



ROOF INSPECTION REPORT 2022

SAMPLE

12238 Emerson Drive, Brighton, MI 48116

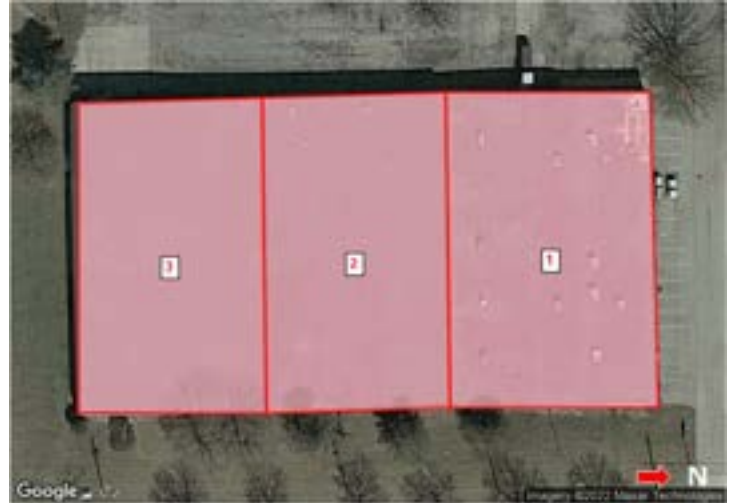
Bloom Roofing Systems, Inc.



SECTION 1 SUMMARY

|SECTION INFO

APPROXIMATE AREA:	28,000 SF
ROOF TYPE:	Adhered EPDM
ISULATION ASSEMBLY:	Mechanically Fastened Polyisocyanurate
DECK TYPE:	Metal
APPROXIMATE R VALUE:	15
MANUFACTURER:	Unknown
INSTALLATION DATE:	Unknown
WARRANTY STATUS:	Unknown
LIFE EXPECTANCY:	Needs Replacement
EQUIPMENT:	RTU's, Penetrations, HVAC



|CONDITION SUMMARY

The 60 mil fully adhered EPDM roof system was inspected and found to be in poor condition with no serviceable life left and should be budgeted for replacement.

While on site the technician came across the following deficiencies:

- Numerous areas of deep ponding water on this section due to low or no slope on the roof.
- Multiple failing field patches, failing corner patches, and failing penetration patches need to be replaced.
- Holes in the membrane that need to be repaired.
- At least 30% of this section is saturated with water.

Any repairs completed on this section will only slow a leak down until a new roof installation can be completed. Ponding water can have major negative consequences and cause major damage to the roof and your building. There are a total of 55 deficiencies throughout this section of the roof that need to be repaired or replaced. The deficiencies on this section were found to have likely water infiltration. The field of the roof system as well as the drains on this section were clear of debris.

|SHORT TERM RECOMMENDATIONS

- Repair 55 deficiencies
- Budget for replacement

|LONG TERM RECOMMENDATIONS

- Replace roof as soon as possible



ROOF OVERVIEW PHOTOS



30206 1-B-1 07/08/2022 12:56 RC



30206 1-B-2 07/08/2022 12:56 RC



30206 1-B-3 07/08/2022 12:57 RC



30206 1-B-4 07/08/2022 12:57 RC



30206 1-B-5 07/08/2022 12:57 RC



30206 1-B-6 07/08/2022 12:58 RC



DEFICIENCY PHOTOS



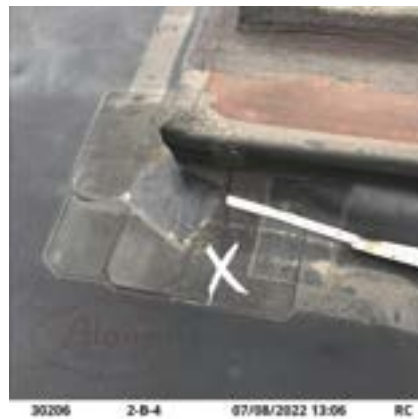
Large areas of ponding water due to lack of slope.



Lifting and open corner flashing



Deteriorated penetration flashing. Insulation is saturated with water around this penetration.



More open flashing



DEFICIENCY PHOTOS



30206 2-B-5 07/08/2022 13:08 RC

Failed pipe penetration flashing



30206 2-B-6 07/08/2022 13:11 RC

Open rain collar



30206 2-B-7 07/08/2022 13:13 RC

**4 failing patches around this unit
Roof is ponding 2" of water around this unit**



30206 2-B-8 07/08/2022 13:23 RC

Failed field patch



DEFICIENCY PHOTOS



30206 2-B-9 07/08/2022 13:28 RC

Split in field patch



30206 2-B-10 07/08/2022 13:29 RC

Hole in membrane



30206 2-B-11 07/08/2022 13:32 RC

Failed patch attempt



30206 2-B-12 07/08/2022 13:35 RC

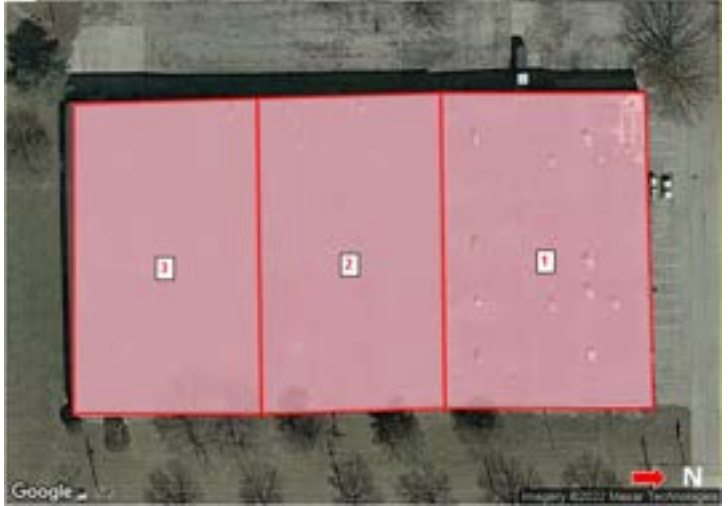
Failed field patch



SECTION 2 SUMMARY

|SECTION INFO

APPROXIMATE AREA:	25,765 SF
ROOF TYPE:	Adhered EPDM
INSULATION ASSEMBLY:	Mechanically Fastened Polyisocyanurate
DECK TYPE:	Metal
APPROXIMATE R VALUE:	20
MANUFACTURER:	Unknown
INSTALLATION DATE:	Unknown
WARRANTY STATUS:	Unknown
LIFE EXPECTANCY:	5 Years or More of Remaining Serviceable Life.
EQUIPMENT:	RTU's, Penetrations



|CONDITION SUMMARY

The 60 mil fully adhered EPDM roof system was inspected and found to be in good condition with a serviceable life of more than five years. The technician did not find any deficiencies on this section. There were no leaks reported or found at the time of inspection. The field of the roof system as well as the drains on this section were clear of debris.

|SHORT TERM RECOMMENDATIONS

- There are no current short-term recommendations.

|LONG TERM RECOMMENDATIONS

- Continue with regular BRSI roof inspections and maintenance to keep the roof system in the best serviceable condition and extend its serviceable life.



| ROOF OVERVIEW PHOTOS



30206 3-B-1 07/08/2022 12:50 RC



30206 3-B-2 07/08/2022 12:50 RC



30206 3-B-3 07/08/2022 12:51 RC



30206 3-B-4 07/08/2022 12:52 RC



30206 3-B-5 07/08/2022 12:52 RC



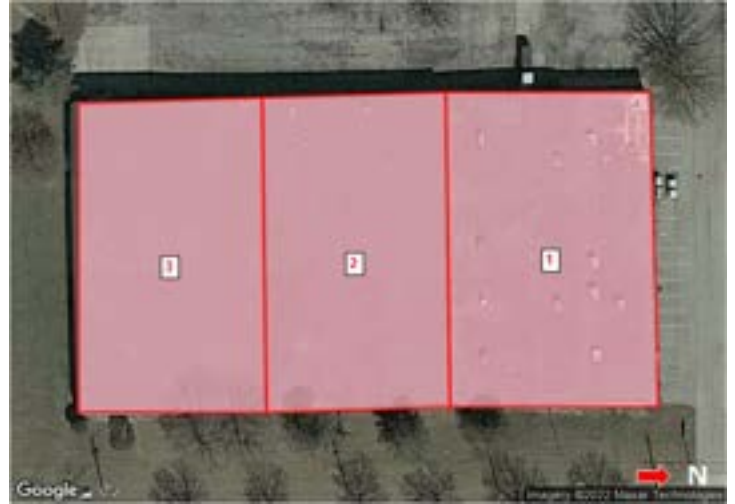
30206 3-B-6 07/08/2022 12:52 RC



SECTION 3 SUMMARY

|SECTION INFO

APPROXIMATE AREA:	25,000 SF
ROOF TYPE:	Adhered EPDM
ISULATION ASSEMBLY:	Mechanically Fastened Polyisocyanurate
DECK TYPE:	Metal
APPROXIMATE R VALUE:	20
MANUFACTURER:	Unknown
INSTALLATION DATE:	Unknown
WARRANTY STATUS:	Unknown
LIFE EXPECTANCY:	5 Years or More of Remaining Serviceable Life.
EQUIPMENT:	Drains



|CONDITION SUMMARY

The 60 mil fully adhered EPDM roof system was inspected and found to be in good condition with a serviceable life of more than five years. While on site the technician came across one deficiency: There are no drain baskets on any of the drains on this section. There are a total of four (4) drains that need to have the missing drain baskets replaced. There were no leaks reported or found at the time of inspection. The field of the roof system as well as the drains on this section were clear of debris.

|SHORT TERM RECOMMENDATIONS

- Replace four (4) missing drain baskets

|LONG TERM RECOMMENDATIONS

- Continue with regular BRSI roof inspections and maintenance to keep the roof system in the best serviceable condition and extend its serviceable life.



| ROOF OVERVIEW PHOTOS



30206 S-B-1 07/08/2022 12:44 RC



30206 S-B-2 07/08/2022 12:44 RC



30206 S-B-3 07/08/2022 12:44 RC



30206 S-B-4 07/08/2022 12:45 RC



DEFICIENCY PHOTOS



Missing drain basket



Missing drain basket



RECOMMENDED REPAIR SUMMARY & INVESTMENT

IMMEDIATE REPAIRS: Repair of 55 identified deficiencies on Section 1 and replacement of 4 missing drain baskets on Section 3.

Cost for Repairs Outlined Herein \$

PREVENTATIVE MAINTENANCE: Inspection of the roof assembly and other building components on or adjacent to the roof system, removal of minor debris from the field of the roof and any roof drains or gutters is recommended on an annual basis.

Cost for Preventative Maintenance per Year \$

**Note: Due to supply chain stressors, the material market is experiencing unprecedented shortages and significant price volatility. All proposals are subject to review for price & availability prior to contract execution.*

REPAIR AUTHORIZATION

12238 Emerson Drive, Brighton – 2022 INSPECTION REPAIRS

By signing this proposal, the pricing, scope of work and terms and conditions as outlined herein are accepted. Bloom Roofing Systems, Inc. is authorized to perform the work as specified. This agreement is subject to the terms and conditions on the following page.

Sample Customer

Authorized Amount Based on Option(s) Selected

Authorized Signature

Date

Printed Name

Title



TERMS AND CONDITIONS

Bloom Roofing Systems, Inc. (BRSI) will complete all work in a workmanlike manner according to standard practices.

If roof tear off is to be performed, BRSI shall not be responsible for damages caused by (a) water penetration into the building resulting from moisture contained or trapped in or under the existing roof surface which is released during tear-off, and (b) penetrations of dust, dirt or mold spores into the building resulting from the tear-off. BRSI shall not be responsible for damage from leaks through any area of the existing (present) roof surface where BRSI has not performed tear-off surface preparation work. BRSI will be responsible for any damages resulting from new rain water entering the building as a result of an improper seal off in the area we are working. BRSI will not be responsible for damaged drains and drain lines.

If roof membrane is installed over an existing system, BRSI shall have no responsibility for water penetration or mold growth that occurs as a result of moisture contained in the old, or former, roofing system.

If structures of any kind are to be added to and installed on the roof membrane after its application, such installation shall be entirely at the risk of the owner, unless BRSI is given reasonable notice in writing of the time and date of such installation and is permitted to supervise or conduct (at its option) the cutting and sealing of the roof membrane necessary for such installation. BRSI shall be paid on a time-and-material basis for such supervision or work. See manufacturer's warranty for requirements after warranty is delivery.

Owner represents there is no electrical conduit embedded within the existing roofing to be removed or attached directly to the underside or topside of the roof deck upon which BRSI will be installing the new roof. Owner will indemnify BRSI from any personal injury, damage, claim or expense because of the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to BRSI's personnel, and shall compensate BRSI for additional time and expense resulting from the presence of such materials and unsafe structures.

BRSI shall not be liable for any claims or damages arising from or related to deficiencies in roof drainage. It is the Customer's responsibility prior to commencement of reroofing to retain a licensed architect or mechanical engineer to determine and evaluate the drainage design and compliance with applicable plumbing codes, including potential need for additional drains, scuppers, or overflow drains. BRSI's work does not include evaluation of code compliance, existing drainage, proper location or size of roof drains, or adequacy of drainage. BRSI is not responsible for ponding.

Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. BRSI shall not be responsible for disturbance, damage, and cleanup, loss of use or loss to interior property that Customer did not remove or protect prior to commencement and during the course of roofing tear-off and reroofing operations. Customer shall notify tenants and building occupants of reroofing and the need to provide protection underneath areas being reroofed. Customer agrees to hold BRSI harmless from claims of tenants and occupants who were not so notified and did not provide protection.

BRSI will deliver, handle, store and install materials in accordance with the manufacturers' instructions. Copies of all product warranties will be provided to the Owner. BRSI may make substitution of materials only by written change order signed by the Owner.

Owner acknowledges and understands that, BRSI commences the work, new or additional problems may be uncovered that were not discovered by BRSI visual inspection. If such new or additional problems are discovered, the price and time to complete the repairs will be adjusted based upon the reasonable additional costs and time resulting from such problems.

BRSI will keep the project and surrounding area reasonably free from accumulation of waste materials or rubbish caused by the work. At completion of the work, BRSI will remove from and about the project all waste materials, rubbish, tools, construction equipment, machinery and surplus materials.

BRSI shall be responsible for the acts and omissions of all their employees and subcontractors, their agents and employees, and other persons performing work for BRSI.

"No asbestos containing materials are to be utilized as building components or brought onto the premises."

BRSI shall maintain Worker's Compensation Insurance in the limits required by state law and Comprehensive General Liability Insurance coverage in force for all of its operations under this contract.

BRSI shall take reasonable safety precautions with respect to its work and shall have responsibility for compliance of its equipment and employees with all applicable laws, ordinances, rules, regulations and orders of any public authority for the safety and health of persons on the job site.

Any disputes, claims and questions regarding the rights and obligations of the parties under the terms of this Agreement are subject to arbitration. Either party may make a demand for arbitration by filing such demand in writing with the other party within thirty (30) days after the dispute first arises. Thereafter, arbitration shall be conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect.

If arbitration is necessary, each party agrees to pay its own legal fees and half of the fees of the arbitrator and the American Arbitration Association. A lien will be filed on all jobs where payment is past due. To the extent permitted by law, Owner shall defend, indemnify and hold BRSI harmless from any and all penalties, actions, liabilities, costs expenses and damages arising from or related to the presence of (a) asbestos or similar hazardous materials or (b) mold of such type or in such quantity as to require remediation (hereafter "potentially harmful materials") at this work site, including without limitation, installation, disturbance or removal of any product containing potentially harmful materials or violation of government regulations relating to such potentially harmful materials. Owner grants BRSI waiver of subrogation. Any alteration to, or deviation from, this Agreement involving extra work will require a written agreement and will be performed for an additional fee.