COMMERCIAL ROOFING ADVISORS

AMERICA 250

COMMERCIAL ROOFING

ROOF REPLACEMENT COMPLETION REPORT

Convenience-store EPDM replacement

Factoryville, Pennsylvania

PUBLIC EDITION | Pricing and customer contacts redacted

PROJECT COMPLETION UPDATE

October 12, 2026

commercialroofingadvisors.com

Roof Replacement Update

October 12, 2026

[redacted]

Dear [redacted],

Commercial Roofing Advisors has completed the roof replacement work at the [redacted] property. This report presents the roof's condition before work, the removal process, [redacted] roof and interior photographs.

The project addressed recurring water intrusion affecting the office and bathroom. Earlier photographs show standing water on the existing roof and staining at the interior ceiling. During removal, the roof covering showed widespread deterioration, including broken and friable material around existing fasteners and other areas.

The revised project scope called for full tear-off and replacement with an EPDM roofing system. The progress photographs document removal of the old roof covering and disposal of roofing debris. The completed photographs show the replacement black membrane across the roof, with finished perimeter, wall, equipment-curb, and pipe-penetration details.

Stained ceiling tiles were also replaced using the property's available stock. Approximately three additional tiles were reported to be needed to finish the interior work. That remaining item is identified in the closeout summary.

Thank you for the opportunity to complete this work. The following pages provide a clear photographic record of the project and the remaining closeout items.

Sincerely,

Josh Tabor
Operations Manager
Commercial Roofing Advisors

Completed photographs shared October 11, 2026. The exact final installation date remains to be confirmed.

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Conditions and Work Performed

Before the replacement

The property reported worsening leaks in the office and bathroom. Pre-work photographs show roof ponding, weathered roof surfaces, loose rooftop material, and staining around ceiling tiles and light fixtures.

Removal and preparation

October 6 progress photographs show deterioration exposed during removal, the stripped roof surface, and old roofing material in the waste container. The photographs document conditions visually; they do not establish the number of existing layers or the quantity of additional removal.

Replacement and interior work

The full-replacement scope is EPDM. Completed photographs show the new membrane and detail work at the perimeter, wall transitions, equipment curbs, and penetrations. Stained ceiling tiles were replaced with available stock; approximately three tiles remain to be supplied and installed.



Deteriorated existing roof material
October 6 progress photograph.



Removal and disposal
Old roofing material collected in the waste container.

Final membrane product, thickness, insulation assembly, attachment method, and any deck-repair quantities should be recorded with the final project documents.

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Roof Conditions: Before and After

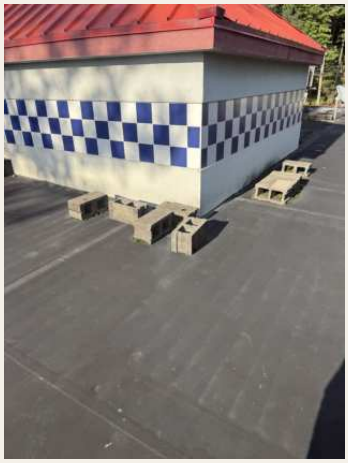
The photographs below compare the original roof condition with the completed replacement. Views show corresponding areas; camera positions differ.



Before: standing water
Water accumulated along the equipment and perimeter area.



After: replacement roof
Completed membrane at the equipment and pipe-penetration area.



Before: wall transition
Existing roof and wall area at the raised roof structure.



After: completed field and wall detail
New roof membrane and finished transition at the raised structure.

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Completed Roof Details

Completed photographs document the visible roof finish and the work around existing rooftop equipment and penetrations.



Roof field and wall transition
Completed membrane around the raised roof structure.



Perimeter detail
Finished roof edge and adjacent membrane.



Equipment and curb detail
Completed roof around existing rooftop equipment.



Pipe-penetration detail
Completed flexible boot and surrounding membrane.

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Interior Ceiling Restoration

Stained ceiling tiles were replaced using the stock available at the property. Approximately three tiles were reported to be short; their replacement remains a closeout item.



Before: bathroom ceiling
Stained ceiling tiles and light-fixture area.



After: bathroom ceiling
Replacement ceiling tiles shown in the completed interior photographs.



Before: bathroom ceiling detail
Staining around ceiling panels and the light fixture.



After: bathroom ceiling detail
Additional view following tile replacement.

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Closeout Summary

Completed work documented

- Removal of the existing roof covering and disposal of roofing debris.
- Replacement roof membrane across the photographed roof areas.
- Visible perimeter, wall-transition, equipment-curb, and penetration details.
- Replacement of stained interior ceiling tiles using available stock.

Remaining items

- Confirm the exact remaining ceiling-tile count, supply matching tiles, and complete installation. Approximately three tiles were reported short.
- Provide the final installed-system specifications and any documented additional-layer or deck-repair quantities.
- Deliver the written warranty documents. The replacement agreement includes a 20-year warranty; issuer, coverage, and final terms should be confirmed in the delivered warranty.
- Confirm the final installation date and final roof review, including drainage and leak performance following rainfall.

Photographic record

The following appendix includes the pre-work site photographs, October 6 progress photographs, and October 11 completed roof and interior photographs. Dates identify the photo groups; they are not a substitute for the final work dates.

This report documents the completed work and remaining closeout items. It does not amend the replacement agreement or establish additional charges.

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Before work

September 4, 2026



Before 01
September 4, 2026



Before 02
September 4, 2026



Before 03
September 4, 2026



Before 04
September 4, 2026



Before 05
September 4, 2026



Before 06
September 4, 2026

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Before work

September 4, 2026



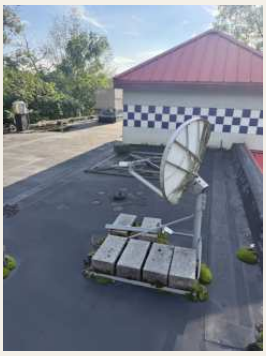
Before 07
September 4, 2026



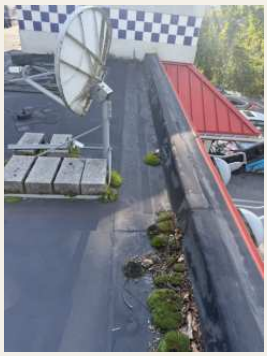
Before 08
September 4, 2026



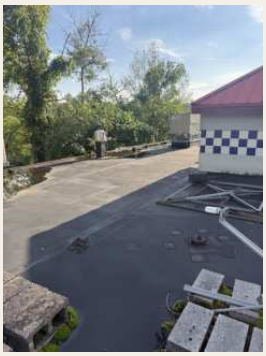
Before 09
September 4, 2026



Before 10
September 4, 2026



Before 11
September 4, 2026



Before 12
September 4, 2026

Before work

September 4, 2026



Before 13
September 4, 2026



Before 14
September 4, 2026



Before 15
September 4, 2026



Before 16
September 4, 2026

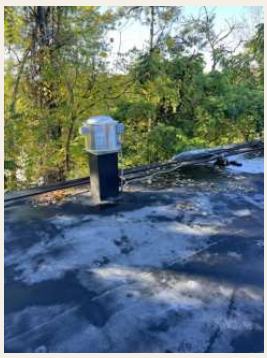


Before 17
September 4, 2026

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Work in progress

October 6, 2026



Work 01
October 6, 2026



Work 02
October 6, 2026



Work 03
October 6, 2026



Work 04
October 6, 2026



Work 05
October 6, 2026

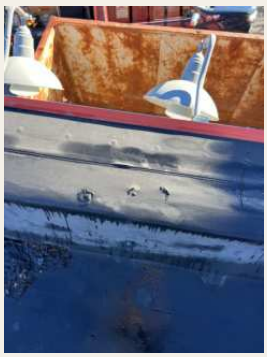


Work 06
October 6, 2026

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Work in progress

October 6, 2026



Work 07
October 6, 2026



Work 08
October 6, 2026



Work 09
October 6, 2026



Work 10
October 6, 2026



Work 11
October 6, 2026



Work 12
October 6, 2026

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Work in progress

October 6, 2026



Work 13
October 6, 2026



Work 14
October 6, 2026



Work 15
October 6, 2026



Work 16
October 6, 2026



Work 17
October 6, 2026

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Work in progress

October 6, 2026



Work 18
October 6, 2026



Work 19
October 6, 2026



Work 20
October 6, 2026



Work 21
October 6, 2026

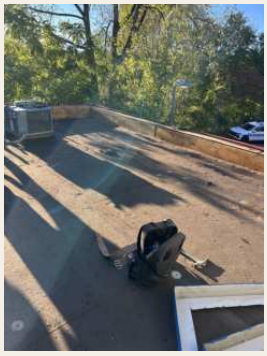


Work 22
October 6, 2026

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Work in progress

October 6, 2026



Work 23
October 6, 2026



Work 24
October 6, 2026



Work 25
October 6, 2026



Work 26
October 6, 2026



Work 27
October 6, 2026

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Work in progress

October 6, 2026



Work 28
October 6, 2026



Work 29
October 6, 2026



Work 30
October 6, 2026



Work 31
October 6, 2026



Work 32
October 6, 2026

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Work in progress

October 6, 2026



Work 33
October 6, 2026



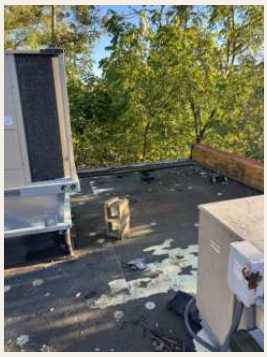
Work 34
October 6, 2026



Work 35
October 6, 2026



Work 36
October 6, 2026



Work 37
October 6, 2026

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After work

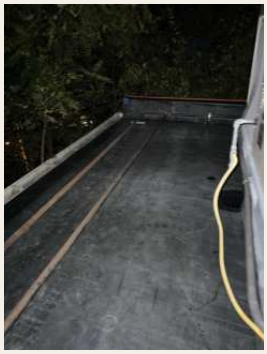
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After 03
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After 04
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After 05
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After 06
October 11, 2026

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After work

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After 07
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After 09
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After 11
October 11, 2026



After 12
October 11, 2026

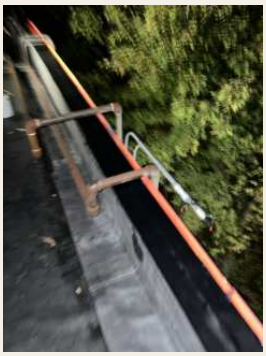
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After work

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After 13
October 11, 2026



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October 11, 2026



After 17
October 11, 2026

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After work

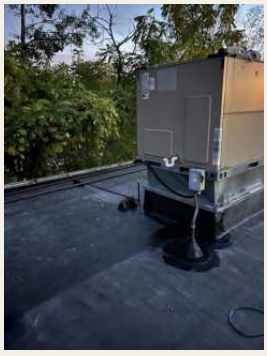
October 11, 2026



After 18
October 11, 2026



After 19
October 11, 2026



After 21
October 11, 2026



After 22
October 11, 2026



After 23
October 11, 2026

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After work

October 11, 2026



After 24
October 11, 2026



After 25
October 11, 2026



After 26
October 11, 2026



After 27
October 11, 2026



After 28
October 11, 2026

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