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Location:

To Whom it May Concern:

The following is a Summary of the Findings and Recommendations of the Roof IR Condition Assessment:

**ROOF CONSULTING FINDINGS:**

On [REDACTED], a Thermal drone inspection was conducted on the above referenced property by [REDACTED], Inc during the hours of [REDACTED] pm. The review was intended to provide a surface analysis of the roof system assemblies and note visible deficiencies.

**HISTORY**

At the time of the site visit, the pilot noticed some minor debris on the roof, and the roof had surface condensate line moisture near HVAC's (typical, but important to keep an eye on in the long term).

Type of roof: This is low-sloped (flat) roof of likely single-ply EPDM roofing systems membrane.

**SITE OVERVIEW**

The roof of this building is in overall good condition; however, thermal anomalies were detected. An aerial overview of the site is provided as an attachment to this report. The following are the buildings and their corresponding roof system type:  
Flat

- LINK TO PHOTOS: [LEAVE BLANK](#)

**OBSERVED DEFICIENCIES**

Below is a list of deficiencies found in the roof system. This list is not exhaustive. Deficiencies may exist but were not seen or noted.

Deficiency List: Appears to have some minor debris in corners and along the edges of the roof. There appears to be dirt near water lines and thermal indicates moisture near HVAC units. HVAC unit C2's surface moisture line extends from the unit and travels to the east wall of the building. A large thermal roof anomaly was detected along the North wall and smaller anomalies around A1, C2 and South wall in section B. HVAC units A1 and C2 appear warmer than other nearby units.

**ROOFING CONCLUSIONS**

In conclusion, thermal anomalies were detected, especially along the length of the North side of the building, as well as, smaller areas in section A (near A1), B (near south wall) and C (near C2). Based on these thermal findings, the roof should be further evaluated for possible repair. Thermal images of this flat insulated roof do show moisture near HVAC units. The roof appears to have minor debris in corners and along the edges of building and appear to have dirt near water lines.

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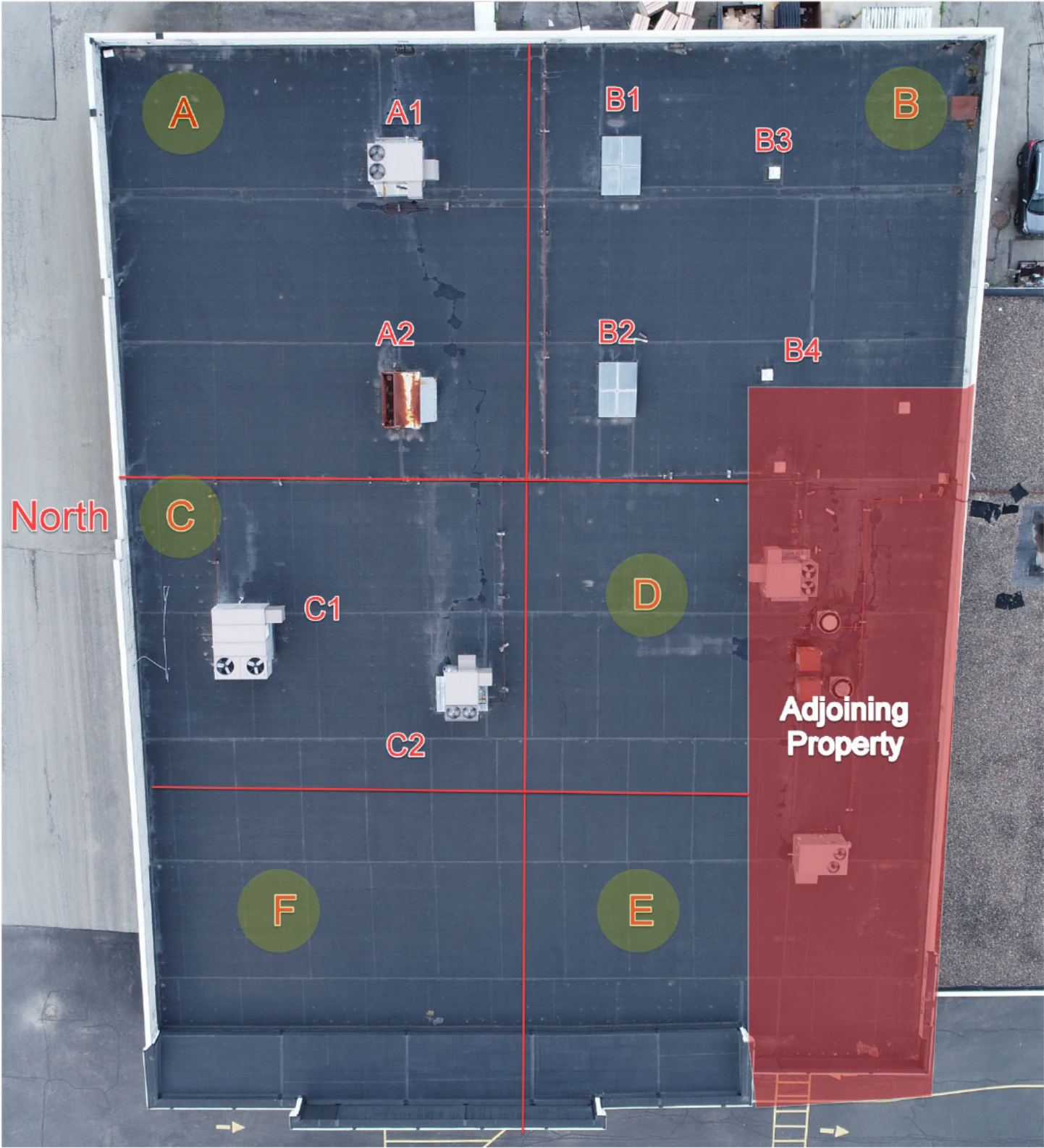
**FURTHER RECOMMENDATIONS**

1. Evaluate roof for water leaks in the area of thermal anomalies.
2. Inspect HVAC (A1 and C2) units for failing components.
3. It is important to take care of any surface moisture near the HVAC units, clear off any dirt/debris. Accumulated dirt and debris can cause larger issues in the future if not removed and cleared regularly.

[REDACTED]

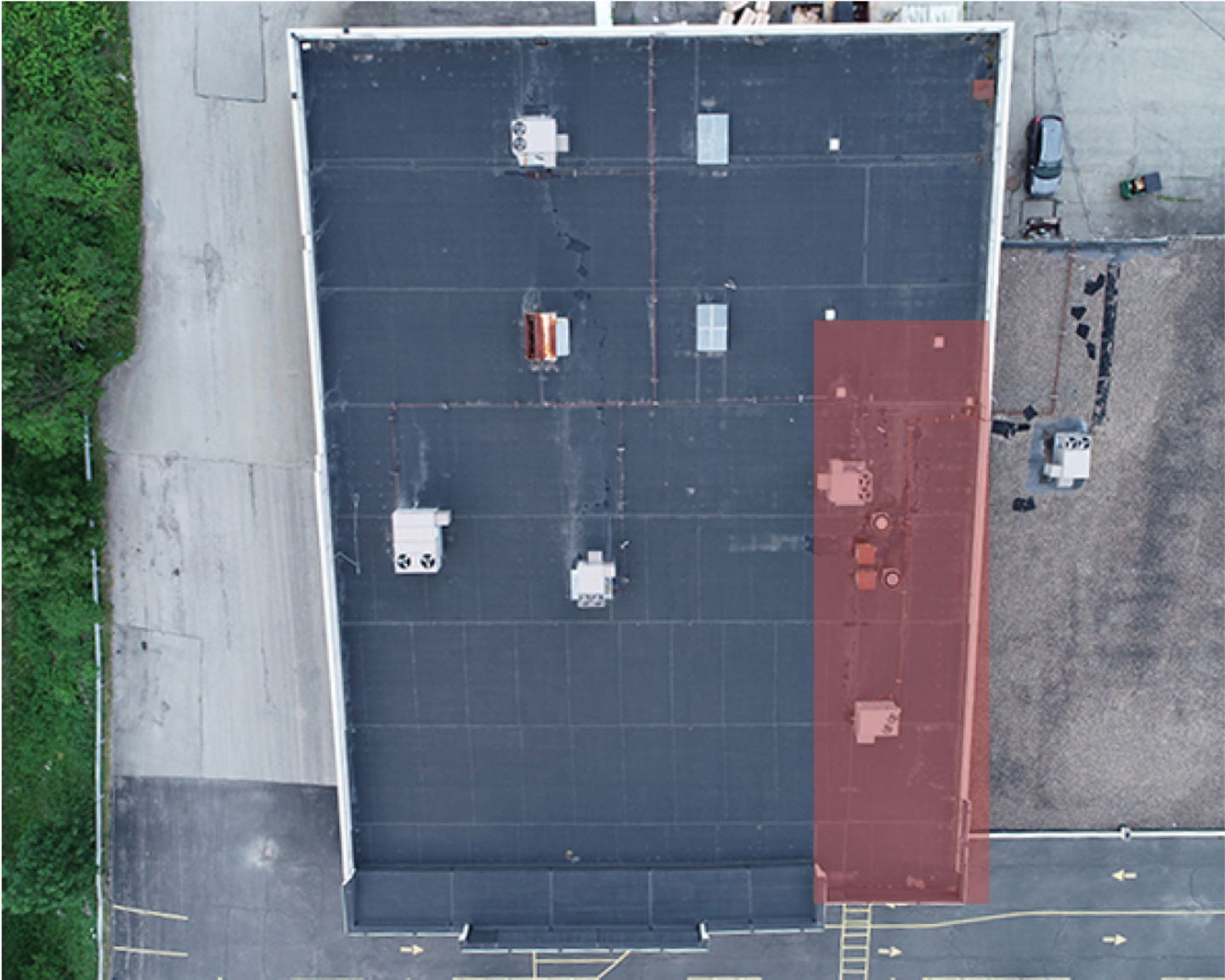
[REDACTED]

[REDACTED]



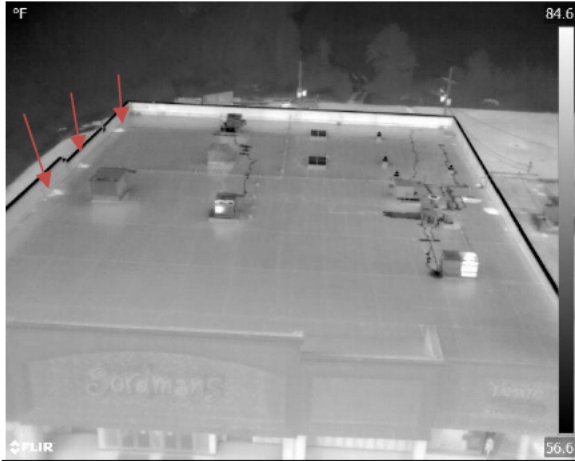
Front/West





Roof has water lines coming from HVAC units. Suspect debris in corners and along the roof edges. Red area indicates adjoining property and was not described in this report.

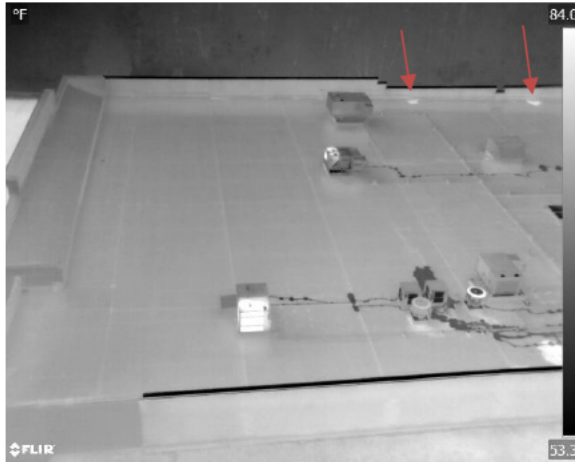




#1: VIEW FROM WEST (FRONT) RED ARROWS POINT TO POSSIBLE ANOMALY.



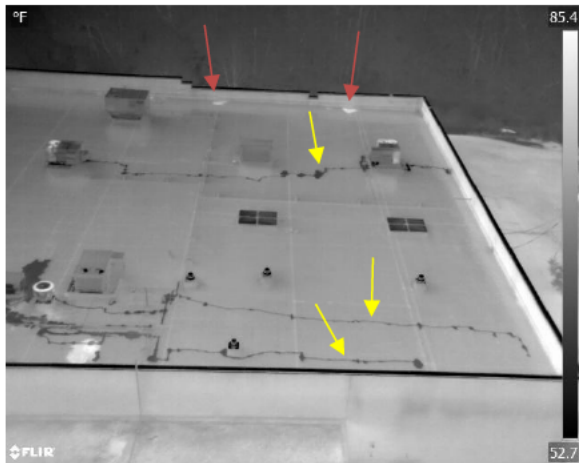
#2: VIEW FROM WEST (FRONT)



#3: VIEW FROM SOUTH SHOWING SECTIONS E,F,D. RED ARROWS POINT TO POSSIBLE ANOMALY.



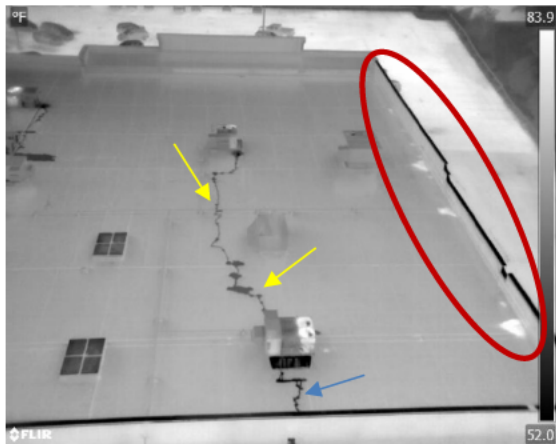
#4: VIEW FROM SOUTH SHOWING SECTIONS E,F,D.



#5: VIEW FROM SOUTH SHOWING SECTIONS A,B,D. RED ARROWS POINT TO POSSIBLE ANOMALY. YELLOW ARROWS INDICATE SURFACE MOISTURE FROM HVAC UNITS.



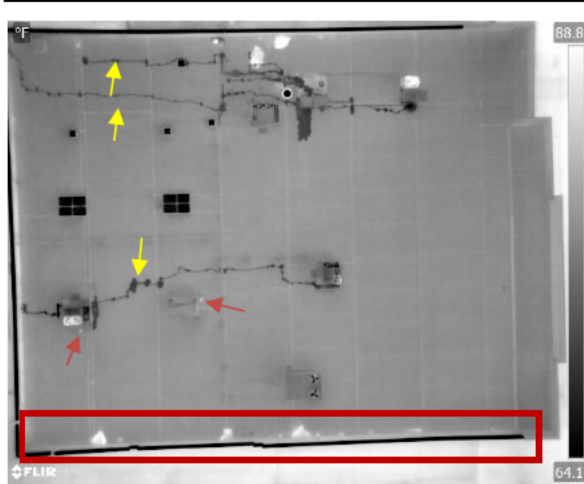
#6: VIEW FROM SOUTH SHOWING SECTIONS A,B,D



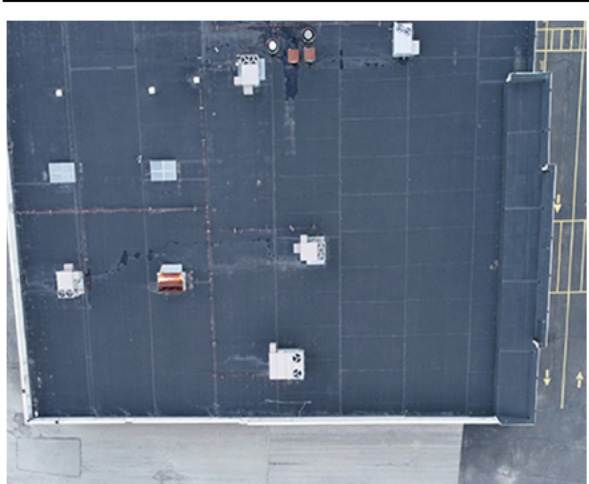
#7: VIEW FROM EAST (BACK SIDE) SHOWING SECTIONS A,C,D,E,F. RED CIRCLE INDICATES POSSIBLE ANOMALY ALONG NORTH WALL OF STRUCTURE. MAYBE CONSISTENT WITH WATER TRAPED UNDER ROOF MEMBRANE. YELLOW ARROWS INDICATE SURFACE MOISTURE FROM HVAC UNITS COMING FROM C2. MOISTURE LINE (BLUE ARROW) APPEARS TO BE COMING FROM A1, BASED ON THERMAL SIGNATURE.



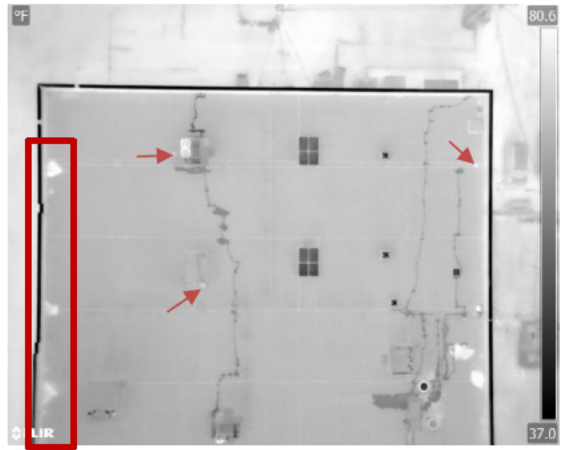
#8: EAST/BACK SIDE OF STRUCTURE SHOWING SECTIONS A,C,D,E,F. VISABLE WATER LINES AROUND HVAC UNITS.



#9: BIRDS EYE VIEW OF STRUCTURE. RED BOX INDICATES POSSIBLE ANOMALY ALONG NORTH WALL OF STRUCTURE. MAYBE CONSISTENT WITH WATER TRAPED UNDER ROOF MEMBRANE. YELLOW ARROWS (SECTIONS A AND B) INDICATE SURFACE MOISTURE FROM HVAC UNITS. RED ARROWS POINT TO POSSIBLE ANOMALY UNDER A1 AND A2. NOTE-FAN AREA ON A1 APPEARS WARMER THAN THE OTHER HVAC FANS. NO ANOMALIES SEEN IN SECTION D,E,F.



#10: BIRDS EYE VIEW OF STRUCTURE. VISABLE WATER LINES AROUND HVAC UNITS IN SECTIONS A AND C.

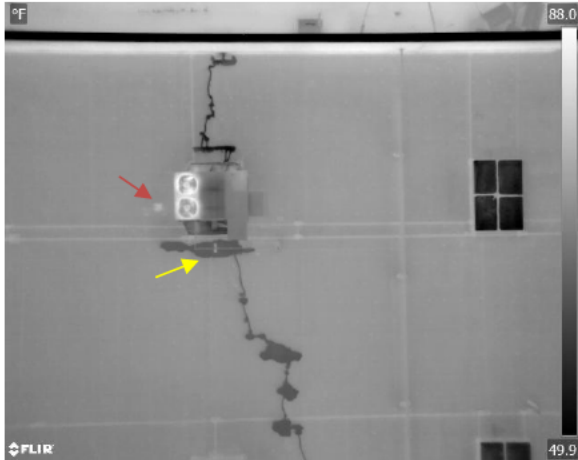


#11: BIRDS EYE VIEW OF STRUCTURE. RED BOX INDICATES POSSIBLE ANOMALY ALONG NORTH WALL OF STRUCTURE. MAYBE CONSISTENT WITH WATER TRAPED UNDER ROOF MEMBRANE. RED ARROWS POINT TO POSSIBLE ANOMALY UNDER A1, A2 AND SECTION B. NOTE-FAN AREA ON A1 APPEARS WARMER THAN THE OTHER HVAC FANS.



#12: BIRDS EYE VIEW OF STRUCTURE. VISABLE WATER LINES AROUND HVAC UNITS.

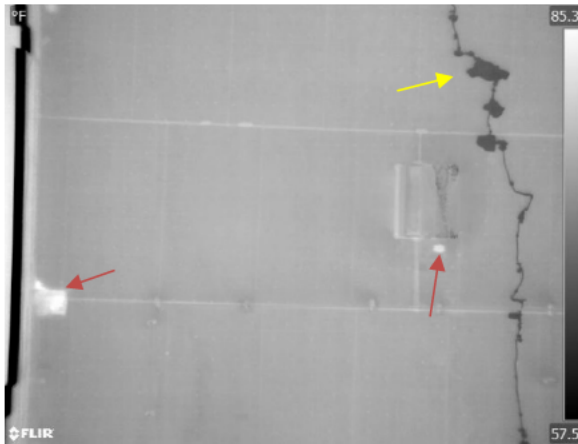




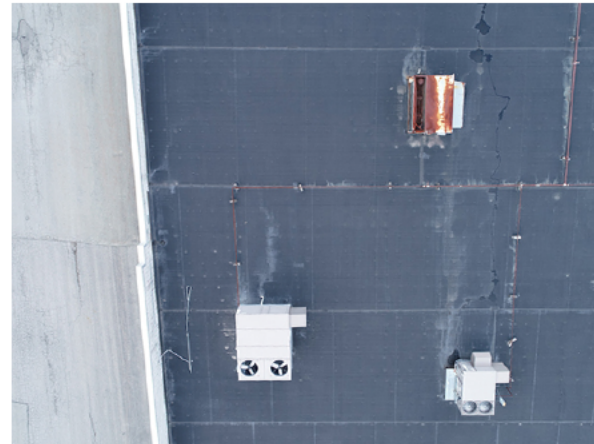
#13: A1 – SURFACE MOISTURE DETECTED ON WEST SIDE HVAC UNIT (YELLOW ARROW). THIS LINE OF SURFACE MOISTURE APPEARS WARMER THAN THE MOISTURE LINE NOTED ON THE EAST SIDE OF THE UNIT. SUSPECT SURFACE MOISTURE MIGRATED FROM HVAC UNIT C2. POSSIBLE ROOF ANOMALY ON NORTH SIDE OF A1. NOTE-FAN AREA ON A1 APPEARS WARMER THAN THE OTHER HVAC FANS.



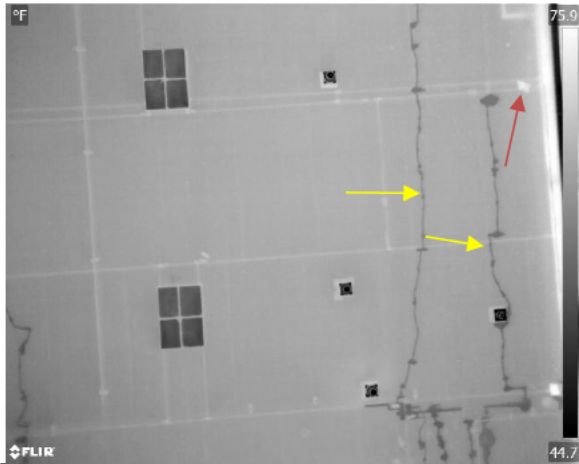
#14: SECTIONS A AND B (A1, A2, B1, B2). VISABLE WATER LINES AROUND HVAC UNITS.



#15: A2 - SURFACE MOISTURE DETECTED (YELLOW ARROW). POSSIBLE ROOF ANOMALY ON NORTH SIDE WALL AND WEST SIDE OF UNIT.



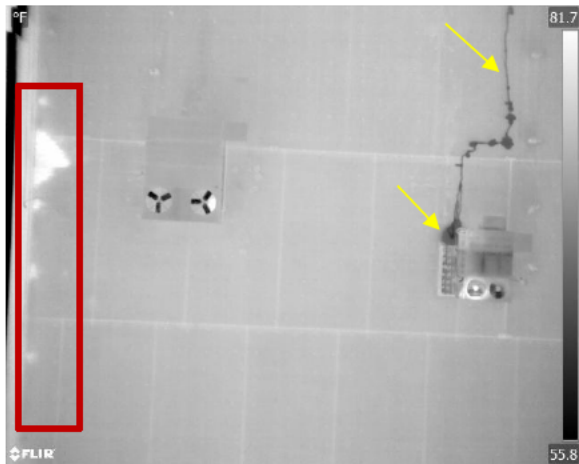
#16: SECTIONS A AND C (A2,C1,C2). VISABLE WATER LINES AROUND HVAC UNITS.



#17: SECTION B- NO ANOMALIES DETECTED AROUND B1,B2,B3,B4. SURFACE MOISTURE DETECTED FROM ADJOINING PROPERTY (YELLOW ARROWS). POSSIBLE ROOF ANOMALY ALONG SOUTH WALL.



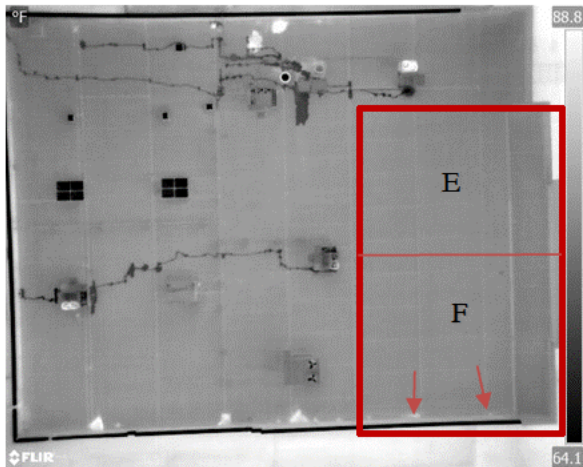
#18: SECTION B (B1,B2,B3,B4). VISABLE WATER LINES FROM ADJOINING PROPERTY HVAC UNITS.



#19: SECTION C - SURFACE MOISTURE DETECTED ON EAST SIDE C2 HVAC UNIT (YELLOW ARROW). POSSIBLE ROOF ANOMALY ALONG NORTH WALL. NOTE-LEFT FAN AREA ON C2 APPEARS WARMER THAN RIGHT FAN.



#20: SECTION C (C1 AND C2). VISABLE WATER LINES FROM BOTH HVAC UNITS. DEBRIS ALONG NORTH SIDE EDGE OF ROOF (ORANGE CIRCLE).



#21: SECTION E – APPEARS TO BE FREE OF ANOMALIES, SECTION F- APPEARS TO HAVE ANOMALIES ALONG THE NORTH WALL.



#22: SECTION F – SUSPECT DEBRIS ALONG WEST WALL (ORANGE CIRCLE).