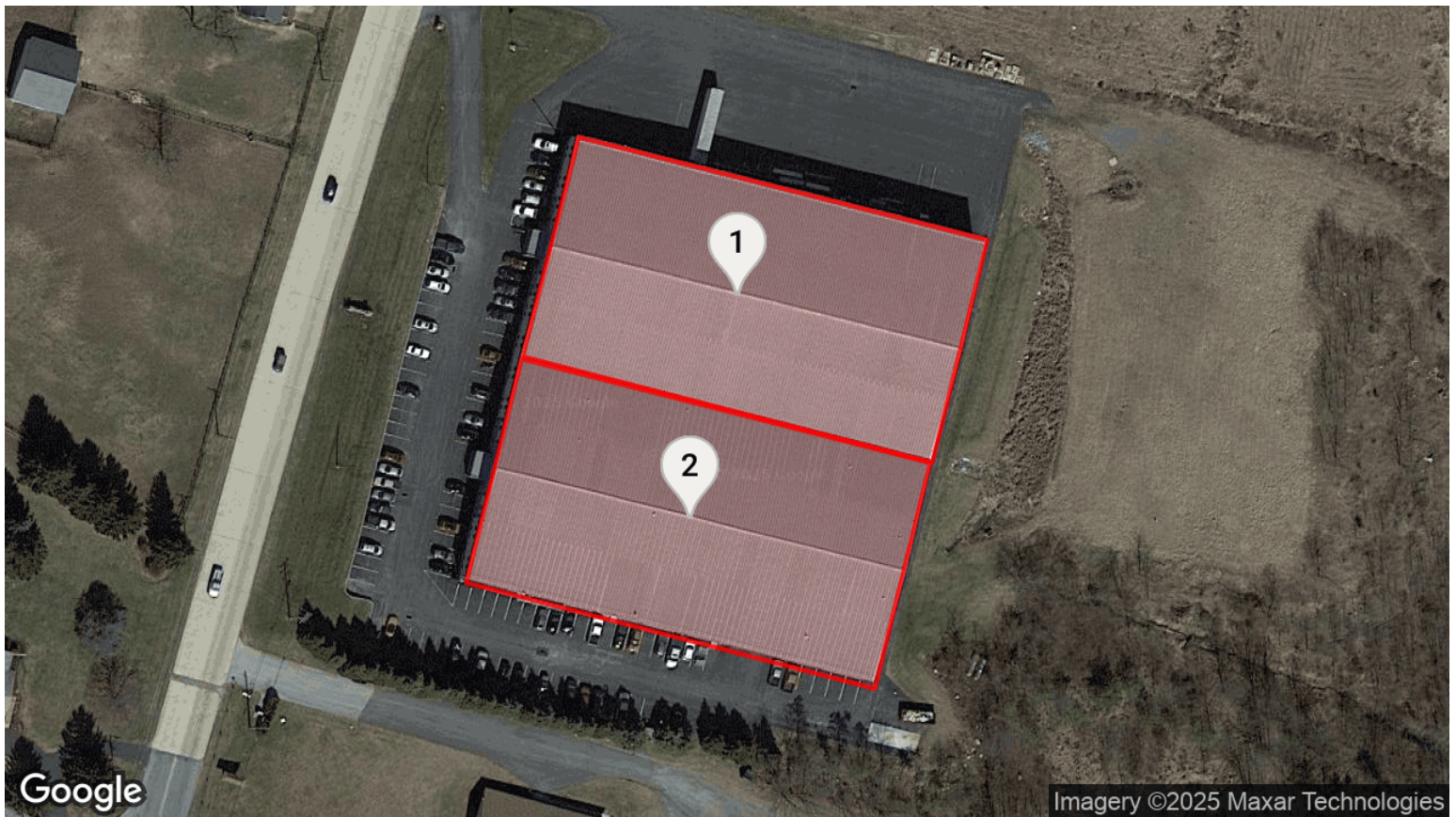




MOSER
ROOFING SOLUTIONS
- COMMERCIAL ROOFING PROFESSIONALS -

Inspection Report



Prepared For:

Moser Roofing (Test Property)
Metal Roof Sample
595 Range End Rd
Dillsburg, PA 17019



MOSER
ROOFING SOLUTIONS

(717) 690-2581

MoserRoofingSolutions.com

Moser Roofing (Test Property)
Metal Roof Sample
595 Range End Rd
Dillsburg, PA 17019

Site Overview

Total Sections: 2
Total Sq/Ft: 85,494



Map	Section Name	Sq/Ft	Grade
1	Section 1	42,419	C
2	Section 2	43,075	C

Moser Roofing (Test Property)
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595 Range End Rd
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Section Overview

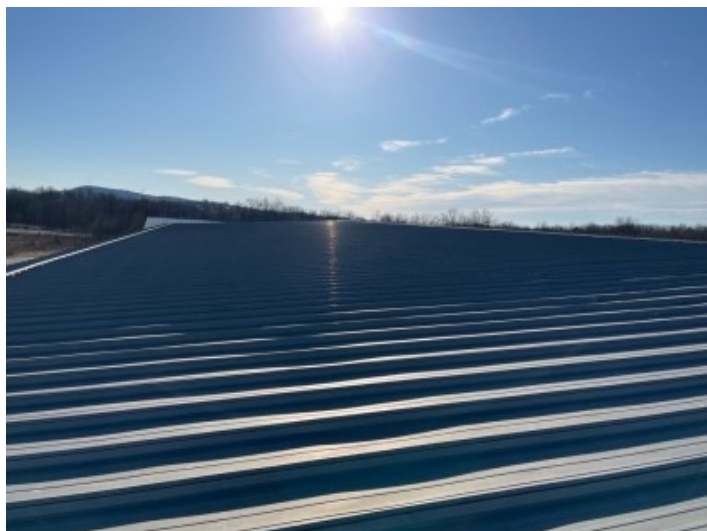
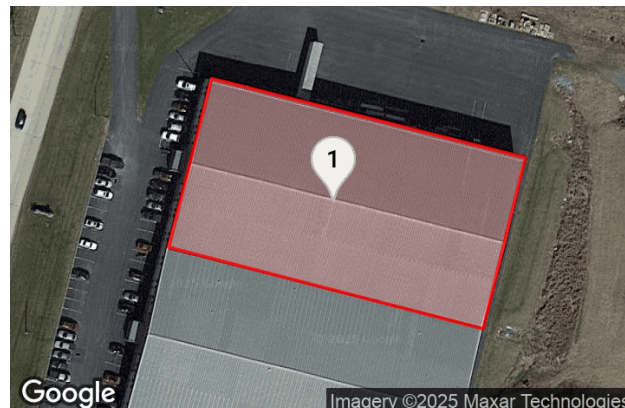
Section: Section 1

Size: 42,419

Overall Grade: C

Inspection Date:

Inspected By:



Moser Roofing (Test Property)
Metal Roof Sample
595 Range End Rd
Dillsburg, PA 17019

Observations

Section: Section 1

Size: 42,419

Overall Grade: C

Inspection Date:

Inspected By:



Deficiencies

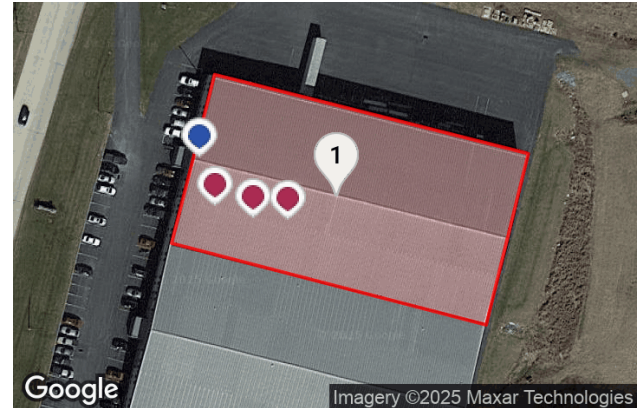
Section: Section 1

Size: 42,419

Overall Grade: C

Inspection Date:

Inspected By:



Coating Deficiency/Seam Sealing (Emergency)

Quantity: 2 LF

Deficiency:

2 LF of seams have failed and are open.

Corrective Action:

Clean the roof area to ensure proper coating adhesion.
Apply three course repair using white silicone coating embedded with reinforcing fabric.



Remedial Seam Sealing

Quantity: 32 LF

Deficiency:

32 LF of seams are showing signs of failure but are not yet open.

Corrective Action:

Clean the roof area to ensure proper coating adhesion.
Apply three course repair using white silicone coating embedded with reinforcing fabric.

Summary

Section: Section 1
Size: 42,419
Overall Grade: C

Inspection Date:
Inspected By:



Condition Summary

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

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

Estimated Replace:

Recommendations:

Roof condition is "Fair". The roof is either older with age-related conditions developing or it is a younger roof that is not performing as well as would be expected for its age. We recommend making all emergency repairs immediately and budgeting for remedial repairs.

The deficiencies listed in this report were those present and observed during our inspection, but it is not a guarantee that there are no other deficiencies in the roof system that were either not present or observed at the time of our inspection. Additional leaks beyond the original repair scope to be repaired at time and material rates.

Moser Roofing (Test Property)
Metal Roof Sample
595 Range End Rd
Dillsburg, PA 17019

Section Overview

Section: Section 2

Size: 43,075

Overall Grade: C

Inspection Date:

Inspected By:



Deficiencies

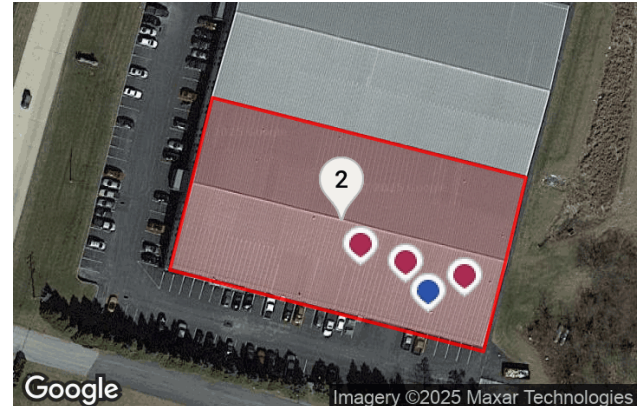
Section: Section 2

Size: 43,075

Overall Grade: C

Inspection Date:

Inspected By:



Coating Deficiency/Seam Sealing (Emergency)

Quantity: 6 LF

Deficiency:

6 LF of seams have failed and are open.

Corrective Action:

Clean the roof area to ensure proper coating adhesion.

Apply three course repair using white silicone coating embedded with reinforcing fabric.



Remedial Seam Sealing

Quantity: 44 LF

Deficiency:

44 LF of seams are showing signs of failure but are not yet open. This is in an active leak area.

Corrective Action:

Clean the roof area to ensure proper coating adhesion.

Apply three course repair using white silicone coating embedded with reinforcing fabric.



Summary

Section: Section 2
Size: 43,075
Overall Grade: C

Inspection Date:
Inspected By:



Condition Summary

Membrane:	C
Flashings:	C
Sheet Metal:	C
<hr/>	
Overall:	C

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

Estimated Replace:

Recommendations:

Roof condition is "Fair". The roof is either older with age-related conditions developing or it is a younger roof that is not performing as well as would be expected for its age. We recommend making all emergency repairs immediately and budgeting for remedial repairs.

The deficiencies listed in this report were those present and observed during our inspection, but it is not a guarantee that there are no other deficiencies in the roof system that were either not present or observed at the time of our inspection. Additional leaks beyond the original repair scope to be repaired at time and material rates.

Description	Amount
_____ Emergency	\$280.00
_____ Proactive	\$2,660.00

Terms and Conditions

COSTARS CONTRACT NUMBER: 008-E22-889

VENDOR NUMBER: 549059

Terms and Conditions:

1. This proposal may be withdrawn by Moser Roofing Solutions, LLC if not accepted by the owner or agent within 15 days.
2. Moser Roofing Solutions, LLC will maintain safe work environment as required by OSHA and will clean and dispose of any and all work-related debris, unless otherwise specified in the scope of work listed on previous page. All work will be completed in accordance with generally accepted trade organization and industry guidelines.
3. Moser Roofing Solutions, LLC will provide all necessary permits and handle all inspections that are required in order to comply with the building codes for the specific municipality in which the work is performed. Permit fee(s) invoiced extra at cost.
4. Moser Roofing Solutions, LLC reserves the right to hold on-site meeting(s) determining any work-related concerns. Representatives of both the Owner and of Moser Roofing Solutions, LLC may be needed on-site for this meeting.
5. Moser Roofing Solutions, LLC shall not be held liable for any of the following conditions in performing roof services pertaining to the scope of this proposal: indirect, special, incidental, punitive or consequential damages, including but not limited to building structure, contents, or health problems, attributable to past, present, or future water intrusion and associated algae, fungus, mildew, or mold presence.
6. Any alteration from the specifications listed in the scope of work will only be performed upon written change orders specifying any extra price/charge over the original proposal amount.
7. Any delays beyond our control, including but not limited to strikes, accidents, or weather may affect this proposal agreement and the performance of the scope of work.
8. All material is guaranteed to be as specified in the scope of work. However, the material supply market can be unstable, and as a result Moser Roofing Solutions, LLC cannot be held responsible for price increases beyond our control on said materials if a price increase occurs. For this reason, the price listed in this proposal is good for 15 days and may be withdrawn or modified if not accepted within this time frame.



9. Owner is to carry fire, tornado, and any other necessary insurance. Moser Roofing Solutions, LLC carries all necessary Worker's Compensation and General Liability Insurance. A Certificate of Insurance will be provided to the owner upon request.

10. Moser Roofing Solutions, LLC will submit invoice(s) to coincide with the payment terms as stated below. Payment of invoice balance is considered due and payable upon invoice submittal. Any event of non-payment by the owner or agent, in part or in full, may result in legal action against the owner, and Moser Roofing Solutions, LLC. shall be entitled to recover any reasonable attorney's fees incurred in collecting said payment.

11. Nature of Work. Moser Roofing Solutions, LLC ("MRS") shall furnish the labor and material necessary to perform the work described herein or in the referenced contract documents. MRS does not provide design, engineering, consulting or architectural services. It is the Owner's responsibility to retain a licensed architect or engineer to determine proper design and code compliance, including a determination as to whether and what type of a vapor or air retarder is needed. If plans, specifications or other design documents have been furnished to MRS, Customer warrants that they are sufficient and conform to all applicable laws and building codes. MRS is not responsible for any loss, damage or expense due to defects in plans or specifications or building code violations unless such damage results from a deviation by MRS from what is specified. MRS is not responsible for condensation, moisture migration from the building interior or other building components, location or size of roof drains, adequacy of drainage, ponding on the roof, structural conditions or the properties of the roof deck or substrate on which MRS's roofing work is installed.

12. Deck. Customer warrants that structures on which MRS is to work are in sound condition and capable of withstanding roofing construction, equipment and operations. MRS's commencement of roof installation indicates only that MRS has visually inspected the surface of the roof deck for visible defects. MRS is not responsible for the structural sufficiency, quality of construction (including compliance with FMG criteria), undulations, fastening or moisture content of the roof deck or other trades' work or design and their effect on the roof.

13. Concrete Decks. In the event that roofing is to be installed over a concrete or other wet deck or substrate, the determination as to when the concrete or wet substrate is sufficiently cured and dried so that roofing materials can be installed without potential future adverse effect shall be made by the General Contractor in consultation with the concrete subcontractor, concrete manufacturer and design professional. MRS is not responsible to test or assess moisture content of the deck or substrate.

14. Asbestos and Toxic Materials. This proposal is based on MRS's not coming into contact with asbestos-containing or toxic materials ("ACM"). MRS is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of ACM. MRS shall be compensated for additional expenses resulting from the presence of ACM. Customer agrees to indemnify MRS from and against any liability, damages, losses, claims, demands or citations arising out of the presence of ACM.

15. Payment. Unless stated otherwise in this proposal, Customer shall pay the contract price plus any additional charges for changed or extra work within ten (10) days of substantial completion of the Work. If completion of the Work extends beyond one month, Customer shall make monthly progress payments to MRS by or before the fifth (5th) day of each month for the value of Work completed during the preceding month, plus the value of materials suitably stored for the project. All sums not paid when due shall earn interest at the rate of 1-1/2% per month. MRS shall be entitled to recover from Customer all



costs of collection incurred by MRS, including attorney's fees, resulting from Customer's failure to make proper payment when due. MRS's entitlement to payment is not dependent upon criteria promulgated by Factory Mutual Global, including wind uplift testing.

16. Right to Stop Work. The failure of Customer to make proper payment to MRS when due shall, in addition to all other rights, constitute a material breach of contract and shall entitle MRS, at its discretion, to suspend all work and shipments, including furnishing warranty, until full payment is made. The time period in which MRS shall perform the work shall be extended for a period equal to the period during which the Work was suspended, and the contract sum to be paid MRS shall be increased by the amount of MRS's reasonable costs of shut-down, delay and start-up.

17. Insurance. MRS shall carry worker's compensation, automobile and commercial general liability (bodily injury and property damage) insurance. MRS will furnish a Certificate of Insurance, evidencing the types and amounts of its coverages, upon request. Customer shall purchase and maintain builder's risk and property insurance, including the labor and materials furnished by MRS, covering fire, extended coverage, malicious mischief, vandalism and theft on the premises to protect against loss or damage to material and equipment and partially completed work until the job is completed and accepted. Moneys owed to MRS shall not be withheld by reason of any damage or claim against MRS covered by liability or property damage insurance maintained by MRS or claims covered under builder's risk insurance.

18. Additional Insured. If Customer requires and MRS agrees to name Customer or others as additional insureds on MRS's liability insurance policy, Customer and MRS agree that the naming of Customer or others as additional insureds is intended to apply to claims made against the additional insured to the extent the claim is due to the negligence of MRS and is not intended to make MRS's insurer liable for claims that are due to the fault of the additional insured.

19. Interior Protection. Customer acknowledges that re-roofing of an existing building may cause disturbance, falling of materials attached to the underside of the deck, dust or debris to fall into the interior. Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. MRS shall not be responsible for disturbance, falling of materials attached to the underside of the deck, damage, clean up or loss to interior property that Customer did not remove or protect prior to commencement of roofing. Customer shall notify occupants of re-roofing and the need to provide protection underneath areas being re-roofed. Customer agrees to hold MRS harmless from claims of occupants who were not so notified and did not provide protection.

20. Deck Repairs. Any work required to replace rotten or missing wood or deteriorated decking shall be done on a labor and material or unit price basis as an extra unless specifically included in the scope of work.

21. Damages and Delays. MRS will not be responsible for damage done to MRS's work by others, including damage to temporary tieoffs. Any repairing of the same by MRS will be charged as an extra. MRS shall not be liable for liquidated or delay damages due to a delay in completion of the Project unless the delay was caused by MRS. MRS shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, accidents, snow, fire, weather, vandalism, regulation, strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor. In the event of these occurrences, MRS's time for performance under this proposal shall be extended for a time sufficient to permit completion of the Work.



22. Roof Projections. MRS will flash roof projections that are in place prior to installation of roofing or shown on the architectural plans provided to MRS. Penetrations not shown on the plans provided to MRS prior to submittal of this proposal or required after installation of roofing shall be considered an order for extra work, and MRS shall be compensated at its customary time and material rates for additional expense resulting from additional penetrations.

23. Tolerances. All labor and materials shall be furnished in accordance with normal industry standards and industry tolerances for uniformity, color, variation, thickness, size, weight, finish and texture. Specified quantities are intended to represent an average over the entire roof area.

24. Wind Loads or Uplift Pressures. Design Professional is responsible to design the work to be in compliance with applicable codes and regulations and to specify or show the work that is to be performed. MRS is not responsible for design, including calculation or verification of wind-load design. To the extent minimum wind loads or uplift pressures are required, MRS's bid is based solely on manufacturer's printed test results. MRS itself makes no representation regarding wind uplift capacity and assumes no liability for wind uplift.

25. Fumes and Emissions. Customer acknowledges that odors and emissions from roofing products will be released as part of the roofing operations to be performed by MRS. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customer is aware that roofing products emit fumes, vapors and odors during the application process. Some people are more sensitive to these emissions than others. Customer shall hold MRS harmless from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.

26. Material Cost Escalation. Steel products, asphalt, polyisocyanurate and other roofing products are sometimes subject to unusual price volatility due to conditions that are beyond the control or anticipation of MRS. If there is a substantial increase in these or other roofing products between the date of this proposal and the time when the work is to be performed, the amount of the contract may be increased to reflect the additional cost to the roofing MRS, upon submittal of written documentation and advance notice.

27. Backcharges. No backcharges or claims for payment of services rendered or materials and equipment furnished by Customer to MRS shall be valid unless previously authorized in writing by MRS and unless written notice is given to MRS within five (5) days of the event, act or omission which is the basis of the backcharge.

28. Safety. Owner warrants there will be no live power lines on or near the roof servicing the building where MRS will be working and that Owner will turn off any such power supplies to avoid an electrocution risk to MRS's employees. MRS's price is based upon there not being electrical conduit or other materials embedded within the roof assembly or attached directly to the underside or topside of the roof deck upon which MRS will be installing the new roof. Owner will indemnify MRS from personal injury and other claims and expenses if Owner fails to turn-off power so as to avoid injury to MRS's personnel or resulting from the presence of concealed electrical conduit and live electrical power. MRS is not responsible for costs of repair or damages, including disruption of service, resulting from damage to undisclosed or concealed electrical or other utility lines. Owner shall shut down roof located electronic equipment that emits or receives radio frequency waves while roofing contractor is to be working on the roof so that roofing personnel will not be subject to radio frequency waves or electromagnetic radiation



while working on the roof and shall indemnify and hold MRS and its personnel harmless from any personal injury claims resulting from a failure by Owner to do so. MRS is not responsible for the safety of persons on the roof other than its own employees. Owner and general contractor agree to indemnify and hold MRS harmless, including attorney's fees, from claims for personal injury by persons or entities whom owner or general contractor have allowed or authorized to be on the roof.

29. Availability of Site. MRS shall be provided with direct access to the work site for the passage of trucks and materials and direct access to the roof. MRS shall not be required to begin work until underlying areas are ready and acceptable to receive MRS's work and sufficient areas of roof deck are clear and available and free from snow, water or debris to allow for continuous full operation. The expense of any extra trips by MRS to and from the job as a result of the job not being ready for the Work after MRS has been notified to proceed will be charged as an extra.

30. Warranty. MRS's work will be warranted by MRS in accordance with its standard warranty, which is made a part of this proposal and contract and incorporated by reference. A facsimile of MRS's standard warranty is attached or, if not, will be furnished upon request. MRS SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. The acceptance of this proposal by the Customer signifies his agreement that this warranty shall be and is the exclusive remedy against MRS. A manufacturer's warranty shall be furnished to Customer if a manufacturer's warranty is called for on the face of this proposal. It is expressly agreed that in the event of alleged defects in the materials furnished pursuant to this contract, Customer shall have recourse only against the manufacturer of such material.

31. Existing Conditions. MRS is not responsible for leakage through the existing roof or other portions of the building that have not yet been reroofed by MRS.

33. Mold. MRS and Owner are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Owner will make periodic inspections for signs of water intrusion and act promptly including prompt notice to MRS if Owner believes there are roof leaks, to correct the condition. Upon receiving notice, MRS will make roof repairs. The Owner is responsible for monitoring any leak areas and for indoor air quality. MRS is not responsible for indoor air quality. Owner shall hold harmless and indemnify MRS from claims due to indoor air quality and resulting from a failure by Owner to maintain the building in a manner to avoid growth of mold. Customer agrees to indemnify and hold harmless MRS from claims brought by tenants and third parties arising from mold growth.

34. Material References. MRS is not responsible for the actual verification of technical specifications of product manufacturers; i.e., Rvalue or ASTM or UL compliance, but rather the materials used are represented as such by the material manufacturer.

35. Oil-canning. Metal roofing and especially lengthy flat-span sheet-metal panels often will exhibit waviness, commonly referred to as "oil-canning." The degree of oil-canning and the appearance of the panels will vary depending on factor such as the length and color of the panels, alloy, gauge, galvanizing process, substrate condition, and exposure to sunlight. Oil-canning pertains to aesthetics and not the performance of the panels and is not controlled by the roofing MRS. The type of metal roofing panels specified can affect the degree of oil-canning. MRS is not responsible for oil-canning or aesthetics. Oil-canning shall not be grounds to withhold payment or reject panels of the type specified.

36. Dispute Resolution. If a dispute shall arise between MRS and Customer with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, MRS and Customer will seek to mediate the dispute. If mediation is not successful, arbitration shall be administered by and conducted



in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association unless the parties mutually agree otherwise. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. Any legal claim against MRS alleging any breach of this contract or negligence by MRS must be initiated no later than two (2) years after MRS performed the roofing installation covered by this contract. Collection matters may be processed through litigation or arbitration at the discretion of MRS.

37. Price Volatility. Asphalt products, polyisocyanurate insulation, adhesives, steel products and other roofing products are sometimes subject to unusual and severe price volatility and availability due to circumstances that are beyond the control of the roofing contractor. If there is a substantial increase in these or other roofing products between the date of this proposal and the time when the work is to be performed, the amount of this proposal/contract may be increased to reflect the additional cost to obtain the materials, upon submittal of written documentation and advance notice to Customer.

38. Force Majeure – Coronavirus (COVID-19) The parties acknowledge that the potential effects of the global outbreak of coronavirus (COVID-19) on the construction industry and the performance of construction projects are not yet fully known and are beyond the control of the parties. The effects of this outbreak may adversely affect Moser Roofing Solutions, LLC workforce, the supply chain for materials, the delivery of materials and/or otherwise adversely affect our ability to perform as planned, causing delays in the prosecution and completion of the work and the project. The parties agree that delays resulting from the effects of the coronavirus are beyond the control of the parties and Moser Roofing Solutions, LLC's will be granted a reasonable extension of time and a potential equitable adjustment if such delays occur.

39. Force Majeure – General (including Coronavirus) If Moser Roofing Solutions, LLC is delayed in the commencement or prosecution of the work for reasons beyond our control, Moser Roofing Solutions, LLC shall be granted reasonable additional time and a potential equitable adjustment. Causes beyond our control include effects resulting from the coronavirus pandemic, quarantines, disruption in supply chains, unusual delay in materials or equipment, adverse weather conditions, unavoidable casualties, flood, fire and changes in the Work.

40. If you choose to pay by credit card, please add 3% to the total.

Work Authorization

I hereby authorize the work indicated in this document. I understand the minimum cost per service work order is \$500.



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Signature: _____ Date: _____

Printed Name: _____ PO#: _____



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