

ROOF ASSET MANAGEMENT





Spokane Roofing
 PO Box 3648
 Spokane, WA 99220
 (509) 838-8633

Sales Representative
 Jeff Sitton
 (509) 838-8633
 jeff@spokaneroofing.com

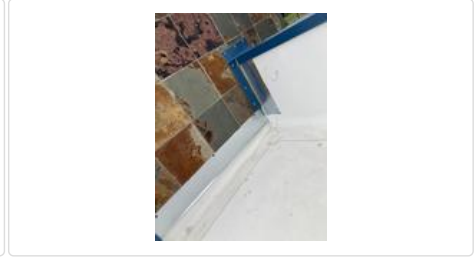
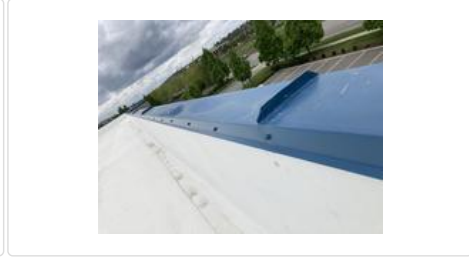
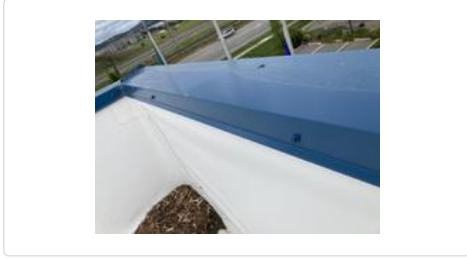
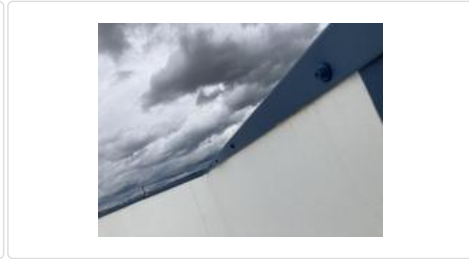


Commercial Warehouse Store

Work Order #	4999
Date	5/27/2023

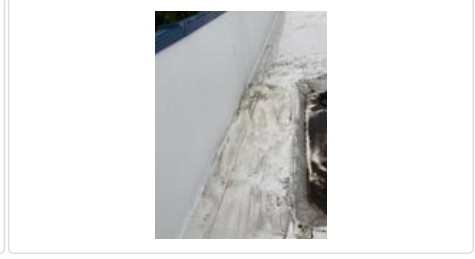
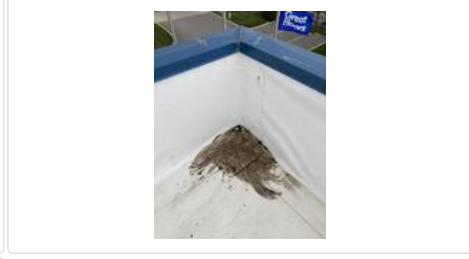
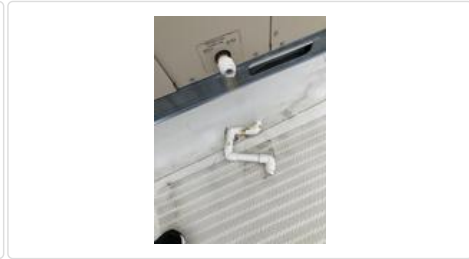
Item	Description
Before Photos of Entire Roof	
	
	
Roof Condition	Roof membrane is in good condition. The roof has some standing water and some debris around drains. Other than that all is good.
Inspect - Traffic, Screws, Etc	Traffic areas on the roof were all good no issues. The screws on the coping metal are in good condition as well. Located a couple of voids on the counter flashing. Added photos to minor repairs.

Item	Description	
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Remove Debris & Clean














There was a piece of metal next to one of the AC units. The overflow pvc pipe on one of the ac units broke off. A couple small piles of dirt, and leaves.
We cleaned up all the debris, and put everything in trash bags.







Clean Drains

Cleaned out all 6 drains on the roof. Removed the debris, and standing water from around the drains.
The first 6 photos are the before photos. The last 6 photos are the after photos.

Item	Description	
		
		
		
		
Probe As Required	<p>Yes, probed all the seams, pipes, and curbs. Located 2 small voids not leakers. 1 big void around one of the pipes. The sealant around one of the stack pipes is starting to fail. The sealant around the counter flashing is starting to crack as well. (I ADDED ALL THE PHOTOS OF THESE ISSUES INTO THE MINOR REPAIRS SECTION)</p>	
Minor Repairs	<p>Cleaned up all the voids with rags, and membrane cleaner. All the voids got welded back down with no issues. Applied a bead of clear silicone around the stack pipe, and counter flashing that had failing sealant.</p> <p>The first 6 photos are the before photos. The last 7 photos are the after.</p>	

Item	Description	
		
		
		
		
		
Material Used	2- trash bags 5lbs- rags Little bit of cleaner	
Major Repairs Recommended	No major repairs needed. We fixed all the issues located on the roof.	
After Photos of Roof System		

Item	Description	
		
		
Current Roof Grade	A – Great Condition, New roof system 15-year life expectancy • Recommend 2 to 3 maintenance per year	
Crew Members & Hours	Juan- Maintenance- 2hrs45mins Report- 30mins Brandon- Maintenance-30mins	
Other Notes	Checked in & out with Chris the store manager on-site. Explained to Chris everything we did on the roof. He was happy with everything.	

SPECIAL INSTRUCTIONS

They have a roof hatch