



License # CCC1332028

WWW.GREENTEKROOFING.COM

ROOF AUDIT & **RESERVE STUDY**

(813)333-1963

**10220 HARNEY ROAD
THONOTOSASSA, FL 33592**

Inspector : John Franco

Ordered By :
Date :

Building Type -
Roof Type -
BLDGS -
Roof Levels per Bldg -
Total SQ FT -

Area(s) Inspected -

Inspection Comments-

Greentek Roofing & Solar conducted a visual, non-invasive inspection of the roof surface of the property listed above. Our inspection is meant to identify readily identifiable defects of the roof. During repairs, additional defects that were unseen during the initial inspection may be found at that time, a subsequent bid may be necessary to rectify unknown defects. Multiple leaks reported by tenant.

Inspection Findings-

1. The roof penetrations collars have been previously sealed caulking. The caulking is cracking and should be resealed in order to maintain a water tight condition. Recommendation- As necessary , reseal roof penetrations. All repairs will be made with high grade polyurethane roof sealant.



2. Seams were noted to be open or not properly welded. This condition could allow water to enter this/these areas in a hard wind driven rain. Recommendation-Clean defected areas with weathered membrane cleaner. Heat weld/patch with like materials or apply liquid flashing.



- 3.** The sealant used to seal the parapet metal trims are cracking/deteriorating. These condition will allow water to enter the building at these areas. Recommendation-Install cap metal at missing cap section only. Clean and remove old sealant as necessary. Refasten laps if necessary. Seal all laps with high grade polyurethane roof sealant.



- 4.** There is debris on the roof surface that is blocking proper water flow throughout the roofing system. Recommendation- Clear all roof debris and dispose of off site.



- 5.** The sealant used to seal the parapet metal trims are cracking/deteriorating. These condition will allow water to enter the building at these areas. Recommendation-Install cap metal at missing cap section only. Clean and remove old sealant as necessary. Refasten laps if necessary. Seal all laps with high grade polyurethane roof sealant.



ADDITIONAL PHOTOS



ADDITIONAL DEFICIENCIES

Deficiency Info

Description

Size

Quantity

Solution

Photos

Deficiency Info

Description

Size

Quantity

Solution

Photos

Deficiency Info

Description

Size

Quantity

Solution

Photos

Deficiency Info

Description

Size

Quantity

Solution

Photos

Deficiency Info

Description

Size

Quantity

Solution

Photos

ADDITIONAL DEFICIENCIES

Deficiency Info

Description

Size

Quantity

Solution

Photos (Close Up & Overview)

Deficiency Info

Description

Size

Quantity

Solution

Photos (Close Up & Overview)

Deficiency Info

Description

Size

Quantity

Solution

Photos (Close Up & Overview)

Deficiency Info

Description

Size

Quantity

Solution

Photos (Close Up & Overview)

Deficiency Info

Description

Size

Quantity

Solution

Photos (Close Up & Overview)

INSPECTION SUMMARY



Existing Components	Details
Roof Access	
HVAC	
Mechanical Lines	
Drain System	
Protrusions	

Audit Report	
Roof Grade	
Current Condition	
Original Life Expectancy	
Approx. Life Remaining	
Note	

Financials	
Approximate Replacement Costs	
Anticipated Repair Costs (65%)	
Annual Maintenance Costs (80%)	
Solution & Recommendations	

Proposed Sollution: (circle one)

Repair | Restore | Replace

Notes:

Our inspection is meant to validate your current warranty. Additionally, during our inspection, we found the previously listed deferred maintenance.

Based on manufacturer recommendations and NRCA best practices we propose to make [qty] warranty repairs and [qty] non-warranty repairs, to include...

If all deferred maintenance is repaired from the proposed scope of work, we will enroll you into our semi-annual maintenance plan and schedule our technician for a visit every 6 months.