



September 16, 2025

[REDACTED]

741 4th Street Santa Rosa, CA 95404

Subject: Roof Assessment and Budget Proposal for 741 4th Street

[REDACTED]

This letter outlines our findings and recommendations for the roof at the above-mentioned address.

The current roof has reached the end of its service life. Since it consists of only a single layer, a roof overlay is the most appropriate solution. We propose installing a new single-ply TPO or PVC membrane. This work would also include new cap metal and other miscellaneous items typical for a roof overlay.

[REDACTED]

Several pieces of rooftop equipment, including electrical connections and ductwork, will need to be temporarily moved with a crane to allow for the roofing work and curb preparation. This process will require temporary encroachment into the adjacent city parking lot.

[REDACTED]

Recommendations

We strongly recommend preparing for emergency leak repairs this upcoming winter.

Please feel free to reach out with any questions.

Regards,

Mark Warren President Warren Construction and Roofing

Warren Construction and Roofing CA License: 860491

P.O. Box 732, Santa Rosa Ca.



Inspection Report



Prepared For:

RCGH, Inc.
733 4th St
Santa Rosa, CA 95404

Site Overview

Total Sections: 1
Total Sq/Ft: 16,300



Map	Section Name	Sq/Ft	Grade
1	Section 1	16,300	D

Composition

Section: Section 1

Size: 16,300

Overall Grade: D

Inspection Date: 03/21/2025

Inspected By: Arturo Espinoza



Silver Coated Capsheet

Section Overview

Section: Section 1

Size: 16,300

Overall Grade: D

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North View



East View



South View



West View

Observations

Section: Section 1
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Overhead Obstruction



Overhead Obstruction



Overhead Obstruction



Overhead Obstruction

Observations

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Staging Locations



Staging Locations



Drains/Overflows/Scuppers



Drains/Overflows/Scuppers

Observations

Section: Section 1

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Sun Tunnels



Observations

Section: Section 1

Size: 16,300

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Observations

Section: Section 1

Size: 16,300

Overall Grade: D

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Observations

Section: Section 1
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1/4



7 3/4"



Observations

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Observations

Section: Section 1

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Observations

Section: Section 1

Size: 16,300

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Deficiencies

Section: Section 1
Size: 16,300
Overall Grade: D

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01m - Debris - Drains (Emergency)

Quantity: 5 EA

Deficiency:

Drains have debris. Drain wells and drain strainers should be kept clean as part of a semi-annual maintenance program

Corrective Action:

Drains will be cleaned out. Debris hauled off, and disposed of



01n - Debris - Leaves (Emergency)

Quantity: 400 SF

Deficiency:

Leave debris can cause roof drains to plug and should be removed as part of a semi-annual maintenance program

Corrective Action:

Leave debris will be removed, hauled off and disposed of.

Deficiencies

Section: Section 1

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04a - Open Parapet Transition (Emergency)

Quantity: 30 LF

Deficiency:

Parapet transition is open, deteriorated or has a hole

Corrective Action:

Loose aluminum coating and heavy aluminum pigment should be removed completely and cleaned. Any wet areas must be removed and/or dried out before coating.

Repair all cracks, voids, or other surface imperfections in the roof field or flashing areas with acrylic mastic and polyester fabric. The polyester fabric shall extend 4-6 inches beyond the area in need of repair.

Apply Prime-Tek Epoxy Primer at ½ gallon per 100 square feet as needed over aluminum coating.

Apply Henry PG 294 or AcryShield 400 as base coat at 1.25 gallons per 100 square feet over BUR.

Mix in High high-performance microfibers with Acrylic thoroughly to create seam seal.

Apply Henry Pro-Grade 988 silicone coating at 30 mils DFT, approximately 2.0 gallons per 100sqft.

30 LF.

Deficiencies

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02 - Cap Metal Joint Deteriorated/Split/Open (Emergency)

Quantity: 115 LF

Deficiency:

Cap Metal is deteriorated, split or open. This could lead to leaks and/or damage to the parapet
8ft step ladder will be needed

Corrective Action:

Cap metal seams.
Clean the surface with a wire brush. Apply M-1 sealant under cap metal seams and resecure with rivets.



03 - Fastener Backout (Emergency)

Quantity: 50 EA

Deficiency:

Fasteners have backed out
70 LF of cap metal is loose.

Corrective Action:

Remove backed out fasteners and install new ones (larger size may be needed)
50 screws

Deficiencies

Section: Section 1

Size: 16,300

Overall Grade: D

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06g - Deteriorated Flashing Penetration (Emergency)

Quantity: 140 SF

Deficiency:

The flashing penetration is deteriorated and should be repaired immediately

Corrective Action:

Loose aluminum coating and heavy aluminum pigment should be removed completely and cleaned. Any wet areas must be removed and/or dried out before coating.

Repair all cracks, voids, or other surface imperfections in the roof field or flashing areas with acrylic mastic and polyester fabric. The polyester fabric shall extend 4-6 inches beyond the area in need of repair.

Apply Prime-Tek Epoxy Primer at ½ gallon per 100 square feet as needed over aluminum coating.

Apply Henry PG 294 or AcryShield 400 as base coat at 1.25 gallons per 100 square feet over BUR.

Mix in High high-performance microfibers with Acrylic thoroughly to create seam seal.

Apply Henry Pro-Grade 988 silicone coating at 30 mils DFT, approximately 2.0 gallons per 100sqft.

(35) 2' x 2'x = 140sf

Deficiencies

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08a - Deteriorated Field Membrane Silicone (Emergency)

Quantity: 6,932 SF

Deficiency:

Field membrane is deteriorated. The suns UV rays will damage roofing membranes. Coatings can be applied to extend the service life of roofing membranes and work as "sunscreen protection"

Silver coating is deteriorated and cracking.

Corrective Action:

Loose aluminum coating and heavy aluminum pigment should be removed completely and cleaned. Any wet areas must be removed and/or dried out before coating. Repair all cracks, voids, or other surface imperfections in the roof field or flashing areas with acrylic mastic and polyester fabric. The polyester fabric shall extend 4-6 inches beyond the area in need of repair.

Apply Prime-Tek Epoxy Primer at ½ gallon per 100 square feet as needed over aluminum coating.

Apply Henry PG 294 or AcryShield 400 as base coat at 1.25 gallons per 100 square feet over BUR.

Mix in High high-performance microfibers with Acrylic thoroughly to create seam seal.

Apply Henry Pro-Grade 988 silicone coating at 30 mils DFT, approximately 2.0 gallons per 100sqft.

Deficiencies

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06e - Deteriorated Flashing Curb (Emergency)

Quantity: 493 SF

Deficiency:

The curb flashing is deteriorated and should be repaired to extend the service life of the membrane

Corrective Action:

Loose aluminum coating and heavy aluminum pigment should be removed completely and cleaned. Any wet areas must be removed and/or dried out before coating. Repair all cracks, voids, or other surface imperfections in the roof field or flashing areas with acrylic mastic and polyester fabric. The polyester fabric shall extend 4-6 inches beyond the area in need of repair. Apply Prime-Tek Epoxy Primer at ½ gallon per 100 square feet as needed over aluminum coating. Apply Henry PG 294 or AcryShield 400 as base coat at 1.25 gallons per 100 square feet over BUR. Mix in High high-performance microfibers with Acrylic thoroughly to create seam seal. Apply Henry Pro-Grade 988 silicone coating at 30 mils DFT, approximately 2.0 gallons per 100sqft.

- (2) 4' x 6' = 48sf
- (1) 3' x 3' = 9sf
- (1) 6' x 6' = 36sf
- (2) 5' x 5' = 50sf
- (1) 6' x 10' = 60sf
- (1) 7' x 7' = 49sf
- (1) 8' x 8' = 64sf

(1) 6' x 9' =54sf

(1) 5' x 7' =35sf

(1) 4' x 4' =16sf

(1) 6' x 12' =72sf

493 SF

Deficiencies

Section: Section 1

Size: 16,300

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01fl - Drain Screen Broken/Missing (Emergency)

Quantity: 1 EA

Deficiency:

Drain screen is broken or missing. This could cause downspouts or drain pipes to clog and back up. Overflows need drain screens 4in

Corrective Action:

Snake drain before installing drain screen.

Replace missing/damaged drain screen with new

Deficiencies

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07d - Failed Patch (Emergency)

Quantity: 8 LF

Deficiency:

Existing repair(s) are failing due to age or improper repair

Corrective Action:

Loose aluminum coating and heavy aluminum pigment should be removed completely and cleaned. Any wet areas must be removed and/or dried out before coating.

Repair all cracks, voids, or other surface imperfections in the roof field or flashing areas with acrylic mastic and polyester fabric. The polyester fabric shall extend 4-6 inches beyond the area in need of repair.

Apply Prime-Tek Epoxy Primer at ½ gallon per 100 square feet as needed over aluminum coating.

Apply Henry PG 294 or AcryShield 400 as base coat at 1.25 gallons per 100 square feet over BUR.

Mix in High high-performance microfibers with Acrylic thoroughly to create seam seal.

Apply Henry Pro-Grade 988 silicone coating at 30 mils DFT, approximately 2.0 gallons per 100sqft.

Deficiencies

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06g - Deteriorated Flashing Penetration (Emergency)

Quantity: 7 EA

Deficiency:

The flashing penetration is deteriorated and should be repaired immediately

Corrective Action:

Loose aluminum coating and heavy aluminum pigment should be removed completely and cleaned. Any wet areas must be removed and/or dried out before coating.

Repair all cracks, voids, or other surface imperfections in the roof field or flashing areas with acrylic mastic and polyester fabric. The polyester fabric shall extend 4-6 inches beyond the area in need of repair.

Apply Prime-Tek Epoxy Primer at ½ gallon per 100 square feet as needed over aluminum coating.

Apply Henry PG 294 or AcryShield 400 as base coat at 1.25 gallons per 100 square feet over BUR.

Mix in High high-performance microfibers with Acrylic thoroughly to create seam seal.

Apply Henry Pro-Grade 988 silicone coating at 30 mils DFT, approximately 2.0 gallons per 100sqft.

(7) 4' x 4' = 112sf

Deficiencies

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02a - Deteriorated Sealant on Metal (Emergency)

Quantity: 50 LF

Deficiency:

Sealant on metal has deteriorated or failed
8ft step ladder needed.

Corrective Action:

Cap metal seams.
Clean the surface with a wire brush. Apply M-1 sealant under cap metal seams and resecure with rivets. Replace any loose screws found and apply sealant.



10 - HVAC Ducting Deteriorated (Emergency)

Quantity: 75 LF

Deficiency:

HVAC ducting is deteriorated and needs repair

Corrective Action:

Mechanically clean all HVAC seams and remove loose material.
Apply rust inhibiting primer on subject rust duct seams.
Clean and prep to receive coatings
Apply High performance Acrylic gel to subject HVAC seams.
Clean up jobsite and remove spent materials.

Summary

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Condition Summary

Membrane:	D
Flashings:	D
Sheet Metal:	C-
Overall:	D
Estimated Replace:	2028

A: 10 Years or more of service life remaining. Roof is "New" or in a "Like New" condition
B: 8-10 Years of service life remaining. Roof is in "Good" condition. General repairs may be required and a preventative maintenance program may minimize unnecessary leaks.
C: 5-7 Years of service life remaining. Roof is in "Fair" condition. The roof is beginning to show its age related deficiencies, or is a newer roof that is not performing to as well as expected for its age. A preventative maintenance program may help prevent unnecessary leaks and minimize repair costs.
D: 2-4 Years of service life remaining. Roof is in "Poor" condition. The roof is either at or nearing the end of its service life or is a roof with significant deficiencies present. Carefully selected repairs could help reduce unexpected leaks, or they may not, depending on severity.
F: Less than 1 Year of service life remaining. Roof has failed. The roof has exceeded its expected service life. While it may be possible to address all active leaks, it should be assumed that leaks will continue to develop.

Recommendations:
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