

THERMAROOF

Advanced Diagnostic Assessment

***123 Victoria Park Ave,
Toronto, Ontario***



Provided for:

John Doe

ABC Property Management Ltd.

Email: J.Doe@abcpropertymanagement.ca

Executive Summary

Overall Condition: Critical Attention Required

Key Findings:

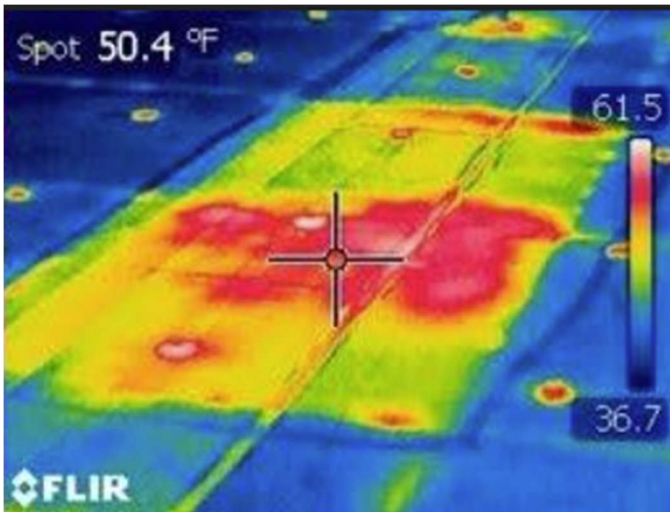
- Significant subsurface moisture was detected along the northwest parapet wall, indicating an active leak.
- Major thermal anomalies consistent with heat loss were identified around two rooftop HVAC units due to degraded flashing seals.
- The main roof field remains in good condition with no widespread defects detected.

Primary Recommendations:

- Immediate targeted repair of the northwest parapet wall leak to prevent further insulation damage.
- Reseal flashing on the two identified HVAC units to eliminate energy loss before the winter heating season.
- Implement an annual preventative maintenance plan to extend the life of the roof.

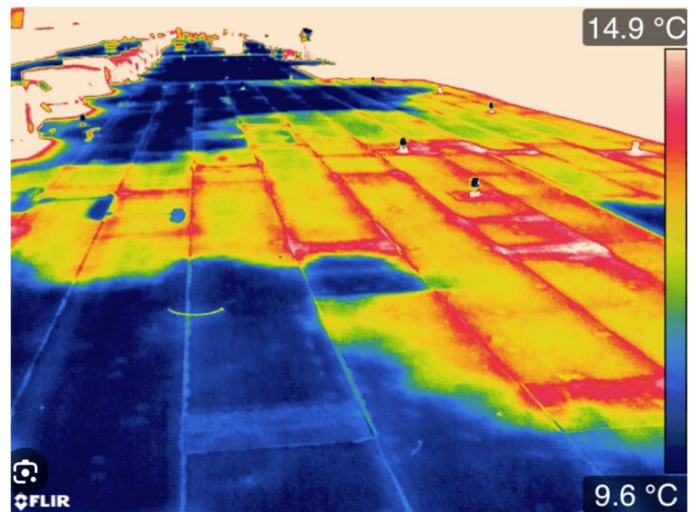
Projected 5-Year Savings: Acting on these recommendations is projected to prevent an estimated **\$35,000** in potential catastrophic repair costs and energy loss.

Diagnostic Thermal Imaging



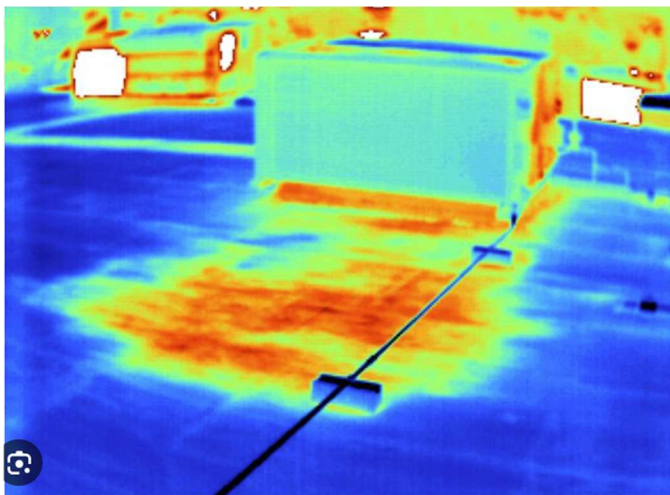
Finding #1: Significant Subsurface Moisture Detected - Severity: **Critical**

The thermal scan reveals a significant temperature differential, consistent with trapped subsurface moisture. This saturated area is actively degrading the insulation's R-value and poses a critical risk for leaks into the building interior if left unaddressed.



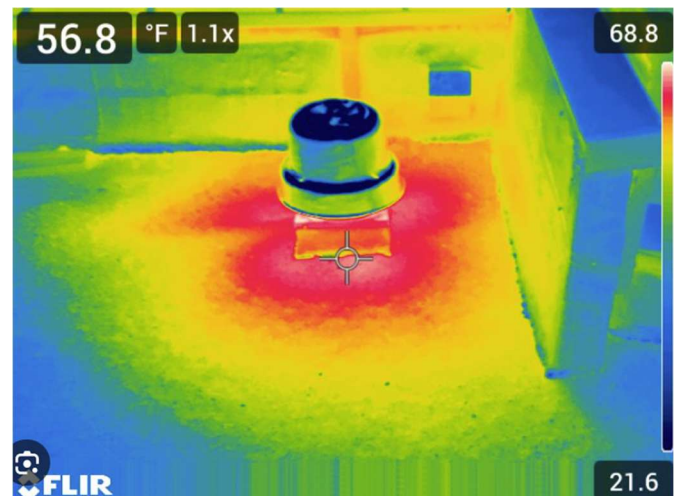
Finding #2: Potential Seam & Fastener Anomalies - Severity: **Critical**

This wider thermal view reveals linear patterns of temperature variation along the roof's seams. This can indicate failing adhesive or seam welds, creating potential entry points for moisture across the roof.



Finding #3: Failed membrane seam - Severity: **Medium**

A faulty seam in the membrane around the base of the curb has allowed condensation from the HVAC unit to penetrate the roof assembly.



Finding #4: Thermal Anomaly at Roof Vent - Severity: **Medium**

A significant temperature differential is noted around the base of this roof vent, indicating a potential failure in the flashing seal. This type of breach is a common point of failure and allows for both direct water ingress into the roof system and localized energy loss.

Quotation for Recommended Services

Prepared for: Mr. John Doe, ABC Property Management Ltd.

Property: 123 Victoria Park Ave, Toronto, Ontario

Item	Service / Recommended Action	Provided By	Cost
1.	Targeted Repair of Northwest Parapet Wall Leak	Vetted Roofer Partner # 1	\$X,XXX.XX
2.	Reseal Flashing around Two (2) HVAC Units	Vetted Roofer Partner #2	\$X,XXX.XX
3.	Annual Preventive Maintenance Plan	ThermaRoof	\$X,XXX.XX

Subtotal:	\$X,XXX.XX
HST (13%):	\$X,XXX.XX
Total Investment:	\$X,XXX.XX

Notes:

- This quotation is valid for 30 days from the date of this report.
- All repair work is performed by a certified, insured, and vetted ThermaRoof partner.
- A detailed Scope of Work for repair items is available upon request.
- Please see the Appendix for full payment terms and conditions.

Terms & Conditions

1. Scope of Services ThermaRoof provides diagnostic imaging, reporting, and project management services. All physical repair or installation work outlined in the quotation is performed by independent, vetted, insured, and certified roofing partners ("Partners"). ThermaRoof manages the process to ensure quality and adherence to the proposed scope of work.

2. Warranties All materials used are guaranteed as per the manufacturer's specifications. The workmanship for any repair or installation work is warranted directly by the performing Partner for the period specified in the quotation. ThermaRoof will facilitate all warranty claims on behalf of the client but is not the direct provider of said warranties.

3. Site Access & Conditions The client is required to permit ThermaRoof staff and its designated Partners access to the site during regular working hours. The client agrees to provide electrical power and water at no charge and allow for the storage of materials and equipment in a location as close to the worksite as possible.

4. Exclusions & Unforeseen Conditions Unless specifically stated in the quotation, the following are excluded:

- Any carpentry, electrical, or plumbing work, including the disconnect/reconnect of rooftop mechanical units.
- Protection of interior items from dust or minor debris that may result from roofing work.
- The cost of repairing or replacing any rotted or damaged roof decking discovered after the removal of the existing roof system. Such issues will be documented and presented to the client as a required extra to the contract, subject to approval via a separate change order.

5. Quotation & Payment Terms This quotation is valid for a period of 30 days from the date of the report. Payment terms will be specified on the interactive Price Quote provided by ThermaRoof. A deposit is required to schedule the work.

6. Liability & Delays Work will be completed according to industry-standard practices by the designated Partner, who is responsible for site safety in compliance with all Ministry of Labour requirements. ThermaRoof is not responsible for consequential damages during or after installation, nor for delays due to weather, strikes, accidents, or other conditions beyond our reasonable control.

7. Acceptance of Proposal Acceptance of the corresponding Price Quote issued via ThermaRoof's online system constitutes a binding agreement. By accepting the quote, the client acknowledges they have read, understood, and agree to these Terms and Conditions as provided in this report.