

Comprehensive Report

Price: \$499 · Length: 30–50 pages · Turnaround: 72 hours

Property: 1234 Sample Lane, Albuquerque NM 87106

Prepared for: Jane Homeowner (sample) Prepared by: Roof Doctor NM, Independent Inspector

SAMPLE — DEMONSTRATION ONLY — NOT A REAL INSPECTION

Executive Summary

TPO single-ply flat roof, estimated 9 years old, 4,200 sq ft. Overall condition **poor**. Multiple field seam failures, ponding water evidence in three areas, and a failing HVAC curb flashing that has caused interior moisture damage. Recommend full replacement (not recoat) within 12 months. Bid comparison template and required warranty language included.

Top Findings

Finding	Location	Severity
Field seam failure (7 documented)	N half of roof, various	High
Ponding water >48hr evidenced	SE quadrant (3 areas)	High
HVAC curb flashing failed	Center RTU #2	High
Membrane blistering (>2 sq ft)	SW corner	Medium
Termination bar loose at parapet	N & E parapets	Medium
Drain strainer missing	SW roof drain	Low
Interior moisture staining	Ceiling under RTU #2 (photo)	High

Recommended Next Steps

- Full tear-off and replacement recommended over recoat — recoat cannot address seam failures and ponding.
- Obtain 3 bids using the enclosed scope-of-work template.
- Insist on 20-year NDL manufacturer warranty (Carlisle, GAF, Firestone/Elevate all qualify).
- Address interior drywall damage under RTU #2 after roof is dried in.

Scope of Work (excerpt)

- Tear off existing TPO membrane, insulation, and cover board to deck.
- Inspect metal deck; replace corroded panels at documented rate.
- Install min 2 layers polyiso insulation to achieve R-30 (IECC 2018 zone 4).
- Install 1/2" HD cover board over insulation.
- Install 60-mil fleece-back TPO membrane, mechanically fastened per manufacturer.
- All seams hot-air welded, probed at 5-ft intervals.
- Install new HVAC curb flashings (target-cut, welded, sealed).
- Install tapered insulation at ponding areas to achieve positive drainage.
- Replace all drain assemblies (strainers, clamping rings).
- Provide 20-year NDL manufacturer warranty AND 5-year workmanship warranty in writing.

Code References

- IBC 1507.13 — Thermoplastic single-ply installation.
- IECC C402.1.3 — Roof insulation R-value minimums by climate zone.
- IBC 1503.4 — Roof drainage requirements.
- IBC 1510.2 — Recovering vs replacement (this roof exceeds recover thresholds).

This sample is a redacted, illustrative excerpt of an actual Roof Doctor NM report. Real reports include on-roof photographs, measured plane areas, moisture readings, ventilation math, brand/model specs, and a signed cover letter. Roof Doctor NM is an independent inspector and consultant, not a licensed roofing contractor. No repair or replacement work is performed by Roof Doctor NM.