lap seams at the parapet wall in some places were not sealed or bonded properly and allowed for moisture intrusion. 2. In one area, coping tile caps were missing completely and allowed for the parapet CMU wall structure to be exposed. 3. Cracks and damage to sealant was observed at the coping tile and metal at multiple points, allowing for moisture intrusion.

Cause: Deferred maintenance.

Remedy: Repair and replace sections that were damaged at time of inspection. Failure to repair or replace will eventually lead to advanced deterioration of the parapet wall and surrounding roof structure.

Determination: Roof Replacement required for LeakFREE Roof Certification

Penetrations

Image Number: 110
Observation: Most vent pipes on roof were observed to be missing a rain cap for the vent pipe and/or needed flashing and sealant to be replaced as it was aging. In some cases, a bucket was used as a rain cap. This can be an issue down the road as the bucket will deteriorate and break down, causing pieces to break off and get stuck in the vent pipes.

Cause: Deferred maintenance.

Remedy: Replace outdated rain caps, flashing and sealant. Remove buckets and replace with appropriate rain cap to prevent damage.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 111
Observation: Most vent pipes on roof were observed to be missing a rain cap for the vent pipe and/or needed flashing and sealant to be replaced as it was aging. In some cases, a bucket was used as a rain cap. This can be an issue down the road as the bucket will deteriorate and break down, causing pieces to break off and get stuck in the vent pipes.

Cause: Deferred maintenance.

Remedy: Replace outdated rain caps, flashing and sealant. Remove buckets and replace with appropriate rain cap to prevent damage.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 112
Observation: Most vent pipes on roof were observed to be missing a rain cap for the vent pipe and/or needed flashing and sealant to be replaced as it was aging. In some cases, a bucket was used as a rain cap. This can be an issue down the road as the bucket will deteriorate and break down, causing pieces to break off and get stuck in the vent pipes.

Cause: Deferred maintenance.

Remedy: Replace outdated rain caps, flashing and sealant. Remove buckets and replace with appropriate rain cap to prevent damage.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 113
Observation: Most vent pipes on roof were observed to be missing a rain cap for the vent pipe and/or needed flashing and sealant to be replaced as it was aging. In some cases, a bucket was used as a rain cap. This can be an issue down the road as the bucket will deteriorate and break down, causing pieces to break off and get stuck in the vent pipes.

Cause: Deferred maintenance.

Remedy: Replace outdated rain caps, flashing and sealant. Remove buckets and replace with appropriate rain cap to prevent damage.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 114
Observation: Most vent pipes on roof were observed to be missing a rain cap for the vent pipe and/or needed flashing and sealant to be replaced as it was aging. In some cases, a bucket was used as a rain cap. This can be an issue down the road as the bucket will deteriorate and break down, causing pieces to break off and get stuck in the vent pipes.

Cause: Deferred maintenance.

Remedy: Replace outdated rain caps, flashing and sealant. Remove buckets and replace with appropriate rain cap to prevent damage.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Image Number: 115
Observation: Most vent pipes on roof were observed to be missing a rain cap for the vent pipe and/or needed flashing and sealant to be replaced as it was aging. In some cases, a bucket was used as a rain cap. This can be an issue down the road as the bucket will deteriorate and break down, causing pieces to break off and get stuck in the vent pipes.

Cause: Deferred maintenance.

Remedy: Replace outdated rain caps, flashing and sealant. Remove buckets and replace with appropriate rain cap to prevent damage.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 116
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 117
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 118
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 119
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Image Number: 120
Observation: Most vent pipes on roof were observed to be missing a rain cap for the vent pipe and/or needed flashing and sealant to be replaced as it was aging. In some cases, a bucket was used as a rain cap. This can be an issue down the road as the bucket will deteriorate and break down, causing pieces to break off and get stuck in the vent pipes.

Cause: Deferred maintenance.

Remedy: Replace outdated rain caps, flashing and sealant. Remove buckets and replace with appropriate rain cap to prevent damage.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 121
Observation: Most vent pipes on roof were observed to be missing a rain cap for the vent pipe and/or needed flashing and sealant to be replaced as it was aging. In some cases, a bucket was used as a rain cap. This can be an issue down the road as the bucket will deteriorate and break down, causing pieces to break off and get stuck in the vent pipes.

Cause: Deferred maintenance.

Remedy: Replace outdated rain caps, flashing and sealant. Remove buckets and replace with appropriate rain cap to prevent damage.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 122
Observation: Most vent pipes on roof were observed to be missing a rain cap for the vent pipe and/or needed flashing and sealant to be replaced as it was aging. In some cases, a bucket was used as a rain cap. This can be an issue down the road as the bucket will deteriorate and break down, causing pieces to break off and get stuck in the vent pipes.

Cause: Deferred maintenance.

Remedy: Replace outdated rain caps, flashing and sealant. Remove buckets and replace with appropriate rain cap to prevent damage.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Image Number: 123
Observation: Most vent pipes on roof were observed to be missing a rain cap for the vent pipe and/or needed flashing and sealant to be replaced as it was aging. In some cases, a bucket was used as a rain cap. This can be an issue down the road as the bucket will deteriorate and break down, causing pieces to break off and get stuck in the vent pipes.

Cause: Deferred maintenance.

Remedy: Replace outdated rain caps, flashing and sealant. Remove buckets and replace with appropriate rain cap to prevent damage.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 124
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 125
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 126
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 127
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Image Number: 128
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 129
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Image Number: 130
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 131
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Image Number: 132
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 133
Observation: Most vent pipes on roof were observed to be missing a rain cap for the vent pipe and/or needed flashing and sealant to be replaced as it was aging. In some cases, a bucket was used as a rain cap. This can be an issue down the road as the bucket will deteriorate and break down, causing pieces to break off and get stuck in the vent pipes.

Cause: Deferred maintenance.

Remedy: Replace outdated rain caps, flashing and sealant. Remove buckets and replace with appropriate rain cap to prevent damage.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 134
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 135
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 136
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Image Number: 137
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 138
Observation: Most vent pipes on roof were observed to be missing a rain cap for the vent pipe and/or needed flashing and sealant to be replaced as it was aging. In some cases, a bucket was used as a rain cap. This can be an issue down the road as the bucket will deteriorate and break down, causing pieces to break off and get stuck in the vent pipes.

Cause: Deferred maintenance.

Remedy: Replace outdated rain caps, flashing and sealant. Remove buckets and replace with appropriate rain cap to prevent damage.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 139
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 140
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Image Number: 141
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 142
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Image Number: 143
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 144
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC

129180

Image Number: 145
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 146
Observation: Most vent pipes on roof were observed to be missing a rain cap for the vent pipe and/or needed flashing and sealant to be replaced as it was aging. In some cases, a bucket was used as a rain cap. This can be an issue down the road as the bucket will deteriorate and break down, causing pieces to break off and get stuck in the vent pipes.

Cause: Deferred maintenance.

Remedy: Replace outdated rain caps, flashing and sealant. Remove buckets and replace with appropriate rain cap to prevent damage.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 147
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Image Number: 148
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 149
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Image Number: 150
Observation: The following observations were made regarding the roof penetrations and rooftop units at the time of inspection. It should also be noted that 90% of the leaks found within the interior of the building can be traced to these units and the installation methods that took place. The following was noted; 1. Improper, failing or missing flashing at the rooftop penetrations and rooftop units. 2. Missing curbs (these are necessary for any rooftop unit, as it prevents moisture intrusion). 3. Units were not chaired on rooftop and are laying directly on roof coverings. 4. Sealant at almost all penetrations was damaged and in need of replacement. * NOTE * The interior photos within the ceiling area that show moisture stains on the ducts and the wall are consistent with the rooftop units location and observations made in this report.

Cause: 1. Deferred maintenance and improper installation. 2 & 3. Improper installation, poor workmanship. 4. Deferred maintenance.

Remedy: Recommend a licensed HVAC technician evaluate units and issue remedy for mounting units correctly to prevent any further damage. When roof replacement is to commence, these units will need to be chaired, installed and flashed properly.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 151
Observation: Most vent pipes on roof were observed to be missing a rain cap for the vent pipe and/or needed flashing and sealant to be replaced as it was aging. In some cases, a bucket was used as a rain cap. This can be an issue down the road as the bucket will deteriorate and break down, causing pieces to break off and get stuck in the vent pipes.

Cause: Deferred maintenance.

Remedy: Replace outdated rain caps, flashing and sealant. Remove buckets and replace with appropriate rain cap to prevent damage.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 152
Observation: Most vent pipes on roof were observed to be missing a rain cap for the vent pipe and/or needed flashing and sealant to be replaced as it was aging. In some cases, a bucket was used as a rain cap. This can be an issue down the road as the bucket will deteriorate and break down, causing pieces to break off and get stuck in the vent pipes.

Cause: Deferred maintenance.

Remedy: Replace outdated rain caps, flashing and sealant. Remove buckets and replace with appropriate rain cap to prevent damage.

Determination: Roof Replacement required for LeakFREE Roof Certification

129180

Repairs

Image Number: 153
Observation: Evidence of previous repairs were observed at time of inspection.

Determination: Roof Replacement required for LeakFREE Roof Certification

TOC