COMMERCIAL ROOFING ADVISORS

AMERICA 250

COMMERCIAL ROOF ASSESSMENT

ROOF CONDITION REPORT

Commercial roof condition review

Warrensville Heights, Ohio

PUBLIC EDITION | Pricing and customer contacts redacted

ROOF REPORT

#CRA-EMERY-RR-20261106 / November 6, 2026

Roof Condition Report

[redacted], Warrensville Heights, OH [redacted]

November 6, 2026

11,640 SF	2,910 SF	45
STATED ROOF AREA	TARGETED REPAIR AREA	PROVIDED PHOTOGRAPHS

Property and Project

Commercial Roofing Advisors is coordinating a partial roof replacement and silicone-restoration project for the commercial property at [redacted]. [redacted] is the property contact. This report brings together the available roof photographs, the established restoration scope, and the items that need confirmation before work proceeds.

Condition Summary

The photographs show a low-slope, dark-surfaced roof with extensive seam lines, areas of prior patching, localized surface irregularities, and standing water in several views. Parapet transitions and rooftop equipment interfaces contain multiple repair details that require close review and preparation before a coating system is applied.

Restoration Direction

The selected project direction is Option 2: targeted replacement and repair within a stated 2,910-square-foot footprint, followed by preparation, detailing, and silicone restoration of the stated 11,640-square-foot roof area. The targeted area represents 25% of the stated roof area; its exact limits must be marked in the field.

Report Coverage

The photo record includes every one of the 45 supplied images in its original supplied order, including repeated views. Images were received on November 6, 2026; the original capture date has not been independently confirmed. Photo numbers identify the images in the appendix and the references throughout this report.

Property Contact

[redacted]

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Visible Roof Conditions

Roof Surface and Prior Repairs — Photos 2, 5–8, 13–19, 30–35

Broad views show a dark roof surface, multiple seams, localized patches, and uneven or wrinkled areas. These images support a detailed field survey of the membrane and repair locations. Photographs alone do not establish the existing membrane type, number of layers, or condition of concealed components.

Standing Water and Drainage — Photos 6, 7, 41, and 42

Water is visibly present in localized areas near the rooftop equipment and roof field. Photo 41 also shows vegetation at a roof drain, and vegetation is visible in the roof field in Photo 43. Clear and inspect drainage components as part of the field review. Confirm drainage paths, outlet locations, debris or obstructions, and the time since rainfall before characterizing the duration of ponding. Coating work should not be assumed to correct underlying slope or drainage problems.

Seams and Surface Openings — Photos 4 and 9

Photo 9 shows a close view of a raised or separated seam edge with cracking nearby. Photo 4 shows a loose or lifted section at a wall detail. Mark these areas for hands-on inspection, determine the limits of unsound material, and complete compatible repairs before coating.

Parapets and Wall Transitions — Photos 1, 3–4, 8, 20–29, 36–40, 44–45

The wall transitions show extensive previous repair strips and patching, weathered surfacing, and localized discontinuities. Review vertical flashing, terminations, coping joints, and the roof-to-wall transition continuously around the perimeter. The photographs do not establish that every visible patch is leaking.

Equipment Curbs and Penetrations — Photos 8, 10–17, 30–33

Rooftop equipment and penetration details require coordinated inspection. Photos 10–12 show close views at an equipment base with corrosion and weathered or separated materials at the interface. Identify the roofing repair limits and any equipment-side work that needs a separate mechanical scope.

Extent of Findings

These are visual observations from the supplied photographs. No core-test result, moisture map, pull-test result, deck-capacity determination, or completed repair certification is established by the images. Hidden conditions and final repair boundaries require field verification.

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Restoration Scope and Basis

Established Project Quantities

Scope Basis	Stated Quantity
Total roof area	11,640 SF
Targeted repair/replacement footprint	2,910 SF / 25%
Roof perimeter	502 LF
Decking allowance in the roof-scope documents	26 sheets / up to 780 SF

The September 23 aerial measurement image shows approximately 11,712 SF and 506 LF. Those aerial figures differ slightly from the established scope quantities above. Reconcile the outline and dimensions in the field before procurement or changing the scope.

Selected Option 2 Work Sequence

- Mark the targeted repair footprint and identify any wet, deteriorated, loose, or otherwise unsuitable materials through the required field checks.
- Remove the designated sections down to the decking and repair or replace deficient components within the agreed limits. Inspect the exposed deck and document concealed conditions.
- Confirm the actual decking requirement and the ISO-board thickness needed to match the existing roof assembly. The 780-SF decking allowance is distinct from the 2,910-SF targeted repair footprint.
- Restore a sound, compatible roof surface; complete the specified washing, preparation, and drying before coating.
- Complete the specified American WeatherStar Urethane 522 detailing at parapets, penetrations, and seams, and apply the specified High-Solids Silicone 412 system over the approved roof area.

Scope Control

The revised Option 2 agreement limits the planned roof repairs to 2,910 SF in preparation for silicone coating. Final decking quantities, insulation build-up, and repair boundaries must be reconciled with that agreement and the field findings. Any work beyond the agreed scope requires written coordination before proceeding.

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Field Checks and Coordination

Confirm Before Coating

- Verify the roof assembly, substrate compatibility, repair map, and any wet or deteriorated material. Complete and document core or moisture evaluation where needed to define the work.
- Perform and pass the required on-site adhesion pull testing on the prepared existing substrate. Confirm the manufacturer's written preparation, application, and warranty requirements for the final system.
- Inspect the perimeter, wall transitions, flashings, penetrations, drains, and equipment curbs. Coordinate mechanical defects separately from roofing work.
- Confirm suitable forecast conditions, substrate dryness, product-specific temperature limits, and cure time for the proposed fall application window.

Permits, Access, and Start Date

Permit and building-inspector approval have remained a scheduling dependency in project coordination. A November 6 start was discussed as conditional; this report does not establish that approval was issued or that mobilization occurred. Obtain current clearance and confirm the client-accepted start before dispatching labor or materials. Safe roof access, staging, material handling, tenant coordination, and protection of rooftop equipment need confirmation before work. The earlier site coordination requested a 32-foot ladder; the actual access method must be verified for safe use at the property.

Documentation During the Work

Record the marked repair areas, exposed deck and insulation conditions, repair quantities, completed flashing details, adhesion-test results, preparation and application conditions, and before/after photographs. Establish the final inspection and any manufacturer closeout requirements before the coating work begins.

Next Project Review

Joseph Cox is the field contact identified in the project coordination. Review this photo record with the field team, reconcile the repair map and material requirements, and return the outstanding testing, permit, access, and schedule confirmations to CRA for coordination with .

This condition report documents observations and coordination requirements. It does not amend the selected scope or establish completion of repairs.

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Roof Photographs

[redacted], Warrensville Heights, OH

Received November 6, 2026

Photo 1 of 45



Parapet transition and roof edge overview.

Photo 2 of 45



Roof field and perimeter overview.

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Roof Photographs

[redacted], Warrensville Heights, OH

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Photo 3 of 45



Roof field adjacent to parapet and equipment.

Photo 4 of 45



Loose or lifted material at the wall transition.

Roof Photographs

[redacted], Warrensville Heights, OH

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Photo 5 of 45



General roof surface and seam pattern.

Photo 6 of 45



Standing water near rooftop equipment.

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Roof Photographs

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Photo 7 of 45



Standing water and localized roof-field repairs.

Photo 8 of 45



Wall transition, repair patching, and penetration.

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Roof Photographs

[redacted], Warrensville Heights, OH

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Photo 9 of 45



Close view of raised seam edge and surface cracking.

Photo 10 of 45



Equipment base and roofing interface.

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[redacted], Warrensville Heights, OH

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Photo 11 of 45



Equipment-side corrosion and base transition.

Photo 12 of 45



Close view of equipment base and adjacent roofing.

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Photo 13 of 45



Rooftop equipment and surrounding roof field.

Photo 14 of 45



Equipment curb and adjacent membrane.

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Roof Photographs

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Photo 15 of 45



General roof field and rooftop equipment.

Photo 16 of 45



Broad roof field with seams and patches.

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Roof Photographs

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Photo 17 of 45



Penetration and surrounding roof surface.

Photo 18 of 45



Rear roof field and visible repair areas.

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Roof Photographs

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Photo 19 of 45



Roof field adjacent to rear perimeter.

Photo 20 of 45



Parapet transition and nearby penetration.

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Roof Photographs

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Photo 21 of 45



Continuous parapet detail and previous repairs.

Photo 22 of 45



Close view of coping and wall transition.

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Roof Photographs

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Photo 23 of 45



Long parapet view with repeated repair strips.

Photo 24 of 45



Perimeter wall and roof-to-wall detail.

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Roof Photographs

[redacted], Warrensville Heights, OH

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Photo 25 of 45



Roof-to-wall detail at rear perimeter.

Photo 26 of 45



Close view of wall flashing and patching.

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Roof Photographs

[redacted], Warrensville Heights, OH

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Photo 27 of 45



Weathered parapet surfacing and previous repairs.

Photo 28 of 45



Parapet repair strips and coping edge.

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Photo 29 of 45



Coping joint and vertical transition close view.

Photo 30 of 45



Repeated equipment and roof-field view.

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Photo 31 of 45



Repeated roof field and equipment overview.

Photo 32 of 45



Repeated roof-field seam view.

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Photo 33 of 45



Repeated penetration and surrounding roof surface.

Photo 34 of 45



Repeated rear roof-field view.

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Photo 35 of 45



Repeated rear roof field and repair areas.

Photo 36 of 45



Repeated parapet and penetration view.

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Photo 37 of 45



Repeated continuous parapet detail.

Photo 38 of 45



Parapet and roof-edge detail.

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Roof Photographs

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Photo 39 of 45



Parapet and roof-field overview.

Photo 40 of 45



Perimeter detail and previous repair strips.

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Roof Photographs

[redacted], Warrensville Heights, OH

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Photo 41 of 45



Vegetation at roof drain and nearby standing water.

Photo 42 of 45



Roof-field view with standing water and surface irregularities.

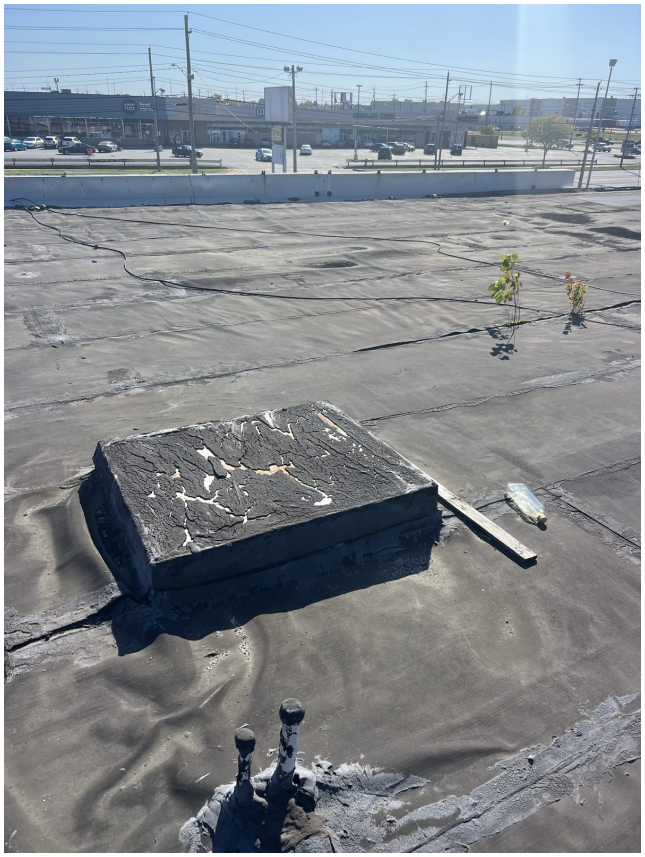
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Roof Photographs

[redacted], Warrensville Heights, OH

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Photo 43 of 45



Roof-field vegetation, low curb, and penetration details.

Photo 44 of 45



Parapet, low curb, and roof surface.

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Roof Photographs

[redacted], Warrensville Heights, OH

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Photo 45 of 45



Roof-to-wall transition and previous repair strips.

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