

Rhoden Roofing, LLC

RoofCare Audit

Inspection report for [Property Address]
Conducted by [Tech Name] on [Date]



Summary of Roof Condition

Roof Overview

The roof system at the above address consists of three connected sections, totaling approximately 6,150 square feet. The perimeter measures 527 feet, which includes parapet walls and roof system joiner walls. The current system is a TPO (Thermoplastic Polyolefin) membrane, which appears to have been installed as a layover on an existing tar roof system. The full assembly includes the TPO membrane over a tar system, installed on 2" wood fiberboard insulation over a metal deck.



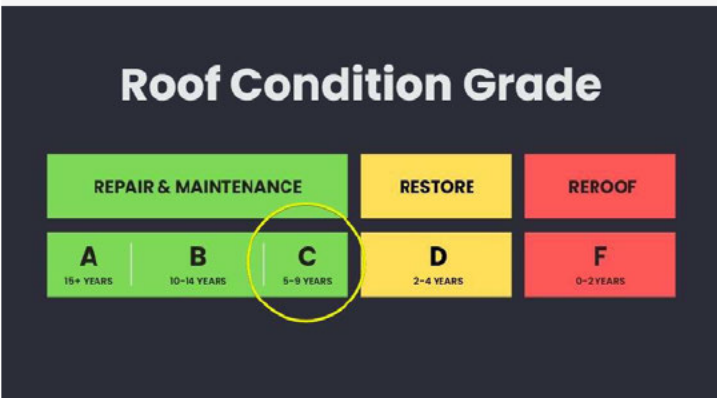
1

Front of the building.



2

This roof is within the Repair & Maintenance range. With continued maintenance, its service life can be preserved for approximately five more years.



Existing Components & Count

Roof Type: TPO laid over tar system.

Roof Area: 4,725 sq. ft. (47 sq.)

Roof Perimeter Area: 1,600 sq. ft. (16 sq.)

Average Wall Height: 3 ft.

Walls Area: 16 sq.

Roof Access: Roof is accessible with a 24-foot ladder.

Roof Height: 20 feet

Type of Decking: Metal.

Depth to Deck: 3.5 inches

of Layers: Two

HVAC

- **# of HVAC Units:** Two
- **Size of Units:** 4x4' | 3x2'
- **# of AC on Blocks:** One

Pitch Pockets

- **# of Pitch Pockets:** Two

Pipe Penetrations

- **# of 2" Pipes:** Two
- **# of 3" Pipes:** One
- **# of Cast Iron Pipes:** Zero
- **# of Special Pipes:** One 8" Heater Flue with Pipe Wrap | One 5" Heater Flue with Pipe Wrap
- **# of Split Boots:** Zero

Mechanical Lines & Gas Pipes

- **# of Lines:** Zero.

Drains - All drainage provided by through-wall scuppers.

- **# of Drains:**
- **Size of Drains:**
- **Internal or External Drains:**

Scuppers

- **# of Scuppers:** Four
- **Size:** Refer to Roof Drawing

Collector Heads

- **# of Collector Heads:** 3
- **Size:** Refer to Roof Drawing

Gutters

- **Lineal Feet:** 0
- **Size:** N/A

Downspouts

- **# of Downspouts:** 4
- **Lineal Feet:** 54 lineal feet
- **Size:** 3x4"

Coping Caps

- **Lineal Feet:** 212ft.
- **Size:** 3" x 8.75" x 3" -- Refer to roof drawing.

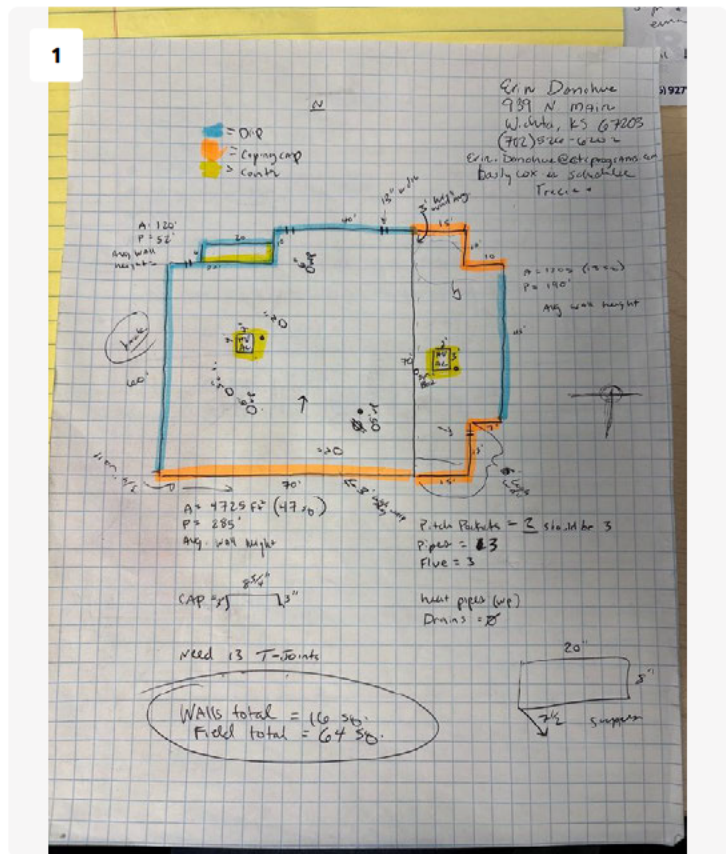
Drip Edge

- **Lineal Feet:** 211 ft.
- **Size:** Refer to roof drawing.



1

[Property Address] Roof Drawing



Full Photo Report

EXAMPLE USE ONLY

The full roof audit contains 60+ photos documenting the condition of various roof components, seams, perimeter edges, and damages found on the roof.

Below are three examples.



1



Collector head is full of debris, preventing water from draining through the external drainage system.

2



Membrane on perimeter wall is not fully adhered to the wall, which makes it vulnerable to wind uplift and damage. Does not comply with manufacturer's spec.

3



Pitch pocket improperly installed. Primer was not used at installation, resulting in sealant failure. Previous repair attempts treated field membrane, which was not solvent.

Recommendations

Recommendations

Short-Term Repairs: Seam tune-up for all identified cold welds and failed seams Re-flashing of penetrations as needed. Continued monitoring of parapet flashing and overall system during ongoing Roof Care inspections is recommended.

- **Scope of Work for Repair:** Inspect, clean, and re-weld any bad/cold welds in TPO membrane | Install up to 15 new T-Joint Patches as needed | Remove 6 concrete blocks from the roof system | Seal termination bar on HVAC units as needed | Clean up and haul off all debris, including debris corking collector heads and affecting drainage on the field of the roof | Obtain permit and include, if required.
- Estimate for Needed Repairs: **\$3,258.37**

Long-Term Solution: Full roof replacement with a new 60 mil TPO system Installation of tapered insulation for adequate slope New metal coping cap for proper termination and watertightness Includes a 20-Year Manufacturer Warranty (Mule-Hide) and a 2-Year Workmanship Warranty from Rhoden Roofing

- **Scope of Work for TPO 60 mil Layover:** Remove top layer of TPO | Prep existing system for layover | Install new 1/2" DensDeck coverboard over existing system per manufacturer's spec, mechanically attached | Install new 60 mil Mule-Hide TPO, mechanically attached per manufacturer's spec | Install new TPO pipe boots, pitch pockets, and curb flashings per manufacturer's spec | Install new 7/16th OSB to walls after removing existing TPO from walls | Install new TPO to parapet walls with bonding adhesive, per manufacturer's spec | Install new coping cap metal, cleat metal, backup plates, and drip edge metal where needed -- color to be determined by owner | Protect property and remove all debris and materials from worksite.
- Forecasted Estimate for TPO 60 mil Layover: **\$64,911.27**

Conclusion

The current roof system is operational but has several deficiencies that compromise its longevity and performance. While short-term repairs can extend the life of the roof, a full system replacement is strongly recommended to ensure long-term watertightness and warranty coverage.