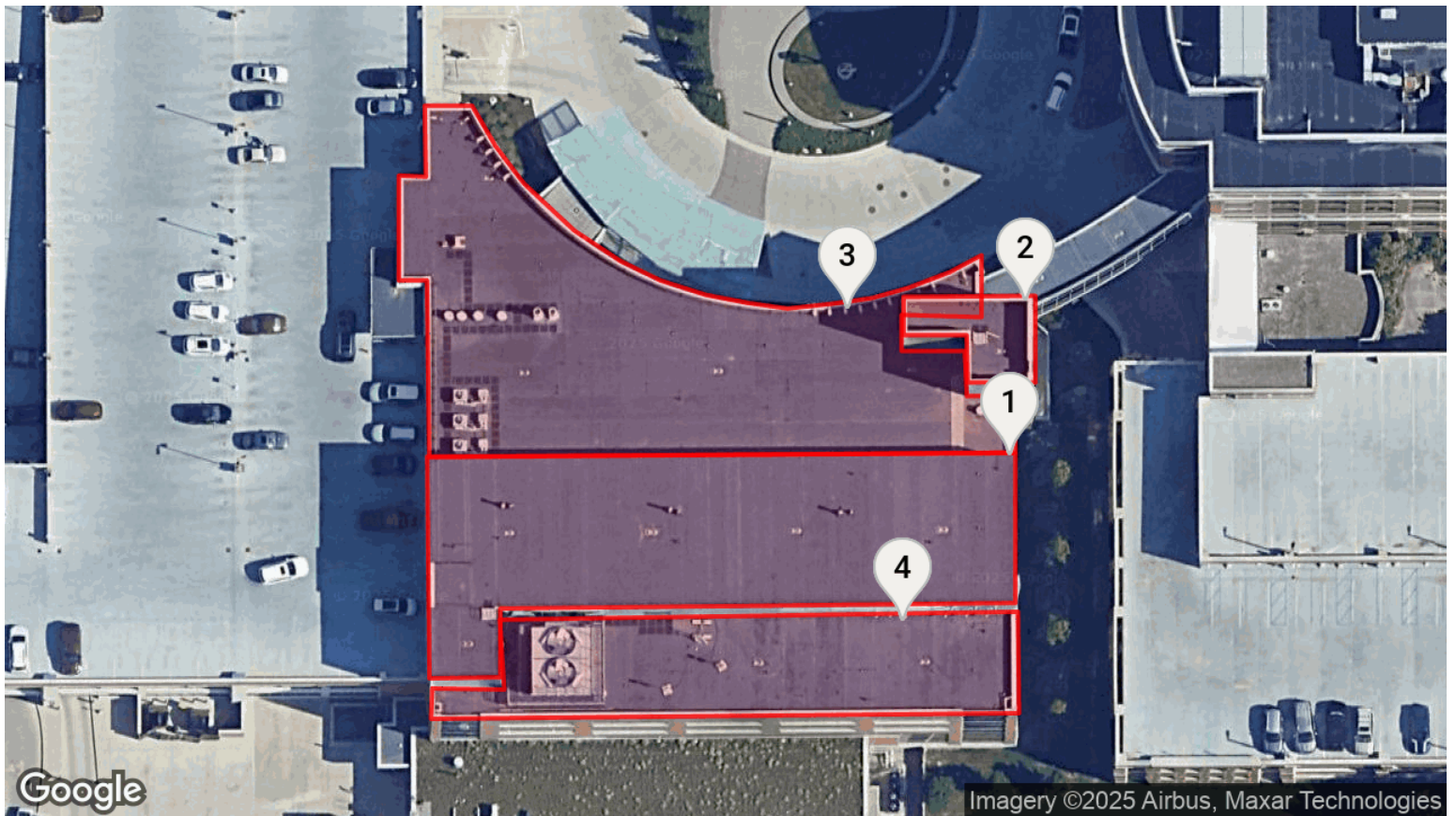




**MOSER**  
ROOFING SOLUTIONS  
- COMMERCIAL ROOFING PROFESSIONALS -

# Inspection Report



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**Prepared For:**  
SAMPLE EPDM

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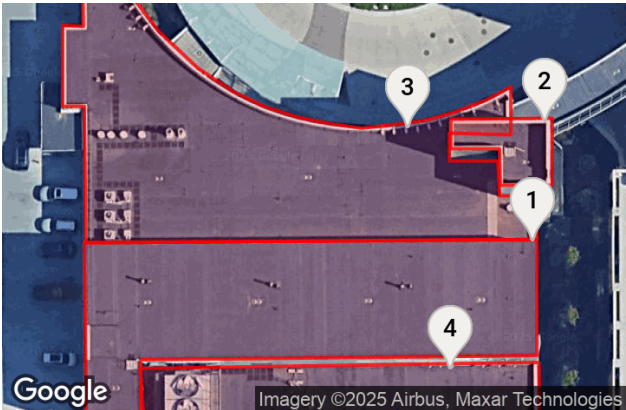
**MOSER**  
ROOFING SOLUTIONS

(717) 690-2581

MoserRoofingSolutions.com

Site Overview

Total Sections: 4  
Total Sq/Ft: 27,571



Map	Section Name	Sq/Ft	Grade
1	Section 1	9,563	B
2	Section 2	851	B-
3	Section 3	11,680	D
4	Section 4	5,477	C



## Section Overview

**Section:** Section 1

**Size:** 9,563

**Overall Grade:** B

**Inspection Date:**

**Inspected By:**



**Deficiencies****Section:** Section 1**Size:** 9,563**Overall Grade:** B**Inspection Date:****Inspected By:****Open Seams - 6" Flashing (Emergency)**

Quantity: 1 LF

**Deficiency:**

1 LF of seams have failed and are open.

**Corrective Action:**

Clean and prime the area to ensure proper adhesion of new flashings. Apply 6" flashings to the area and apply lap seal to the entire patch.

**Open Seams - 9" Flashing (Emergency)**

Quantity: 4 LF

**Deficiency:**

4 LF of seams have failed and are open.

**Corrective Action:**

Clean and prime the area to ensure proper adhesion of new flashings. Apply 9" flashings to the area and apply lap seal to the entire patch.



## Summary

**Section:** Section 1

**Size:** 9,563

**Overall Grade:** B

**Inspection Date:**

**Inspected By:**



## Condition Summary

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

- 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 is in "Good" condition but may have need for minor preventative maintenance. 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.

## Section Overview

**Section:** Section 2

**Size:** 851

**Overall Grade:** B-

**Inspection Date:**

**Inspected By:**



**Deficiencies****Section:** Section 2**Size:** 851**Overall Grade:** B-**Inspection Date:****Inspected By:****Open Seams - 9" Flashing (Emergency)**

Quantity: 1 LF

**Deficiency:**

1 LF of seams have failed and are open.

**Corrective Action:**

Clean and prime the area to ensure proper adhesion of new flashings. Apply 9" flashings to the area and apply lap seal to the entire patch.

**Open Seams - 9" Flashing (Emergency)**

Quantity: 8 LF

**Deficiency:**

8 LF of seams have failed and are open.

**Corrective Action:**

Clean and prime the area to ensure proper adhesion of new flashings. Apply 9" flashings to the area and apply lap seal to the entire patch.

Summary

Section: Section 2  
Size: 851  
Overall Grade: B-

Inspection Date:  
Inspected By:



Condition Summary

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

- 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 is in "Good" condition but may have need for minor preventative maintenance. 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.



## Section Overview

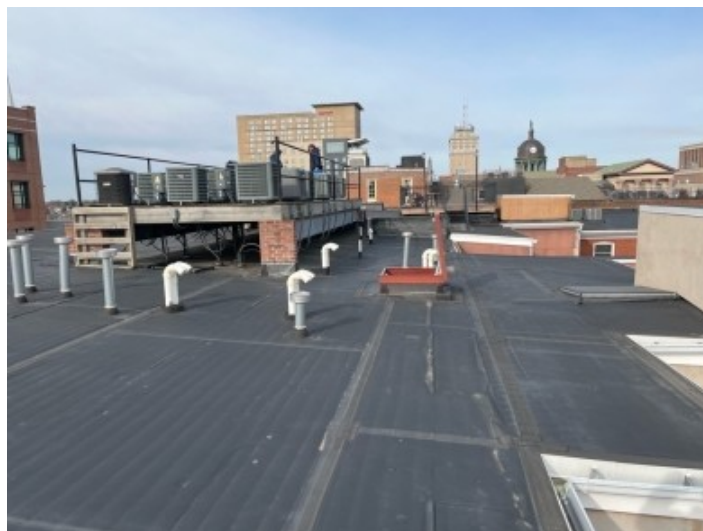
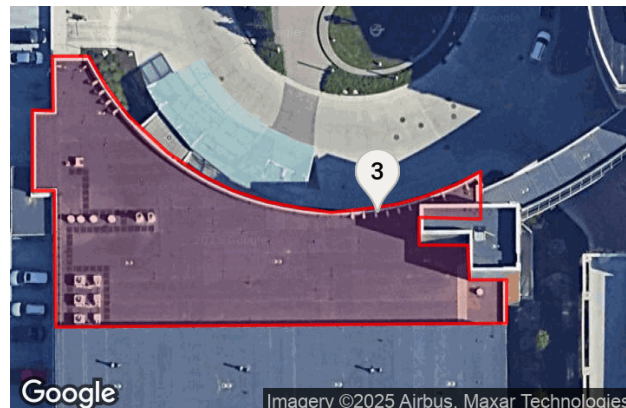
**Section:** Section 3

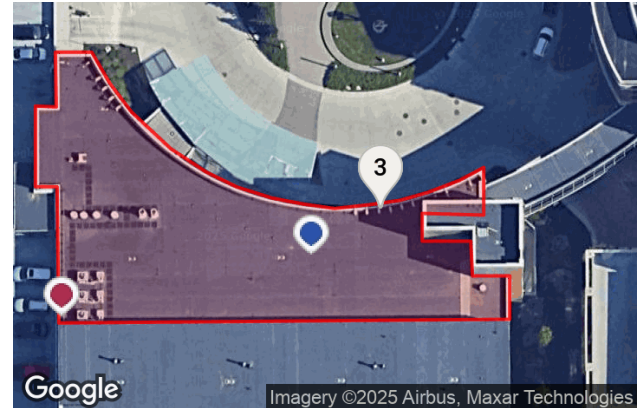
**Size:** 11,680

**Overall Grade:** D

**Inspection Date:**

**Inspected By:**



**Deficiencies****Section:** Section 3**Size:** 11,680**Overall Grade:** D**Inspection Date:****Inspected By:****Open Seams - 6" Flashing (Emergency)**

Quantity: 1 LF

**Deficiency:**

1 LF of seams have failed and are open.

**Corrective Action:**

Clean and prime the area to ensure proper adhesion of new flashings. Apply 6" flashings to the area and apply lap seal to the entire patch.

**Delaminated Membrane**

Quantity: 7 LF

**Deficiency:**

The membrane has delaminated from the insulation it was originally adhered to and is at risk for complete failure and blowing off.

**Corrective Action:**

Install batten bar mechanically fastened over area of membrane that has delaminated and seal with flashing.

## Summary

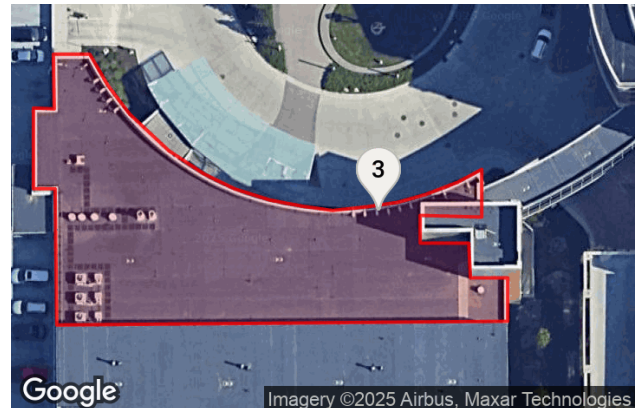
**Section:** Section 3

**Size:** 11,680

**Overall Grade:** D

**Inspection Date:**

**Inspected By:**



## Condition Summary

Membrane:	D
Flashings:	D-
Sheet Metal:	C-
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Overall:	D

- 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 "Poor". The roof is either at or nearing the end of its service life or is a roof with significant deficiencies present. Carefully selected preventative maintenance may help cost effectively extend the life of this roof and reduce unnecessary leaking, or it may not. 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.



## Section Overview

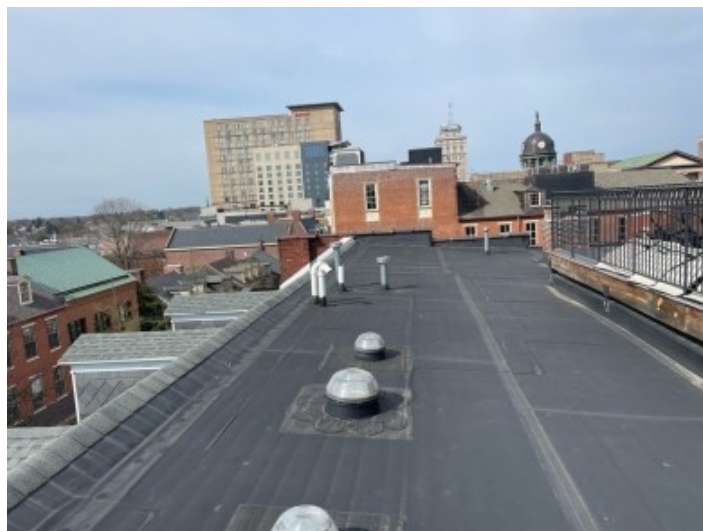
**Section:** Section 4

**Size:** 5,477

**Overall Grade:** C

**Inspection Date:**

**Inspected By:**





**Deficiencies****Section:** Section 4**Size:** 5,477**Overall Grade:** C**Inspection Date:****Inspected By:**

1

**Open Seams - 9" Flashing (Emergency)**

Quantity: 1 LF

**Deficiency:**

1 LF of seams have failed and are open.

**Corrective Action:**

Clean and prime the area to ensure proper adhesion of new flashings. Apply 9" flashings to the area and apply lap seal to the entire patch.



2

**Open Seams - 9" Flashing (Emergency)**

Quantity: 2 LF

**Deficiency:**

2 LF of seams have failed and are open.

**Corrective Action:**

Clean and prime the area to ensure proper adhesion of new flashings. Apply 9" flashings to the area and apply lap seal to the entire patch.

Summary

Section: Section 4  
Size: 5,477  
Overall Grade: C

Inspection Date:  
Inspected By:



Condition Summary

Membrane:	C
Flashings:	D
Sheet Metal:	B-
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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.