01 / EXECUTIVE ASSESSMENT

Commercial roof assessment

An anonymized excerpt from an actual assessment of a low-rise retail center. This sample follows the findings from the roof surface through test openings and into the building.

PROPERTY	ROOF SYSTEM	CONDITION
Low-rise retail	Modified bitumen	Critical

Assessment summary

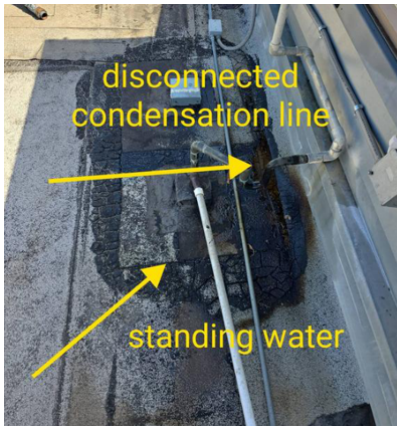
Roof surface	Standing water and organic growth were damaging the roof. The assessment also identified open laps at the rear roof edge.
Below the roof	Core samples exposed saturated insulation, corroded fasteners and deteriorated steel decking, including visible openings.
Inside the building	Interior photographs documented water damage. Photos of the underside of the roof deck also showed corrosion.
Strategy	Address active leaks and drainage issues now. Plan replacement within 0–12 months, with deck evaluation included in the scope.

This sample condenses the original report for public review. The source report separates recommended scope and timing from pricing.

02 / ROOF SURFACE

Drainage and open laps

The field photos document several conditions that need attention, including condensate discharge, standing water, and openings in the roof assembly.



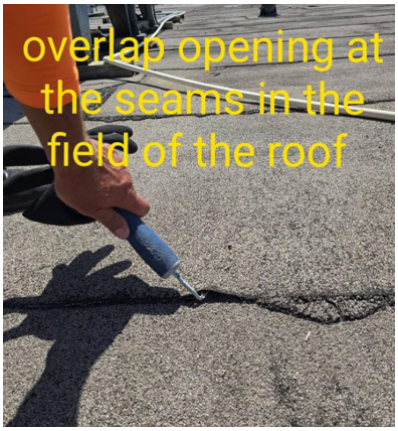
01 / CONDENSATE DRAINAGE

Disconnected condensate line and standing water beside rooftop equipment.



02 / LOW AREA

The field annotation identifies a depression and soft area in the roof.



03 / FIELD SEAM

A probe illustrates an opening at a membrane overlap.



04 / REAR ROOF EDGE

The field photo identifies an opening along the rear metal edge near the gutter.

03 / TEST OPENINGS

What the cores revealed

The test openings exposed conditions that could not be judged from the surface alone. The findings below apply to the sampled locations.



05 / WET ASSEMBLY

The report records saturated insulation and rusted fasteners at this opening.



06 / CLOSE-UP

A closer view shows the deteriorated metal at the same test opening.



07 / CORRODED DECK

A separate test opening exposed deterioration in the steel deck.



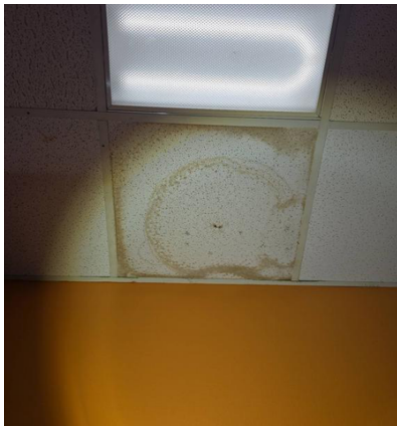
08 / VISIBLE HOLE

A separate core sample showed a visible opening through the corroded steel deck.

04 / INTERIOR DOCUMENTATION

Evidence below the roof

The assessment records what was visible from inside the property as well as what the team saw on the roof. Interior evidence helps describe the impact of water entry.



09 / CEILING STAINING

Water staining documented on an interior ceiling tile.



10 / DECK UNDERSIDE

Corrosion visible on the underside of the steel roof deck.

How to read the findings

Interior staining documents where water affected the space. The report also records open laps, drainage conditions, and the results of test openings so each observation can inform the repair and replacement scope.

The photos show selected conditions at the time of the assessment. Concealed conditions elsewhere may differ.

05 / RECOMMENDATIONS

Repair and replacement plan

The report separates near-term leak response from the work needed to plan replacement and verify the condition of the existing deck.

Immediate	Address active leaks, repair condensate drainage, and close the documented openings at the roof edge.
0–12 months	Plan roof replacement. Define the extent of wet materials and deck deterioration, and include removal and replacement of affected materials in the scope.
Before replacement	Perform deck pull testing as recommended in the source report. Identify deck areas that need replacement before the new roof system is installed.

Scope and limitations

The assessment covered accessible areas and the documented test openings. Conditions concealed elsewhere may differ. Recommended timeframes reflect conditions observed at the time and may change as additional findings become available.

Pricing is provided separately. This public sample is for illustration and does not constitute a proposal, contract, or warranty.