COMMERCIAL ROOFING ADVISORS

AMERICA 250

COMMERCIAL ROOF INSPECTION

ROOF CONDITION REPORT

Ontario Industrial Property

Ontario, California

Field inspection: Curtis Earle, Bell Roof Co.

Report issued by Commercial Roofing Advisors

Public edition: customer identifying details removed.

INSPECTION DATE

October 21, 2026

Roof Condition Report

Ontario Industrial Property

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Field inspection: Curtis Earle, Bell Roof Co.
Public edition | Commercial Roofing Advisors

Inspection date: October 21, 2026

OVERALL CONDITION: POOR

Roof is not repairable. Full tear-off and replacement required.
Widespread membrane buckling, open seams and failed flashings prevent a viable repair or coating approach.

Existing roof assembly

The existing roof is identified in the field notes as two roof systems: an underlying four-ply, hot-asphalt built-up roof with an additional torch-applied cap-sheet roof above. Parapet wall flashings also appear to include built-up roofing and a torch-applied cap sheet.

Condition and recommendation

Multiple areas exhibit severe buckling and distortion of the roof membrane. Close-up photographs also document open laps and loose or separated flashings at rooftop curbs. These conditions compromise the continuity of the waterproofing and create potential pathways for water entry.

The existing roof cannot be repaired to provide a serviceable, watertight system. Full tear-off and replacement are required. Complete correction will also require coordinated work by plumbing, HVAC and electrical contractors in addition to the roofing contractor.

Photo record: All 181 inspection photographs are retained in their original sequence, including field annotations. Inspector notes are transcribed beneath the corresponding photographs. Representative defects are highlighted on page 2; the complete record begins on page 4.

Conditions supporting replacement

The photographs below illustrate failures in both the roof field and flashing details. Photo numbers match the complete inspection record.



PHOTO 107 | Membrane buckling

Pronounced ridging and distortion across the roof field.



PHOTO 020 | Open membrane seam

A separated cap-sheet lap interrupts the waterproofing.



PHOTO 141 | Separated curb flashing

An open flashing lap is visible at the curb transition.



PHOTO 142 | Loose flashing membrane

The lifted sheet exposes underlying roofing; the field annotation notes lack of adhesion.

Recommended corrective work

1. Full tear-off and replacement

Remove the existing roof systems and affected base flashings to expose the substrate. Inspect the deck and other exposed components, replace deteriorated materials as needed, and install a complete new roof assembly with compatible flashings and terminations. Final system selection and scope should be established in the replacement proposal.

2. Required plumbing, HVAC and electrical work

Complete correction requires multiple trades. Plumbing, HVAC and electrical contractors will be required to address their respective rooftop systems and coordinate necessary disconnections, modifications and reconnections with the roof replacement. Each trade must evaluate its systems and establish its scope before construction. Roofing work alone will not fully correct the rooftop conditions.

3. Repairs, coating and additional recover are not viable

The roof is not repairable in its present condition. Localized repairs, a coating or an additional recover will not correct the widespread membrane and flashing failures. Full removal and replacement of the existing roof systems are required.

Roof age and remaining service life

The original installation year and the date of the subsequent cap-sheet roof have not been established from the available records. A specific age or remaining service-life estimate cannot be reliably assigned. The observed condition supports planning replacement now rather than relying on an assumed remaining lifespan.

Warranty information

Existing warranty status has not been verified. Warranty type, duration, coverage and exclusions for a replacement roof will be stated in the project-specific proposal after the system and manufacturer are selected. No warranty term is assigned by this condition report.

Assessment basis

This report is based on the inspector's field notes and photographs from October 21, 2026. Concealed moisture, insulation condition and deck condition have not been established by the supplied documentation. Additional investigation may be needed to finalize quantities, substrate repairs and the replacement assembly. This report is a condition assessment; pricing and contractual scope will be provided separately.

COMPLETE PHOTOGRAPHIC RECORD / ORIGINAL SEQUENCE

Inspection photographs 001-004



PHOTO 001 | Oct 21, 2026, 10:21 AM



PHOTO 002 | Oct 21, 2026, 10:21 AM



PHOTO 003 | Oct 21, 2026, 10:21 AM



PHOTO 004 | Oct 21, 2026, 10:21 AM

Inspection photographs 005-008



PHOTO 005 | Oct 21, 2026, 10:21 AM

Buckles in the roof membrane.

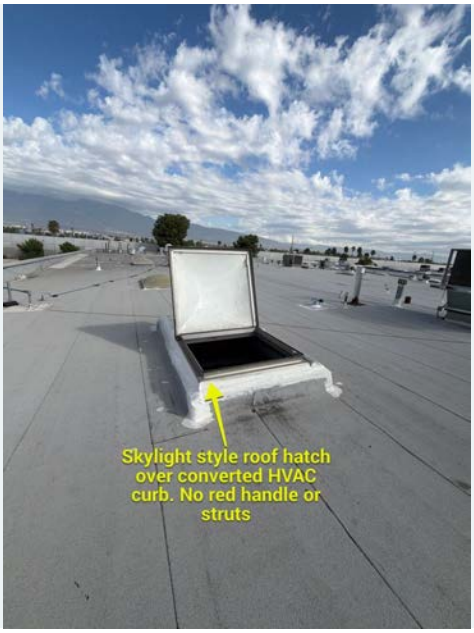


PHOTO 006 | Oct 21, 2026, 10:22 AM

Skylight-style roof hatch over a converted HVAC curb. No red handle or struts.

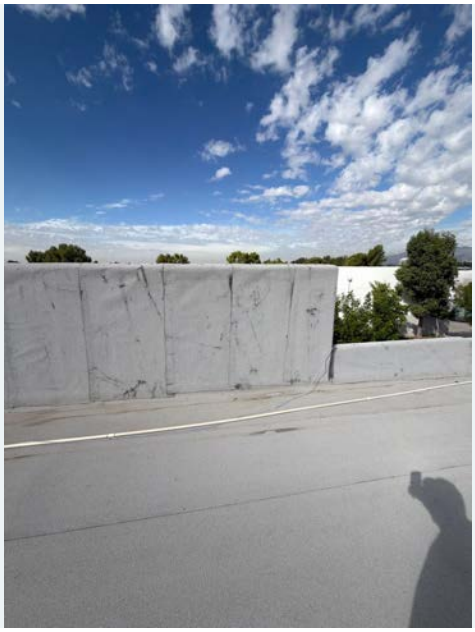


PHOTO 007 | Oct 21, 2026, 10:22 AM



PHOTO 008 | Oct 21, 2026, 10:22 AM

Inspection photographs 009-012

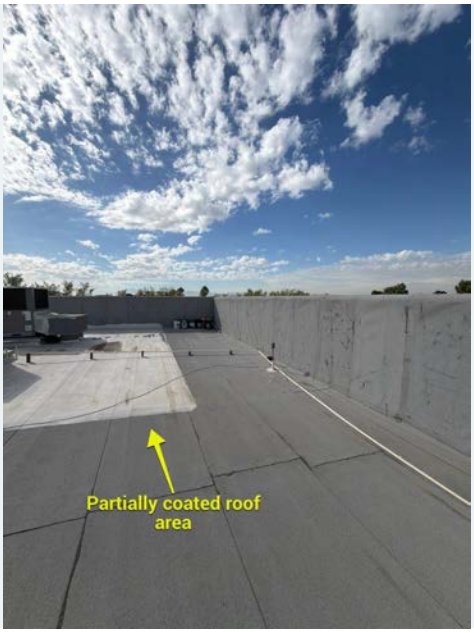


PHOTO 009 | Oct 21, 2026, 10:22 AM

Partially coated roof area.



PHOTO 010 | Oct 21, 2026, 10:22 AM



PHOTO 011 | Oct 21, 2026, 10:22 AM



PHOTO 012 | Oct 21, 2026, 10:22 AM

Inspection photographs 013-016



PHOTO 013 | Oct 21, 2026, 10:23 AM

Abandoned roof hatch.



PHOTO 014 | Oct 21, 2026, 10:23 AM



PHOTO 015 | Oct 21, 2026, 10:23 AM



PHOTO 016 | Oct 21, 2026, 10:23 AM

Inspection photographs 017-020

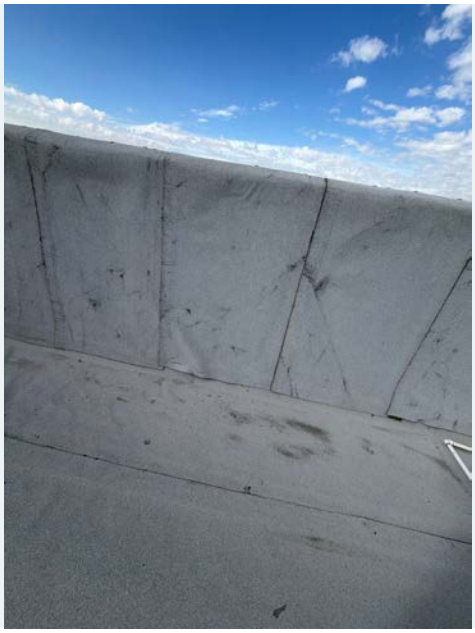


PHOTO 017 | Oct 21, 2026, 10:23 AM



PHOTO 018 | Oct 21, 2026, 10:23 AM



PHOTO 019 | Oct 21, 2026, 10:23 AM



PHOTO 020 | Oct 21, 2026, 10:23 AM

Open seam.

Inspection photographs 021-024



PHOTO 021 | Oct 21, 2026, 10:23 AM



PHOTO 022 | Oct 21, 2026, 10:23 AM



PHOTO 023 | Oct 21, 2026, 10:23 AM



PHOTO 024 | Oct 21, 2026, 10:23 AM

Inspection photographs 025-028



PHOTO 025 | Oct 21, 2026, 10:23 AM



PHOTO 026 | Oct 21, 2026, 10:23 AM



PHOTO 027 | Oct 21, 2026, 10:23 AM

Wrinkles in the torch-applied cap sheet and open seams.



PHOTO 028 | Oct 21, 2026, 10:23 AM

Inspection photographs 029-032



PHOTO 029 | Oct 21, 2026, 10:23 AM



PHOTO 030 | Oct 21, 2026, 10:24 AM



PHOTO 031 | Oct 21, 2026, 10:24 AM



PHOTO 032 | Oct 21, 2026, 10:24 AM

Inspection photographs 033-036



PHOTO 033 | Oct 21, 2026, 10:24 AM

Previously repaired damage.

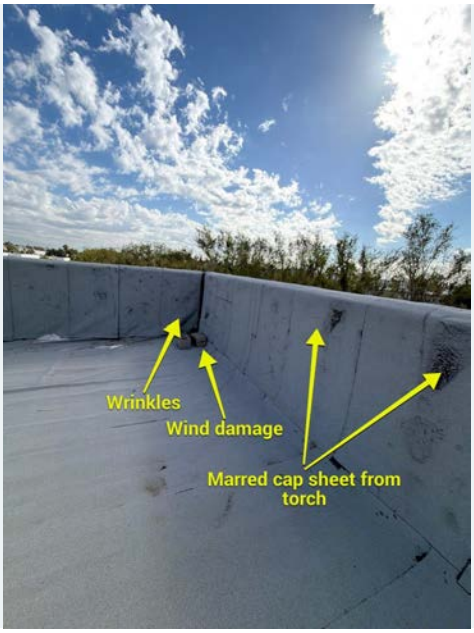


PHOTO 034 | Oct 21, 2026, 10:24 AM

Wrinkles, wind damage and cap-sheet marring from torch application.



PHOTO 035 | Oct 21, 2026, 10:24 AM



PHOTO 036 | Oct 21, 2026, 10:24 AM

Inspection photographs 037-040



PHOTO 037 | Oct 21, 2026, 10:24 AM



PHOTO 038 | Oct 21, 2026, 10:24 AM



PHOTO 039 | Oct 21, 2026, 10:24 AM

Major wrinkles and wind-damaged cap sheet.



PHOTO 040 | Oct 21, 2026, 10:24 AM

Inspection photographs 041-044



PHOTO 041 | Oct 21, 2026, 10:24 AM



PHOTO 042 | Oct 21, 2026, 10:24 AM

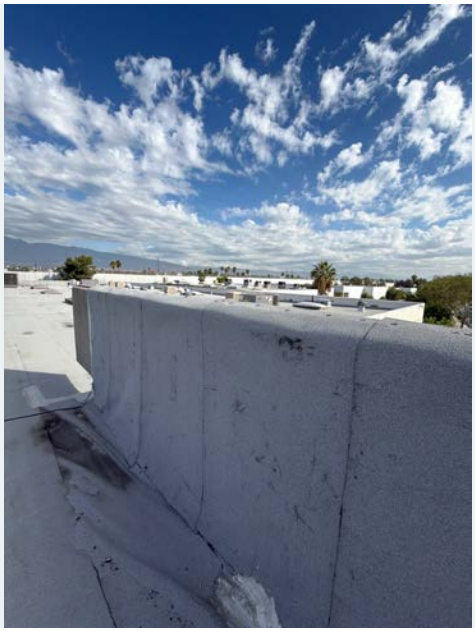


PHOTO 043 | Oct 21, 2026, 10:24 AM



PHOTO 044 | Oct 21, 2026, 10:24 AM

Inspection photographs 045-048



PHOTO 045 | Oct 21, 2026, 10:24 AM



PHOTO 046 | Oct 21, 2026, 10:24 AM



PHOTO 047 | Oct 21, 2026, 10:24 AM



PHOTO 048 | Oct 21, 2026, 10:24 AM

Inspection photographs 049-052



PHOTO 049 | Oct 21, 2026, 10:24 AM

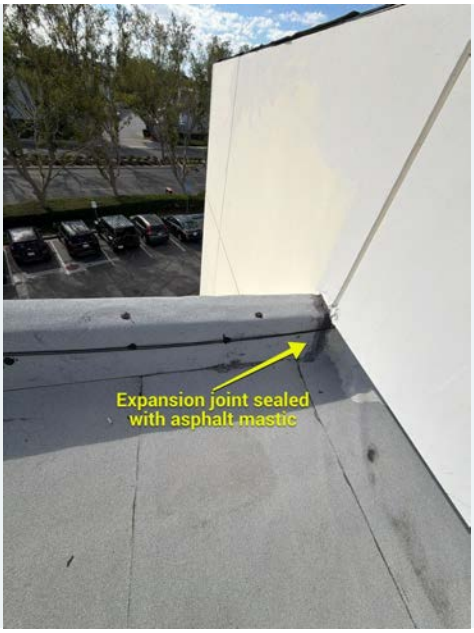


PHOTO 050 | Oct 21, 2026, 10:24 AM

Expansion joint sealed with asphalt mastic.

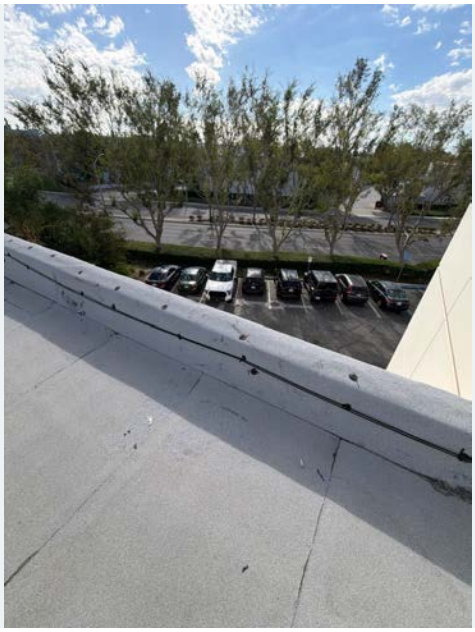


PHOTO 051 | Oct 21, 2026, 10:24 AM



PHOTO 052 | Oct 21, 2026, 10:24 AM

Inspection photographs 053-056

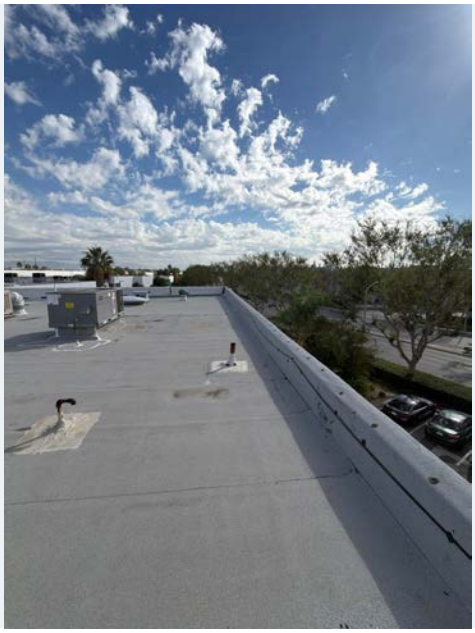


PHOTO 053 | Oct 21, 2026, 10:24 AM

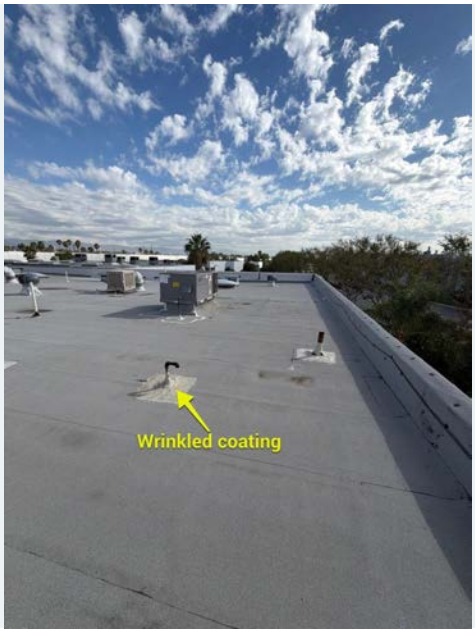


PHOTO 054 | Oct 21, 2026, 10:24 AM

Wrinkled coating.

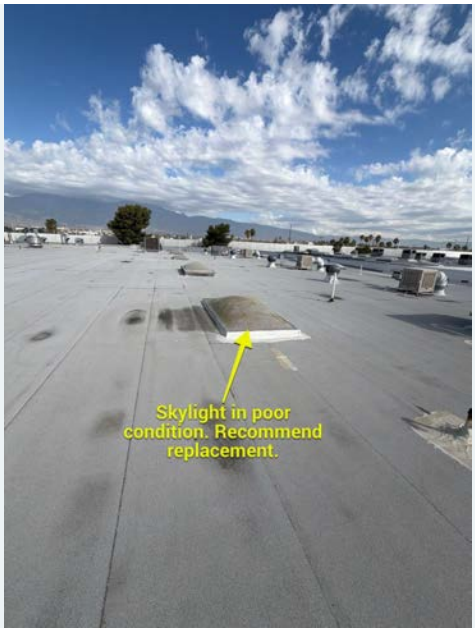


PHOTO 055 | Oct 21, 2026, 10:24 AM

Skylight in poor condition. Replacement recommended.

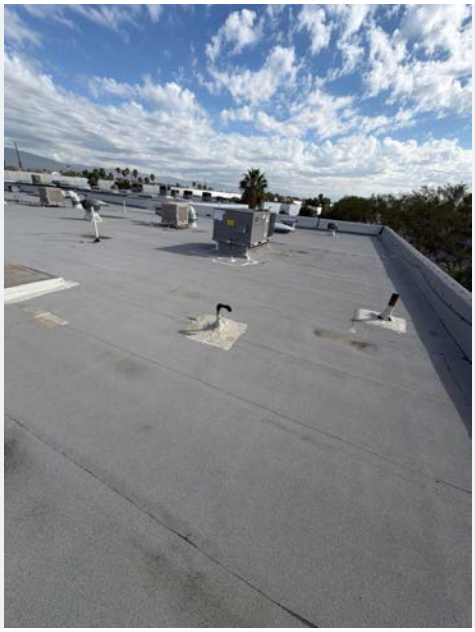


PHOTO 056 | Oct 21, 2026, 10:24 AM

Inspection photographs 057-060



PHOTO 057 | Oct 21, 2026, 10:24 AM



PHOTO 058 | Oct 21, 2026, 10:24 AM



PHOTO 059 | Oct 21, 2026, 10:25 AM



PHOTO 060 | Oct 21, 2026, 10:25 AM

Inspection photographs 061-064



PHOTO 061 | Oct 21, 2026, 10:25 AM



PHOTO 062 | Oct 21, 2026, 10:25 AM

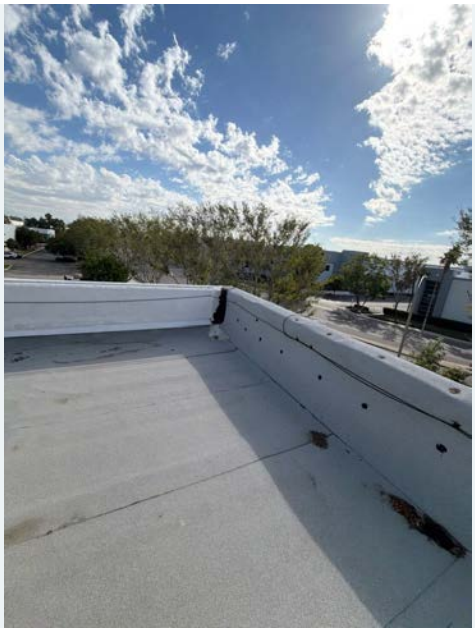


PHOTO 063 | Oct 21, 2026, 10:25 AM



PHOTO 064 | Oct 21, 2026, 10:25 AM

Inspection photographs 065-068



PHOTO 065 | Oct 21, 2026, 10:25 AM

Previous silicone repair.



PHOTO 066 | Oct 21, 2026, 10:25 AM

Expansion joint sealed with asphalt mastic.

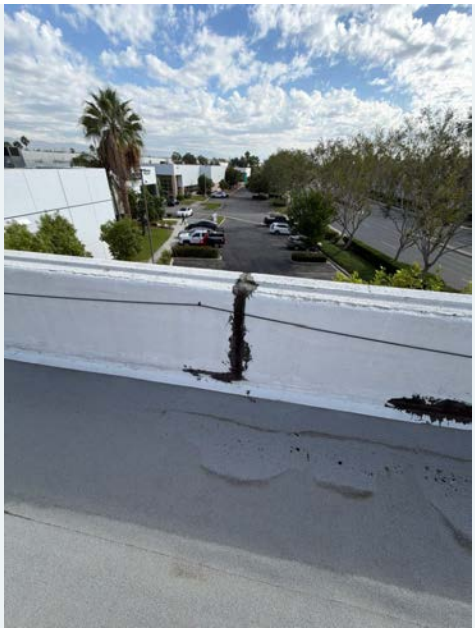


PHOTO 067 | Oct 21, 2026, 10:25 AM

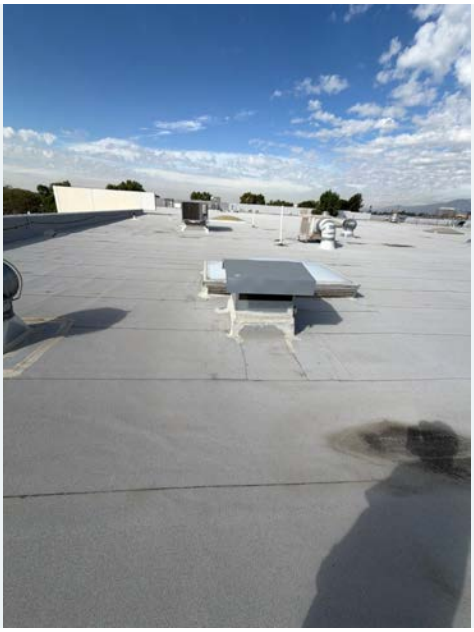


PHOTO 068 | Oct 21, 2026, 10:25 AM

Inspection photographs 069-072

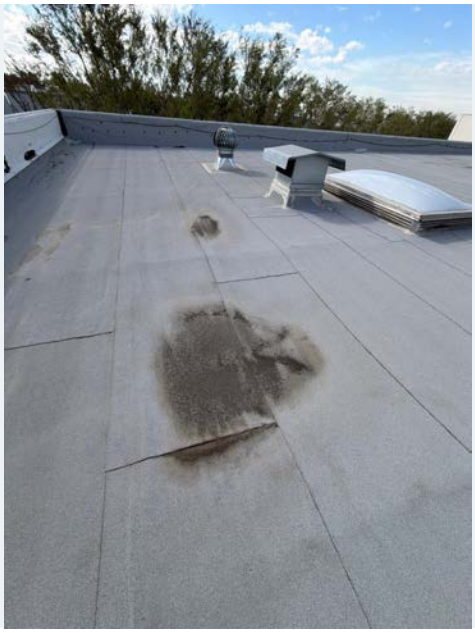


PHOTO 069 | Oct 21, 2026, 10:25 AM

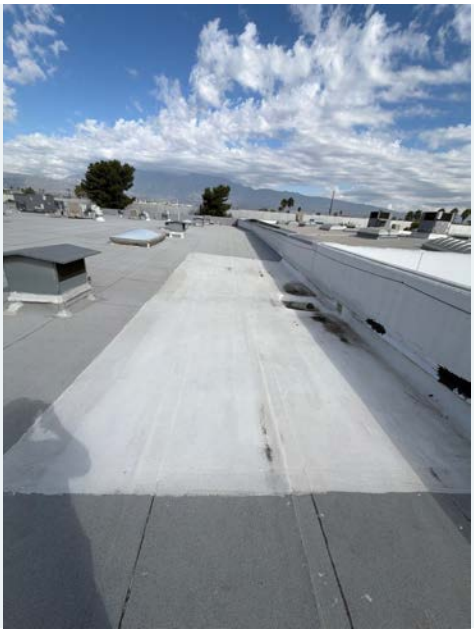


PHOTO 070 | Oct 21, 2026, 10:25 AM

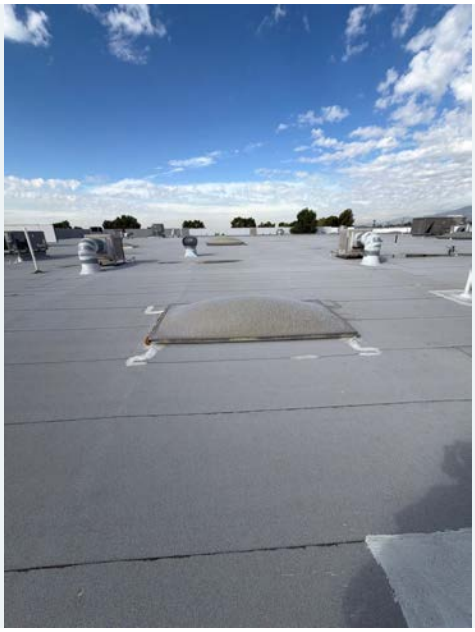


PHOTO 071 | Oct 21, 2026, 10:25 AM



PHOTO 072 | Oct 21, 2026, 10:25 AM

Skylight mounted on a low curb, with leakage at the curb. Curb sealed with canned foam.

Inspection photographs 073-076



PHOTO 073 | Oct 21, 2026, 10:25 AM



PHOTO 074 | Oct 21, 2026, 10:25 AM

Soft area.



PHOTO 075 | Oct 21, 2026, 10:25 AM



PHOTO 076 | Oct 21, 2026, 10:26 AM

Soft areas.

Inspection photographs 077-080



PHOTO 077 | Oct 21, 2026, 10:26 AM

Soft spot.



PHOTO 078 | Oct 21, 2026, 10:26 AM

Leaking water supply and a soft spot.

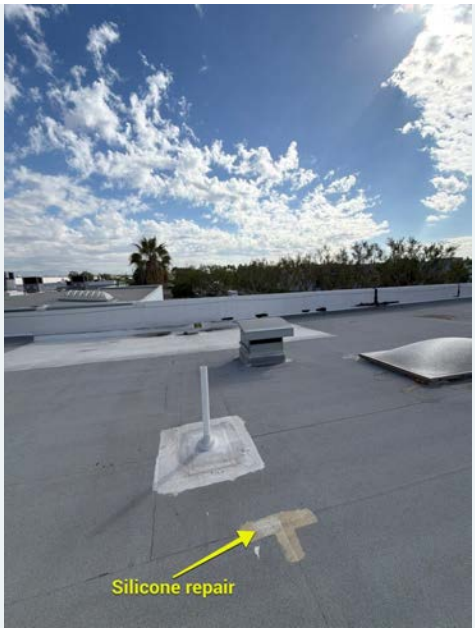


PHOTO 079 | Oct 21, 2026, 10:26 AM

Previous silicone repair.



PHOTO 080 | Oct 21, 2026, 10:26 AM

Coated drain area.

Inspection photographs 081-084

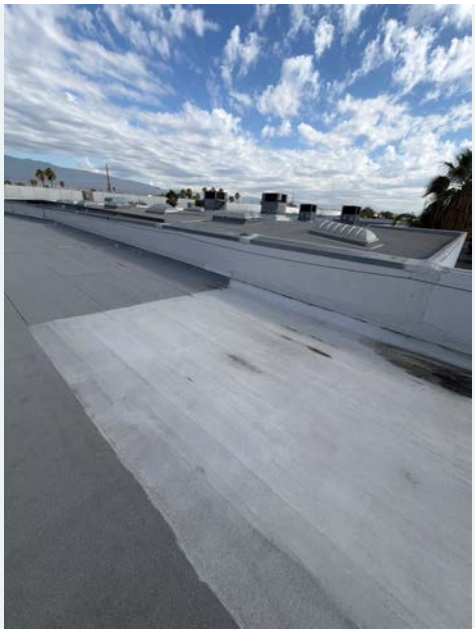


PHOTO 081 | Oct 21, 2026, 10:26 AM



PHOTO 082 | Oct 21, 2026, 10:26 AM

Missing drain ring.



PHOTO 083 | Oct 21, 2026, 10:26 AM

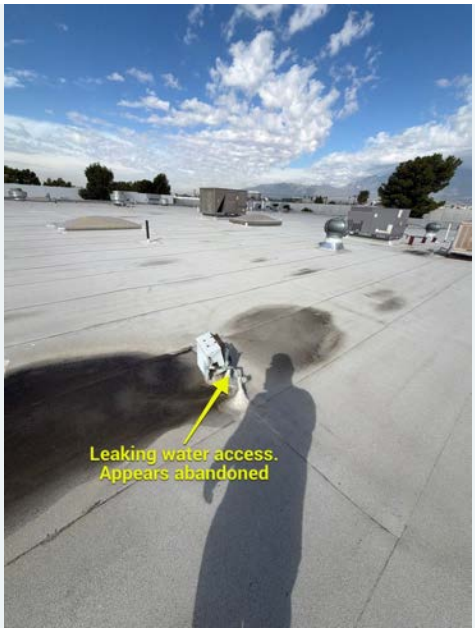


PHOTO 084 | Oct 21, 2026, 10:27 AM

Leaking water access; appears abandoned.

Inspection photographs 085-088

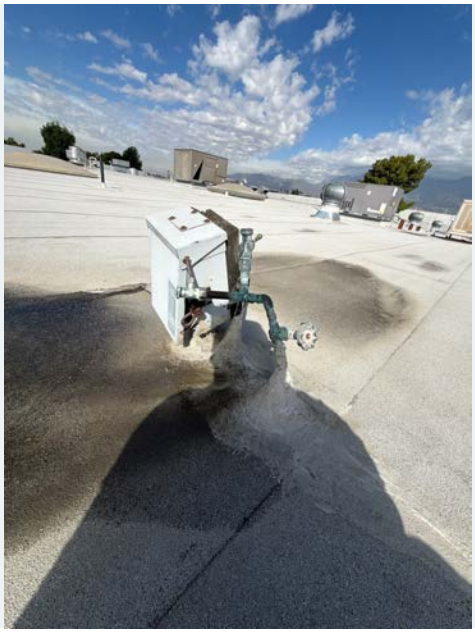


PHOTO 085 | Oct 21, 2026, 10:27 AM



PHOTO 086 | Oct 21, 2026, 10:27 AM



PHOTO 087 | Oct 21, 2026, 10:27 AM



PHOTO 088 | Oct 21, 2026, 10:27 AM

Inspection photographs 089-092



PHOTO 089 | Oct 21, 2026, 10:27 AM



PHOTO 090 | Oct 21, 2026, 10:27 AM



PHOTO 091 | Oct 21, 2026, 10:27 AM



PHOTO 092 | Oct 21, 2026, 10:27 AM

Inspection photographs 093-096



PHOTO 093 | Oct 21, 2026, 10:27 AM



PHOTO 094 | Oct 21, 2026, 10:27 AM



PHOTO 095 | Oct 21, 2026, 10:27 AM



PHOTO 096 | Oct 21, 2026, 10:27 AM

Inspection photographs 097-100



PHOTO 097 | Oct 21, 2026, 10:27 AM



PHOTO 098 | Oct 21, 2026, 10:27 AM



PHOTO 099 | Oct 21, 2026, 10:27 AM



PHOTO 100 | Oct 21, 2026, 10:27 AM

Inspection photographs 101-104

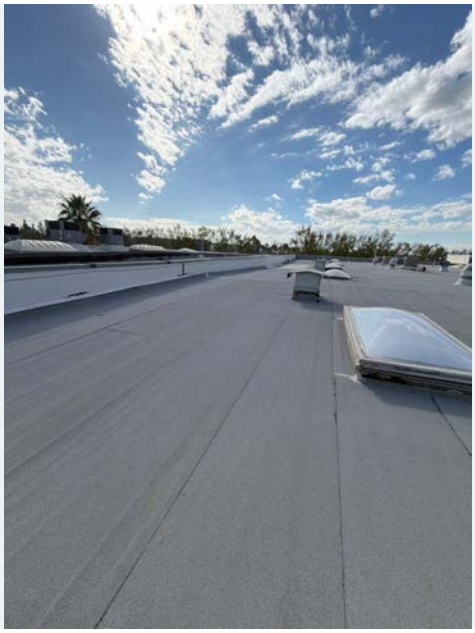


PHOTO 101 | Oct 21, 2026, 10:27 AM



PHOTO 102 | Oct 21, 2026, 10:27 AM



PHOTO 103 | Oct 21, 2026, 10:27 AM



PHOTO 104 | Oct 21, 2026, 10:28 AM

Multiple buckles and wrinkles.

Inspection photographs 105-108



PHOTO 105 | Oct 21, 2026, 10:28 AM



PHOTO 106 | Oct 21, 2026, 10:28 AM

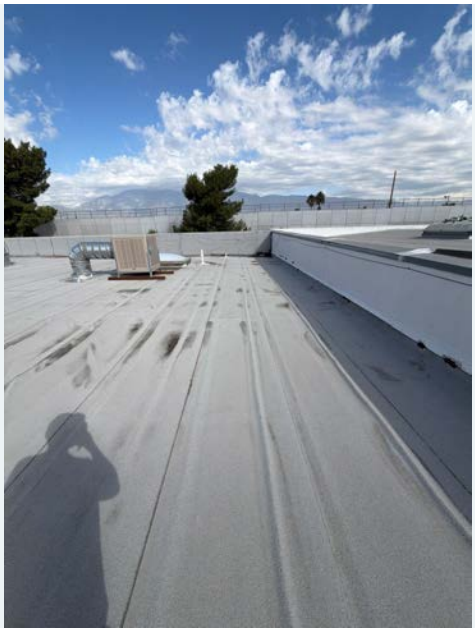


PHOTO 107 | Oct 21, 2026, 10:28 AM



PHOTO 108 | Oct 21, 2026, 10:28 AM

Inspection photographs 109-112



PHOTO 109 | Oct 21, 2026, 10:28 AM



PHOTO 110 | Oct 21, 2026, 10:28 AM



PHOTO 111 | Oct 21, 2026, 10:28 AM



PHOTO 112 | Oct 21, 2026, 10:28 AM

Inspection photographs 113-116

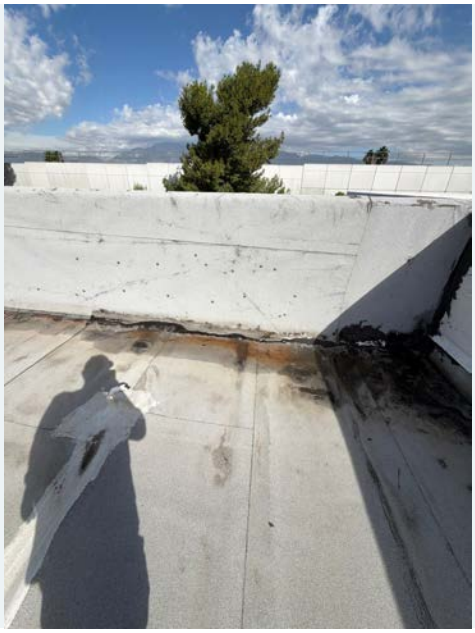


PHOTO 113 | Oct 21, 2026, 10:28 AM

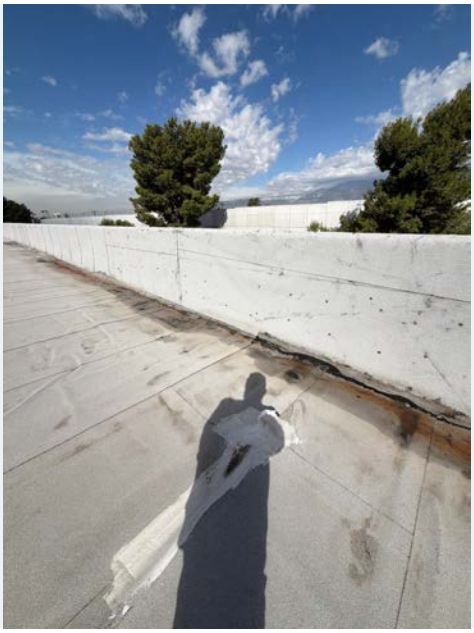


PHOTO 114 | Oct 21, 2026, 10:28 AM

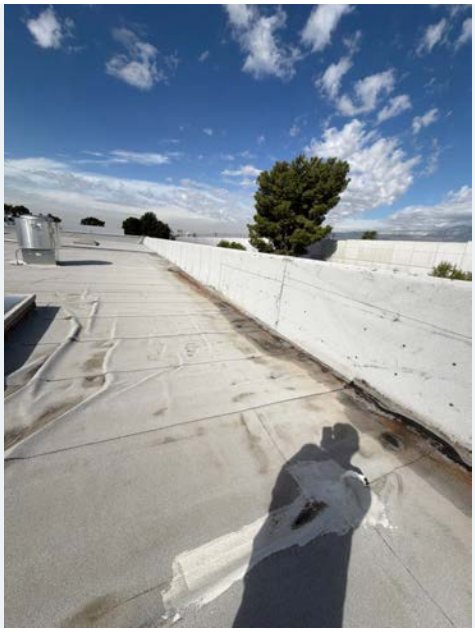


PHOTO 115 | Oct 21, 2026, 10:28 AM



PHOTO 116 | Oct 21, 2026, 10:28 AM

Previous repair peeling from the wall.

Inspection photographs 117-120

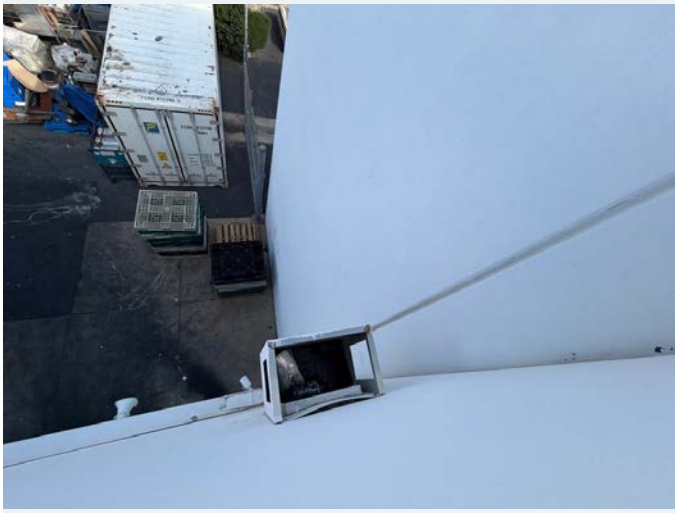


PHOTO 117 | Oct 21, 2026, 10:28 AM

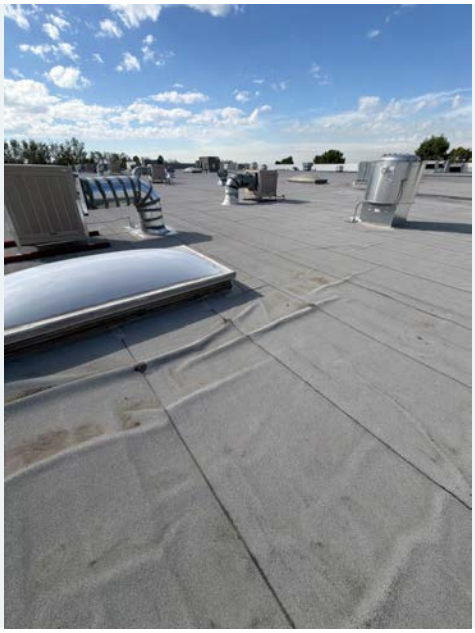


PHOTO 118 | Oct 21, 2026, 10:28 AM

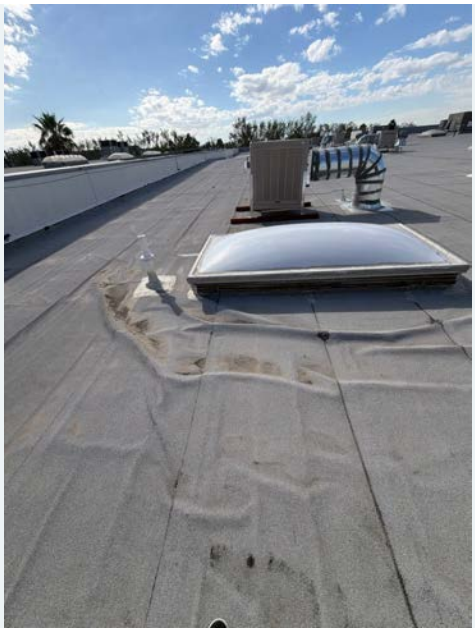


PHOTO 119 | Oct 21, 2026, 10:28 AM



PHOTO 120 | Oct 21, 2026, 10:28 AM

Inspection photographs 121-124

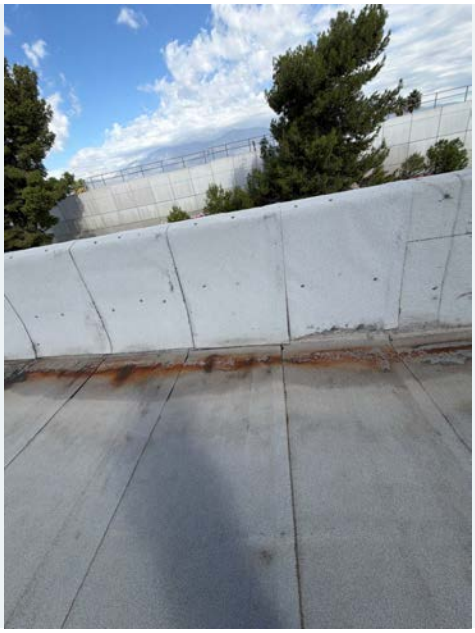


PHOTO 121 | Oct 21, 2026, 10:28 AM

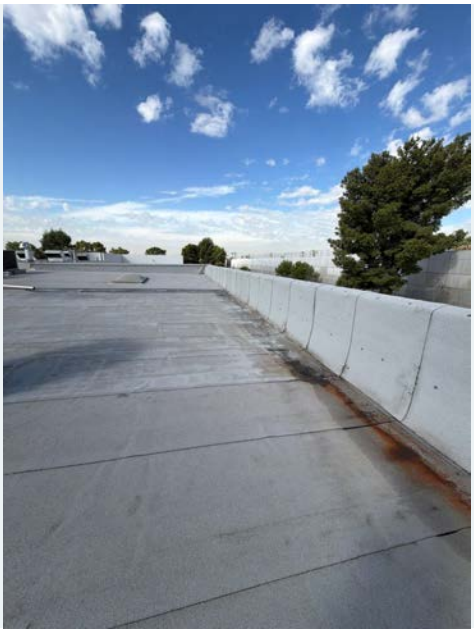


PHOTO 122 | Oct 21, 2026, 10:29 AM



PHOTO 123 | Oct 21, 2026, 10:29 AM



PHOTO 124 | Oct 21, 2026, 10:29 AM

Inspection photographs 125-128



PHOTO 125 | Oct 21, 2026, 10:29 AM

Water collecting due to steam.

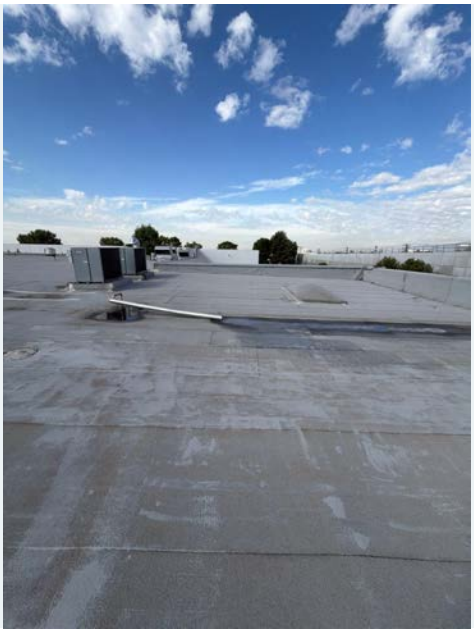


PHOTO 126 | Oct 21, 2026, 10:29 AM



PHOTO 127 | Oct 21, 2026, 10:29 AM

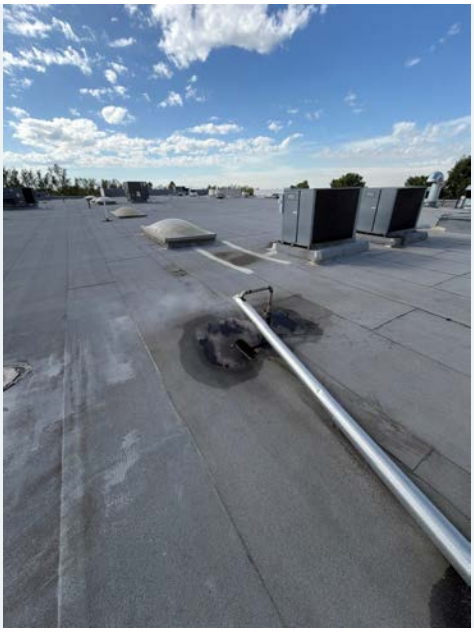


PHOTO 128 | Oct 21, 2026, 10:29 AM

Inspection photographs 129-132



PHOTO 129 | Oct 21, 2026, 10:29 AM



PHOTO 130 | Oct 21, 2026, 10:29 AM

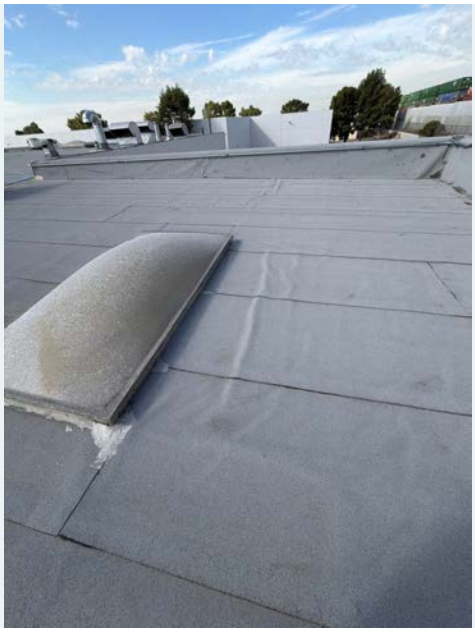


PHOTO 131 | Oct 21, 2026, 10:29 AM



PHOTO 132 | Oct 21, 2026, 10:29 AM

Inspection photographs 133-136

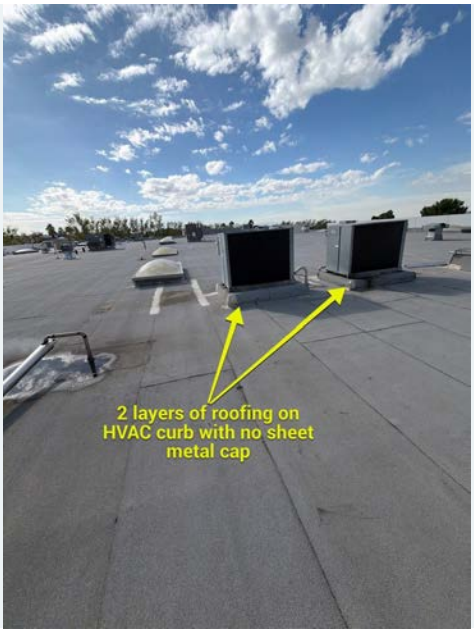


PHOTO 133 | Oct 21, 2026, 10:29 AM

Two layers of roofing on the HVAC curb, with no sheet-metal cap.



PHOTO 134 | Oct 21, 2026, 10:29 AM



PHOTO 135 | Oct 21, 2026, 10:29 AM

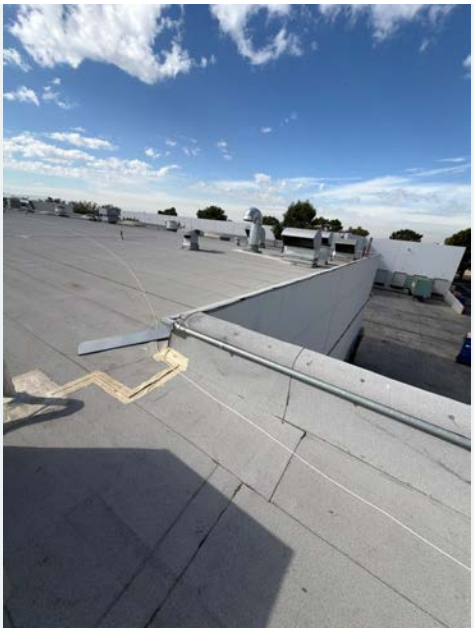


PHOTO 136 | Oct 21, 2026, 10:29 AM

Inspection photographs 137-140

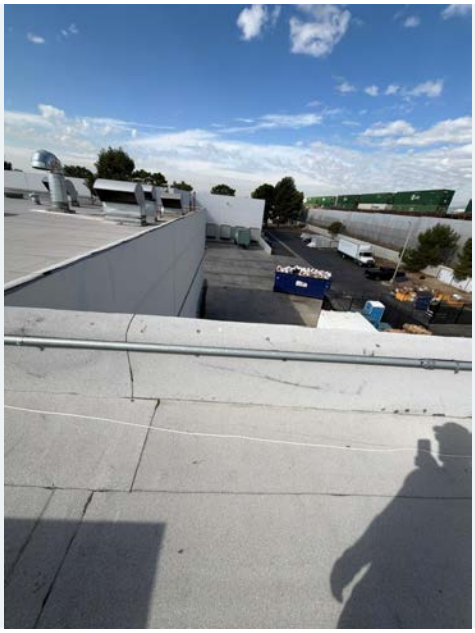


PHOTO 137 | Oct 21, 2026, 10:29 AM



PHOTO 138 | Oct 21, 2026, 10:29 AM



PHOTO 139 | Oct 21, 2026, 10:29 AM



PHOTO 140 | Oct 21, 2026, 10:30 AM

Inspection photographs 141-144



PHOTO 141 | Oct 21, 2026, 10:30 AM



PHOTO 142 | Oct 21, 2026, 10:30 AM

No adhesion at torch-applied seams, exposing the original roof. Previously repaired with silicone.



PHOTO 143 | Oct 21, 2026, 10:30 AM



PHOTO 144 | Oct 21, 2026, 10:30 AM

Condensate lines improperly sealed and insulated. Flashing appears to be missing at the roof-to-line transitions.

Inspection photographs 145-148



PHOTO 145 | Oct 21, 2026, 10:30 AM

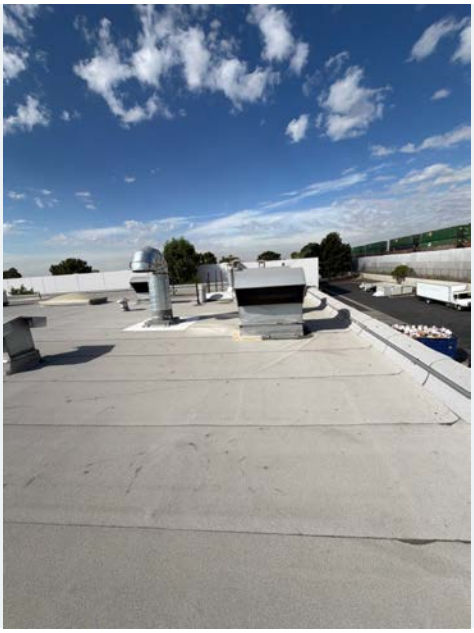


PHOTO 146 | Oct 21, 2026, 10:30 AM



PHOTO 147 | Oct 21, 2026, 10:30 AM

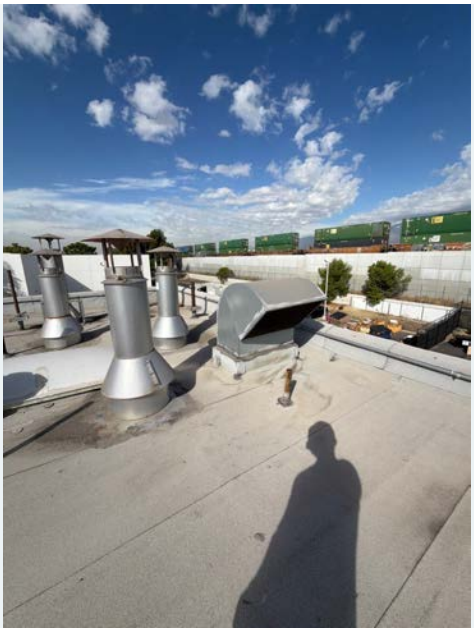


PHOTO 148 | Oct 21, 2026, 10:30 AM

Inspection photographs 149-152



PHOTO 149 | Oct 21, 2026, 10:30 AM

Previous silicone and asphalt-mastic repairs.

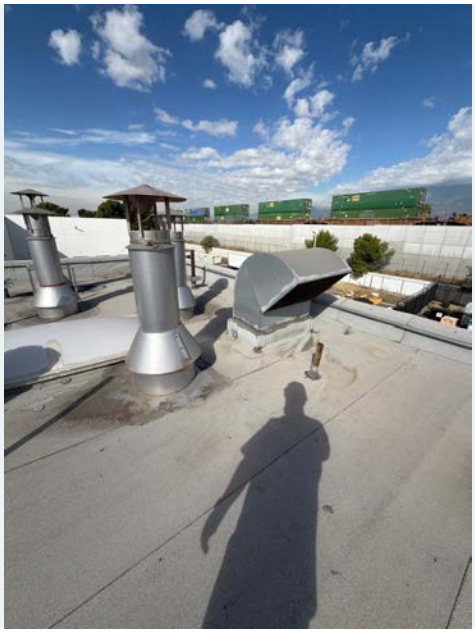


PHOTO 150 | Oct 21, 2026, 10:30 AM

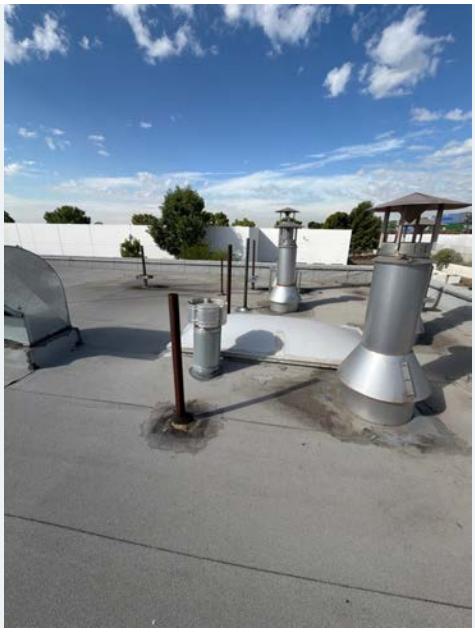


PHOTO 151 | Oct 21, 2026, 10:30 AM

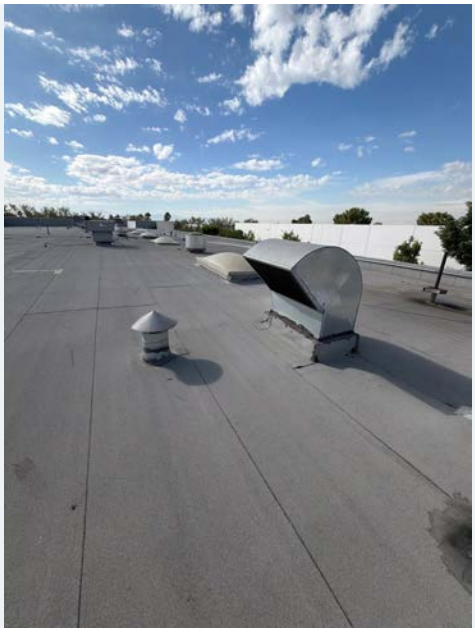


PHOTO 152 | Oct 21, 2026, 10:30 AM

Inspection photographs 153-156

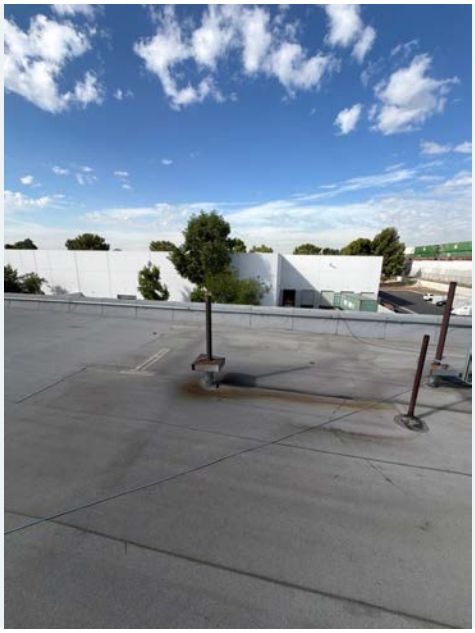


PHOTO 153 | Oct 21, 2026, 10:31 AM



PHOTO 154 | Oct 21, 2026, 10:31 AM

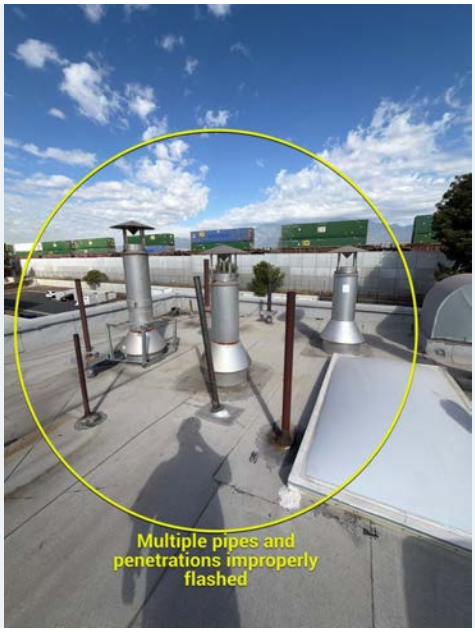


PHOTO 155 | Oct 21, 2026, 10:31 AM

Multiple pipes and penetrations improperly flashed.

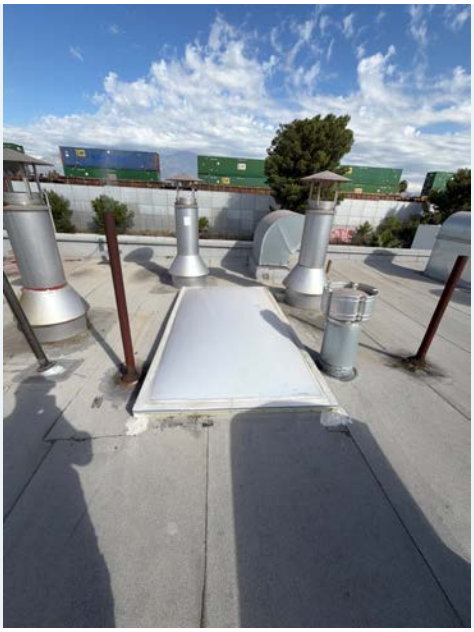


PHOTO 156 | Oct 21, 2026, 10:31 AM

Inspection photographs 157-160



PHOTO 157 | Oct 21, 2026, 10:31 AM



PHOTO 158 | Oct 21, 2026, 10:31 AM

Previous silicone repairs.



PHOTO 159 | Oct 21, 2026, 10:31 AM



PHOTO 160 | Oct 21, 2026, 10:31 AM

Inspection photographs 161-164



PHOTO 161 | Oct 21, 2026, 10:31 AM

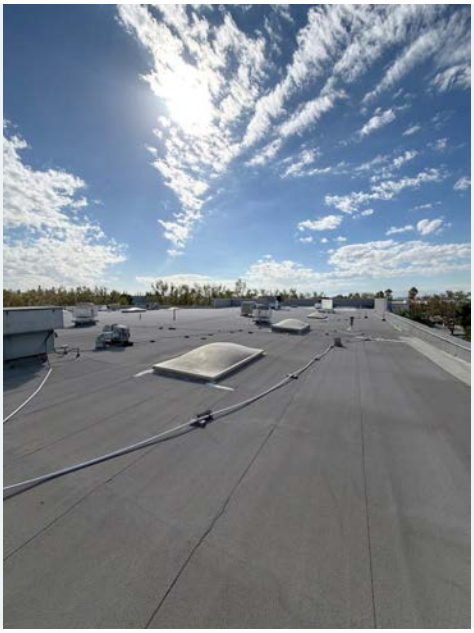


PHOTO 162 | Oct 21, 2026, 10:31 AM



PHOTO 163 | Oct 21, 2026, 10:31 AM



PHOTO 164 | Oct 21, 2026, 10:31 AM

Inspection photographs 165-168



PHOTO 165 | Oct 21, 2026, 10:31 AM



PHOTO 166 | Oct 21, 2026, 10:31 AM

Wrinkles in the roof membrane.

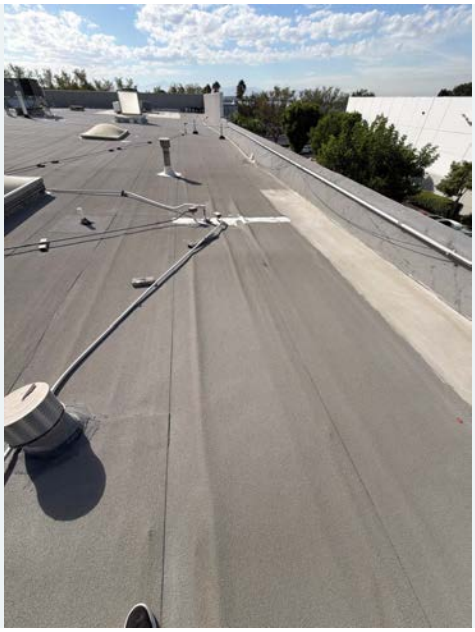


PHOTO 167 | Oct 21, 2026, 10:31 AM

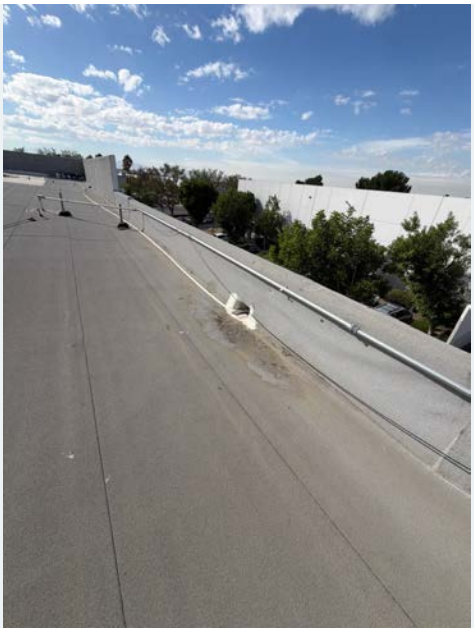


PHOTO 168 | Oct 21, 2026, 10:31 AM

Inspection photographs 169-172



PHOTO 169 | Oct 21, 2026, 10:31 AM



PHOTO 170 | Oct 21, 2026, 10:31 AM



PHOTO 171 | Oct 21, 2026, 10:31 AM



PHOTO 172 | Oct 21, 2026, 10:31 AM

Fan improperly installed on the curb.

Inspection photographs 173-176

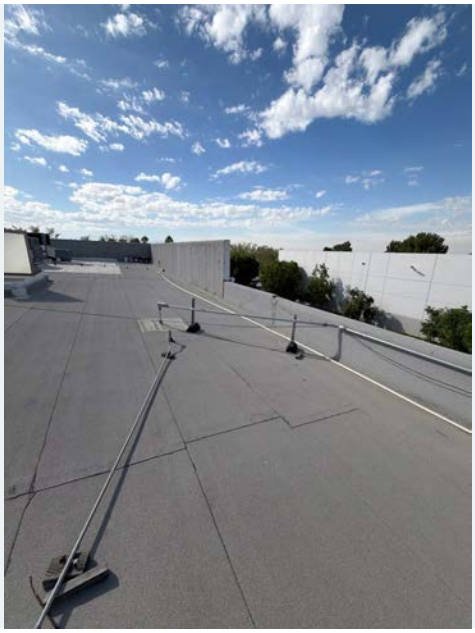


PHOTO 173 | Oct 21, 2026, 10:31 AM



PHOTO 174 | Oct 21, 2026, 10:31 AM



PHOTO 175 | Oct 21, 2026, 10:31 AM

HVAC unit improperly installed with an adapter curb on redwood sleepers.

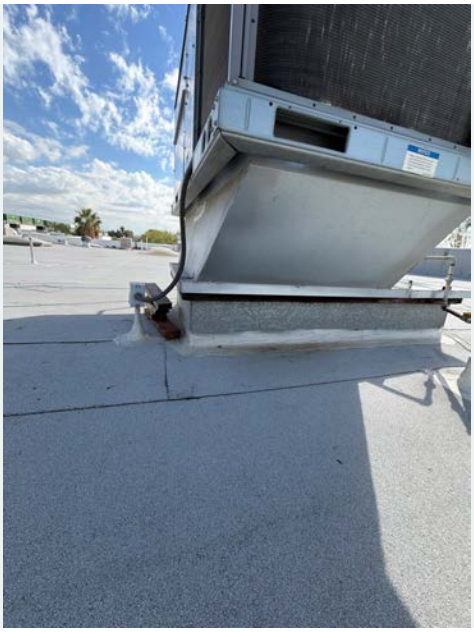


PHOTO 176 | Oct 21, 2026, 10:31 AM

Inspection photographs 177-180



PHOTO 177 | Oct 21, 2026, 10:32 AM



PHOTO 178 | Oct 21, 2026, 10:32 AM

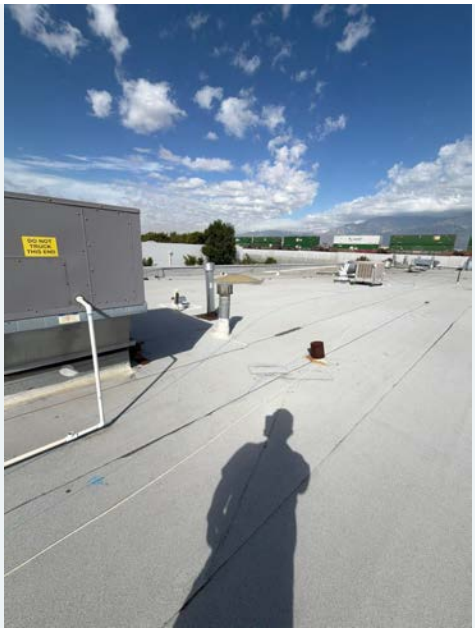


PHOTO 179 | Oct 21, 2026, 10:32 AM



PHOTO 180 | Oct 21, 2026, 10:32 AM

COMPLETE PHOTOGRAPHIC RECORD / ORIGINAL SEQUENCE

Inspection photographs 181-181



PHOTO 181 | Oct 21, 2026, 10:32 AM