



COMMERCIAL ROOFING DIVISION

ROOF CONDITION REPORT

BUILDINGS A & B | PBR METAL PANEL ROOFS

Commercial property

Clearwater area, Florida

This report documents the observed condition of the PBR metal panel roof systems on Buildings A and B - the two buildings with active reported leaks - and sets out the corrective options for each. Buildings C and D were not part of the requested inspection scope.

PROPERTY

Commercial property

BUILDINGS INSPECTED

A | B

ROOF SYSTEM

PBR metal panel, through-fastened

INSPECTED AREA

37,793 SF | 377.9 SQ

DATE OF INSPECTION

August 11, 2026

REPORT DATE

August 13, 2026

PREPARED BY

CRA team

Operations Manager

Commercial Roofing Advisors

SCOPE & ROOF SUMMARY

METHOD, BASIS OF FINDINGS & CONDITION BY BUILDING

At the request of Commercial Roofing Advisors, Buildings A and B at Commercial property were inspected on August 11, 2026 - the two buildings with active reported leaks. Both roofs are PBR (Purlin Bearing Rib) metal panel systems: through-fastened, exposed-fastener panels mechanically attached to purlins. Buildings C and D were reported by on-site personnel to have no leaks and were not included in the requested inspection scope; they appear below for property reference only.

Walkover Inspection — A & B

- ✓ Physical walkover of both roofs — 37,793 SF.
- ✓ Panel condition, coating integrity, and corrosion.
- ✓ Fasteners, washers, side laps, and end laps.
- ✓ Ridge, rake, and eave trim; curbs and penetrations.
- ✓ Prior maintenance repairs; photographic documentation.

Not Inspected — C & D

- ✓ The requested scope did not include these two buildings.
- ✓ On-site personnel reported no leaks or issues on either roof.
- ✓ Areas and quantities shown are from aerial measurement, for reference.
- ✓ No condition assessment was performed and no rating is assigned.

NOT PERFORMED Test cuts, fastener pull tests, and moisture survey were not performed on the inspected roofs. No inspection of any kind was performed on Buildings C and D, and nothing in this report should be read as an assessment of their condition.

Roof Summary — Field-Measured Quantities & Condition

BUILDING	ROOF AREA	RIDGE	RAKE	EAVE	INSPECTION	CONDITION	RECOMMENDED ACTION
A	19,232 SF	127 LF (1)	305 LF (4)	253 LF (2)	Walkover	POOR	TPO retrofit or panel replacement
C	31,174 SF	524 LF (1)	120 LF (4)	1,048 LF (2)	Not inspected	NOT ASSESSED	Outside requested scope — no leaks reported
B	18,561 SF	302 LF (1)	124 LF (4)	603 LF (2)	Walkover	POOR	TPO retrofit or panel replacement
D	9,203 SF	300 LF (2)	92 LF (6)	600 LF (4)	Not inspected	NOT ASSESSED	Outside requested scope — no leaks reported
INSPECTED	37,793 SF	429 LF	429 LF	856 LF	BUILDINGS A & B — CORRECTIVE ACTION RECOMMENDED ON BOTH		

BASIS OF REPORT

Findings reflect conditions visible at the time of inspection. Purlin condition, purlin spacing, and existing fastener withdrawal capacity are concealed and cannot be confirmed without destructive verification; a fastener pull test may be required before any retrofit attachment method is finalized. Quantities are from aerial measurement and rounded; final quantities are confirmed on the accompanying estimate or proposal. This report is a condition assessment and is not a warranty or guarantee of future performance.

BUILDINGS A & B

OBSERVED CONDITIONS & RECOMMENDED CORRECTIVE OPTIONS

Both roofs exhibit the same failure mechanism. Through-fastened PBR roofs leak at the fastener and lap lines rather than in the field of the panel: thermal cycling works the panels against fixed fasteners, elongating the fastener holes, backing fasteners out, and splitting the washers, while breaking the sealant bond at side and end laps. Surface-applied repairs bridge joints that continue to move — which is why the leaks have recurred on both buildings.

BUILDING A — PBR METAL PANEL ROOF

POOR

ROOF AREA 19,232 SF · 192.3 SQ	RIDGE 127 LF (1)	RAKE 305 LF (4)	EAVE 253 LF (2)
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- ✓ Significant, ongoing leaks reported; maintenance repairs have not stopped them.
- ✓ Previously coated — the coating has weathered through, released from the panels, and lifted at the eave termination.
- ✓ Rust bleeding through the coating at ribs, pans, fasteners, and end laps, with corroded base metal exposed where the coating has released.
- ✓ Translucent light panels set in rows across both slopes.

COATING NOT RECOMMENDED Recoating would place a new coating over a failed one that is already delaminating — the new system can only bond as well as what is under it. It cannot restore fastener holding capacity, cannot arrest corrosion advancing beneath the existing film, and will not carry a meaningful manufacturer warranty over a rusted, previously coated panel.

BUILDING B — PBR METAL PANEL ROOF

POOR

ROOF AREA 18,561 SF · 185.6 SQ	RIDGE 302 LF (1)	RAKE 124 LF (4)	EAVE 603 LF (2)
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- ✓ Significant, ongoing leaks reported; maintenance repairs have not stopped them.
- ✓ Silicone repairs across both slopes — at end laps, at individual fastener heads, at ventilator curbs, and over light panels; leak locations marked in paint.
- ✓ Surface rust across the roof, with corrosion advancing at the end-lap lines and around penetrations. The distribution of the repairs establishes a system-wide condition being chased detail by detail.

COATING NOT RECOMMENDED A coating over an actively corroding substrate encapsulates the condition rather than correcting it. The volume of silicone already on this roof compounds it: silicone is not reliably overcoatable by other coating chemistries, so the existing repairs would have to be removed or the system limited to silicone over a rusting substrate — neither of which produces a warrantable result.

Two Recommended Options — Both Buildings

OPTION 1

TPO RETROFIT OVER THE EXISTING ROOF

Install a single-ply TPO membrane system over the entire existing PBR roof, with insulation and a retrofit attachment system engineered to the existing purlins — no tear-off.

- No tear-off; the building stays dry and enclosed throughout.
- Eliminates the exposed-fastener and lap-sealant details causing the leaks.
- Unaffected by the existing silicone — attachment does not rely on adhesion.
- Eligible for a manufacturer NDL warranty; contingent on a passing fastener pull test.

OPTION 2

FULL PBR PANEL REPLACEMENT

Remove the existing panels, trim, and fasteners; inspect and correct purlin and substrate deficiencies; install a new PBR panel roof with new fasteners, closures, and ridge, rake, and eave trim.

- Removes all corroded metal — nothing deteriorated is left in place.
- Allows direct inspection and correction of purlins and structural fastening.
- Requires interior protection and staged tear-off; the building is open during work.

PHOTO DOCUMENTATION

BUILDING A

— PBR METAL PANEL ROOF



- 01 Overall view of the A roof — 19,232 SF of PBR panel on a single ridge, previously coated, with translucent light panels set in rows across both slopes.



- 02 Eave condition — rust bleeding through the coating along the major ribs and pans, with the coating separated and lifting at the eave termination.



- 03 Coating loss in the panel field — the coating has weathered through and released, exposing corroded base metal beneath.



- 04 Corroded fastener at a panel end lap, with rust staining bleeding down-slope through the coating. A prior coating patch is visible at the same lap.

PHOTO NOTES

The coating on this roof is no longer protecting the panels. It has weathered through in the field, released at the eave, and corrosion that began at the fasteners and laps is now bleeding through it — the condition documented here is what rules out a further coating application.

PHOTO DOCUMENTATION

BUILDING B — PBR METAL PANEL ROOF



05 Overall view of the B roof — 18,561 SF of PBR panel. White silicone repairs are distributed across the full length of both slopes.



06 Opposing view — the density and spread of the repairs, with rust staining visible at the end-lap lines between them.



07 Silicone applied along the end-lap lines, with a leak location marked in paint by on-site maintenance.



08 Fastener heads individually dabbed with sealant, and a heavily encapsulated ventilator curb.



09 Corrosion advancing at the end laps, with silicone applied over a translucent light panel and the panels around it.

PHOTO NOTES

The distribution of the repairs is itself a finding: sealant has been applied at fasteners, end laps, penetrations, and light panels across the entire roof, not at isolated locations. This is the signature of a system-wide condition being chased detail by detail, and it is consistent with the reported recurrence of the leaks.

RECOMMENDATIONS

CORRECTIVE ACTIONS & OPTION COMPARISON

Both inspected roofs require corrective action. Buildings A and B carry the same two options, and the selection is driven by budget, expected hold period, and tolerance for tear-off rather than by any difference in condition between them.

BUILDING	ROOF AREA	CONDITION	OPTION 1	OPTION 2
A	19,232 SF	POOR	TPO retrofit across the entire roof system — no tear-off.	Full replacement of the PBR panels, fasteners, closures, and trim.
B	18,561 SF	POOR	TPO retrofit across the entire roof system — no tear-off.	Full replacement of the PBR panels, fasteners, closures, and trim.
TOTAL	37,793 SF	377.9 SQ OF PBR METAL PANEL ROOFING RECOMMENDED FOR CORRECTIVE ACTION		

✓ Option Considerations — Side by Side

CONSIDERATION	OPTION 1 — TPO RETROFIT	OPTION 2 — FULL PBR PANEL REPLACEMENT
Existing Roof	Remains in place beneath the new system.	Panels, fasteners, and trim removed entirely.
Building Disruption	Building stays enclosed and dry throughout; no interior exposure.	Interior is exposed during staged tear-off; sequencing is weather-dependent.
Leak Source	Exposed fasteners and lap sealant are eliminated from the field of the roof.	New fasteners and laps — the same detailing as the existing roof, reset to new.
Structure	Purlin capacity and wind uplift require confirmation; a pull test may be needed.	Purlins and structural fastening are directly inspected and corrected as needed.
Thermal & Surface	Insulation added; reflective white membrane surface.	Unchanged unless insulation is added to the scope.
Warranty	Manufacturer NDL warranty available subject to approval, plus a 5-year contractor workmanship warranty.	Manufacturer material warranty, plus a 5-year contractor workmanship warranty.
Ongoing Maintenance	No exposed fasteners in the field; maintenance focuses on terminations and penetrations.	Fastener and lap servicing resumes on the new panels.

NEXT STEP

Detailed scopes and pricing for both options on A and B are available on request.

All installations carry a 5-Year Workmanship Warranty

37,793

Square Feet