

RESTORE REPORTS DOCUMENTATION



LEAK DETECTION

At LEAKRESTORE.COM we pride ourselves on being the #1 Leak Detection Co. offering 24 hr emergency service for ALL OF YOUR water damage needs. Our professionally certified technicians are qualified to accurately pinpoint and document loss.

INCLUDING

Pipe Leaks
Slab Leaks
Drain Leaks

Roof Leaks
A/C Failure
Foundation

Mold Detection
24 Hr Dryout
Pipe Locate

NORMI®
NATIONAL ORGANIZATION OF
REMIEDIATORS AND MOLD INSPECTORS

PRODUCTS: LEAK DETECTORS:
Model LD-18



SubSurface Leak
Detection, Inc.

Model LD-18
Digital Water Leak
Detector





An Emergency Response Team is available 24 / 7 to respond within 30 min to your residential - commercial property damage. Emergency roof repairs including 24 / 7 emergency roof tarping. 24 / 7 emergency dryout from pipe repair failures , slab leak failures and sewage drain flooding.

LEAKRESTORE.COM offers direct insurance billing allowing slab leaks , pipe leaks and roof leaks. With RESTORE REPORTS documentation of professional leak detection , water loss damage , damage recovery. RESTORE REPORTS details scope of emergency water damage service . Being Brevards #1 rated leak detection co LEAKRESTORE.COM's 24 HR WATER - MOLD RESPONSE TEAM ready to service your roof leak , slab leak and drain leak detection

Contact our team at LEAKRESTORE.COM for 24/7 Emergency Services available with Certified Technicians providing Leak Detection. Wind and Storm damage documentation in RESTORE REPORTS allowing accurate documentation accepted by all insurance carriers. Brevards #1 rated Leak Detection Co. LEAKRESTORE.COM is committed to clients 100% satisfaction. Our teams guarantees 30 min response in any roof leak, slab leak or drain leak. Direct insurance billing allows for immediate mitigation of damage. Residential insurance claims and Commercial insurance claims require that EMERGENCY SERVICES are our priority providing dehumidification dryout including air quality equipment needed to create a healthy living enviroment



LEAKRESTORE.COM IS A PROFESSIONAL AND CERTIFIED LEAK DETECTION AND RESTORATION COMPANY LOCATED IN CENTRAL BREVARD. OFFERING EMS AND DRYOUT SERVICES.

LEAKRESTORE.COM PROVIDES DETAILED THERMAL PICTURE AND PICTURE. ALL DATA IS REPRESENTED IN DIGITAL REPORTS AND PRINTED MAGAZINE REPORTS, TO SHARE WITH INVESTORS, OWNERS, AND CONTRACTORS

THIS INFORMATION ALSO ALLOWS INSURANCE CLAIMS OR LITIGATION TO BE REPRESENTED-DOCUMENTED IN 3RD PARTY SOLVING ALL PRIMA FACIE EXPOSURE. THIS MEANS LEAKRESTORE.COM DOCUMENTS ANY LOSS DIGITALLY AND IN PRINT AT THE TIME OF FAILURE OR LOSS. THIS INSURES YOU AND YOUR INVESTORS REMAIN SAFE. WOULD THAT EASE COMMUNICATION BETWEEN YOUR PROPERTY MANAGEMENT TEAM AND YOUR OWNERS INVESTORS OR CONTRACTORS?



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: _____ Parcel No.: _____
 Property Address: _____
 City: _____ County: _____ State: _____ ZipCode: _____
 Owner: _____
 Client: _____ Client Address: _____
 Appraiser Name: _____ Inspection Date: _____

SKETCH

IMAGE # 233-1

40' Detached Garage 1600 SF METAL
 40' Patio 840 SF
 DOCK NV
 40' POOL 15X30 W/SPA
 PDECK 550 SF
 All Screens 1000 SF
 26' 19' 23' 17' 30' 25' 30' 22' 45'
 5' 5' 5' 5' 4' 4' 5' 13' 14' 12' 5'
 Patio 40 SF
 Screen Porch 206 SF
 # R -33
 B01 1958 SF
 Open Porch 270 SF

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY					COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	
ALSCN	All Screen	1.0	1000.0	130.5	1000.0	
B01	B1	1.0	1958.0	252.5	1958.0	
GAF	Garage	1.0	575.0	104.0	575.0	
GRGD	Detached Garage	1.0	1600.0	160.0	1600.0	
OP	Open Porch	1.0	270.0	102.0	270.0	
PT	Patio	1.0	840.0	26.0		
	Patio	1.0	840.0	122.0	880.0	
SP	Screen Porch	1.0	206.0	66.5	206.0	

COMMENT TABLE 2 COMMENT TABLE 3

#137I
 #49E
 #127 - 1
 #117-1
 #103 -I

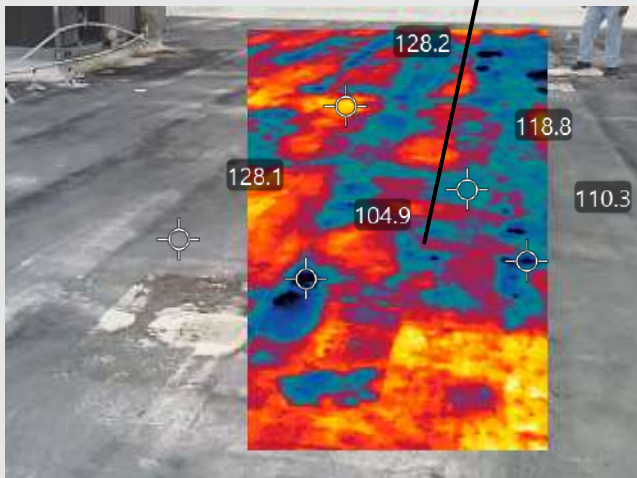
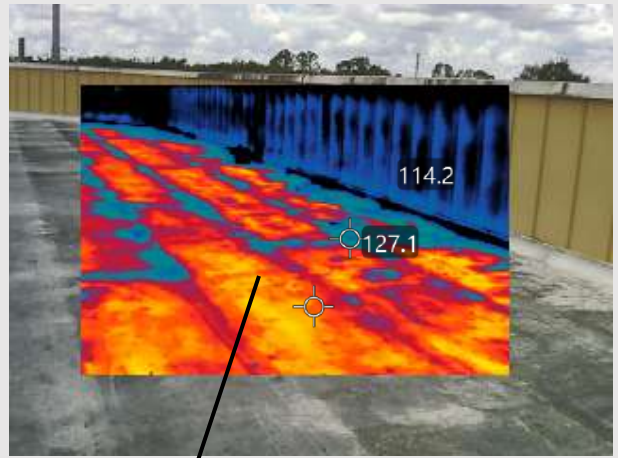
*** INTRUSION FAILURES PLAGUE THIS PROPERTY - STRUCTURE HAS THESE AREAS NEED IMMEDIATE ATTENTION ALLOWING COMMON STRUCTURE CONTAINMENT SAVING INTERIOR COMPONENTS (A/C - APPLIANCES - PREVENTING MOLD GROWTH)***

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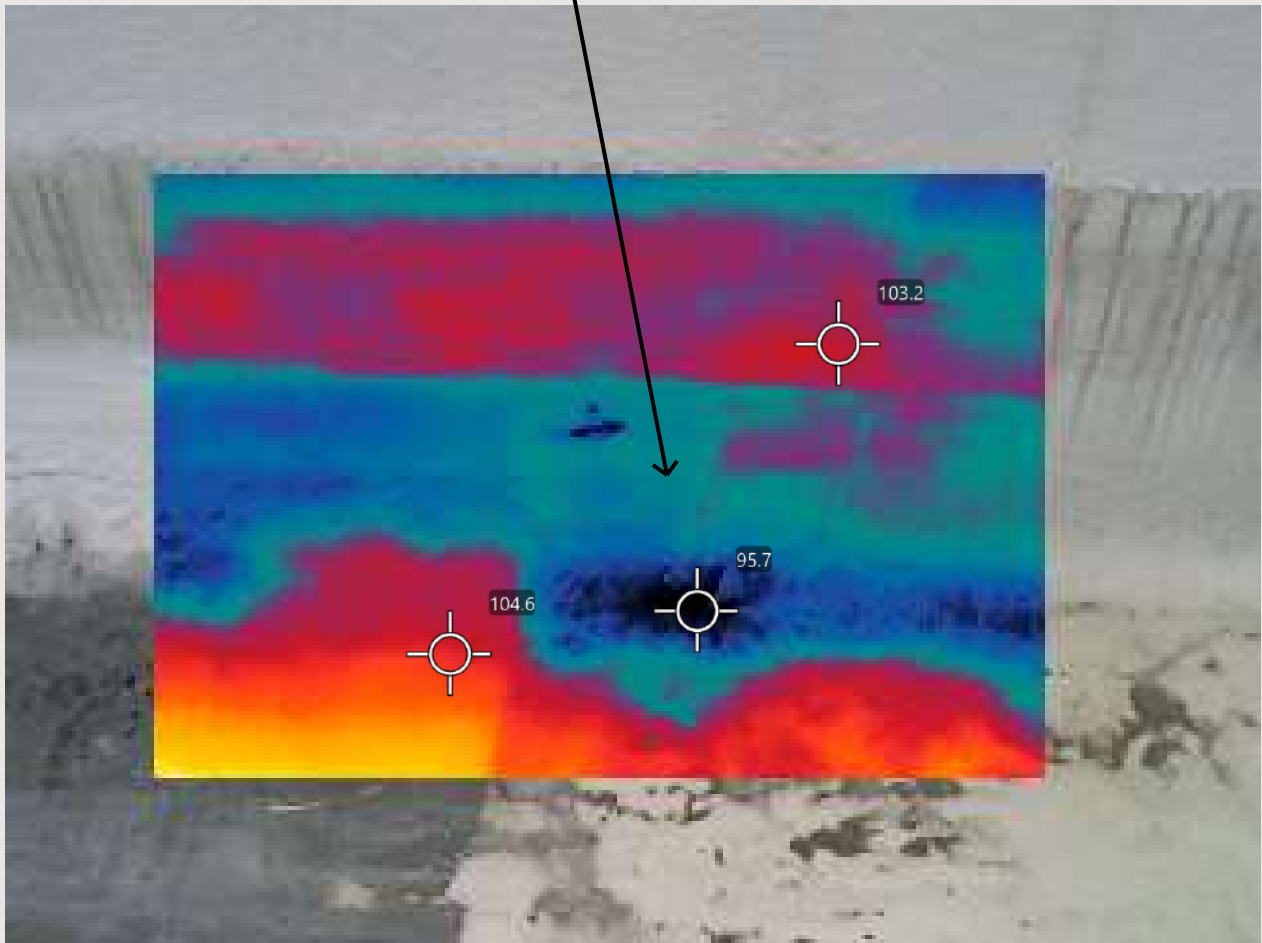
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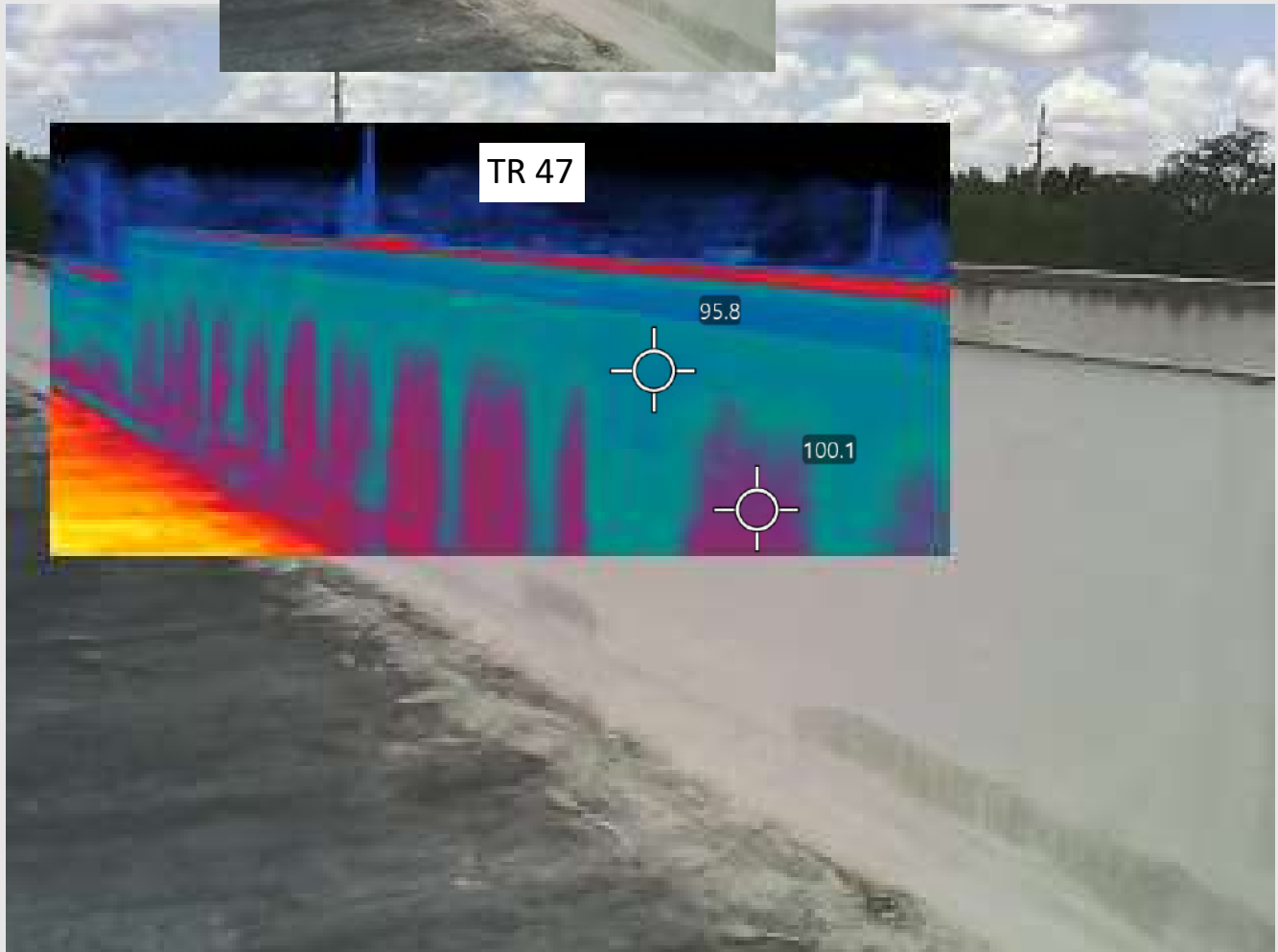




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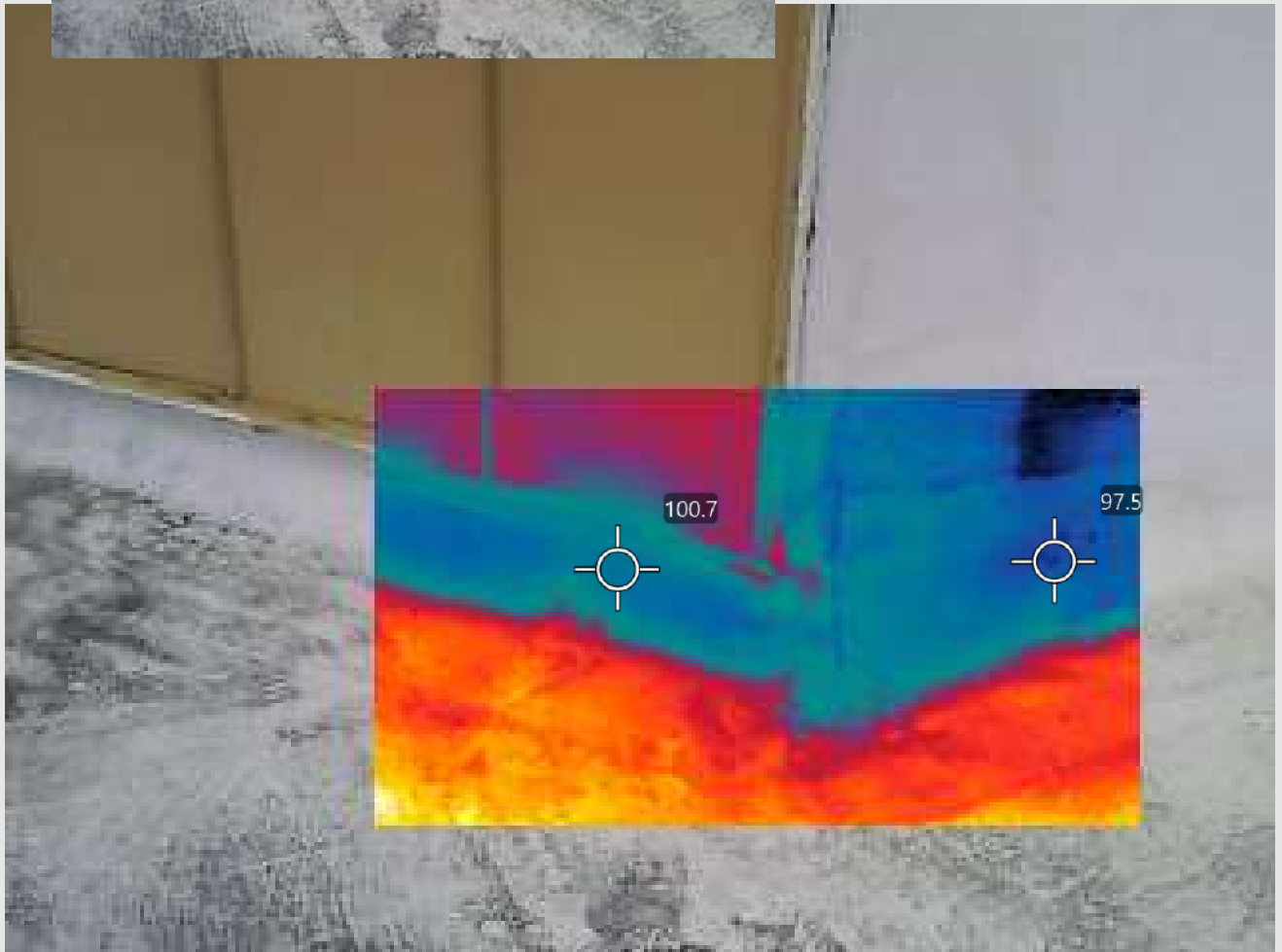


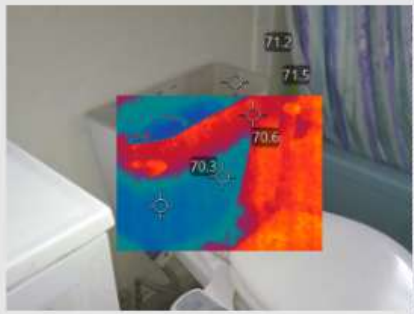
CAP TERMINATION FAILURE ALLOWING SEPERATION. SATURATION INDICATED BENEATH MEMBRANE



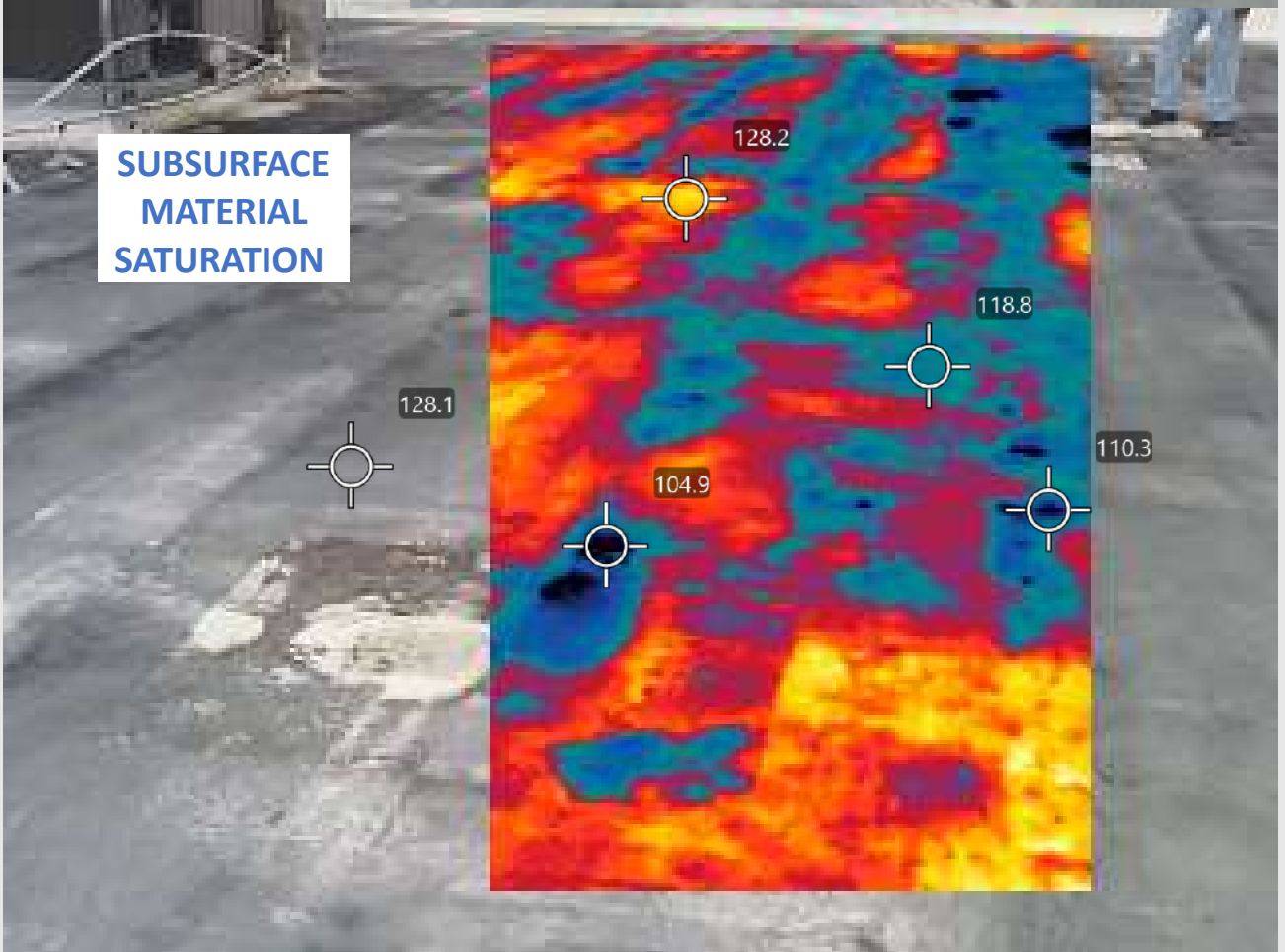
**MEMBRANE ATTACHMENT IMAGING DOCUMENTING MATERIAL
TERMINATION FAILURE DRIVING DISCHARGE DIRECTLY UNDER TPO CREATING
RUN THROUGH SEPERATING ADHESIVES AND MATERIAL CAUSING MATERIALS
RELEASE AND BLOATED MEMBRANE**

**THROUGHOUT ROOF SURFACE REPAIR TECHNIQUE EXPOSED SUB SURFACE
MATERIAL TO MOISTURE. THIS DANGEROUS SITUATION ADDS THOUSANDS
OF POUNDS FROM MATERIAL SATURATION CHANGING WEIGHT
DISTRIBUTION**





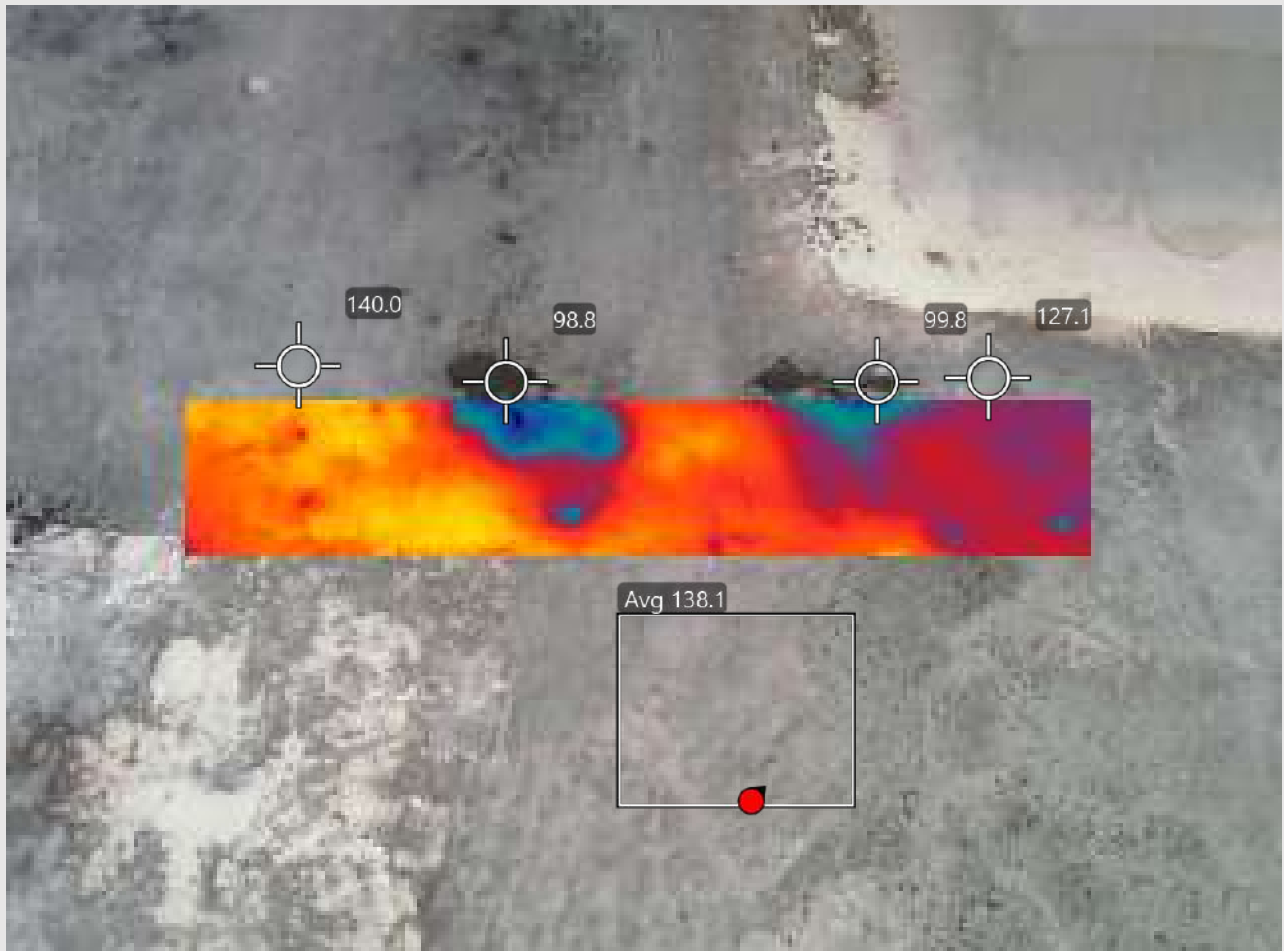
RADIOMETRIC THERMAL IMAGING INDICATION WILL REPRESENT TOTAL MATERIAL SATURATION IN **BLUE**



MEMBRANE ATTACHMENT IMAGING DOCUMENTING MATERIAL TERMINATION FAILURE DRIVING DISCHARGE DIRECTLY UNDER TPO CREATING RUN THROUGH SEPERATING ADHESIVES AND MATERIAL CAUSING MATERIALS RELEASE AND BLOATED MEMBRANE

THROUGHOUT ROOF SURFACE REPAIR TECHNIQUE EXPOSED SUBSURFACE MATERIAL TO MOISTURE. THIS DANGEROUS SITUATION ADDS THOUSANDS OF POUNDS FROM MATERIAL SATURATION CHANGING WEIGHT DISTRIBUTION

EXAMPLE SUBSURFACE SATURATION PENETRATING THE MEMBRANE

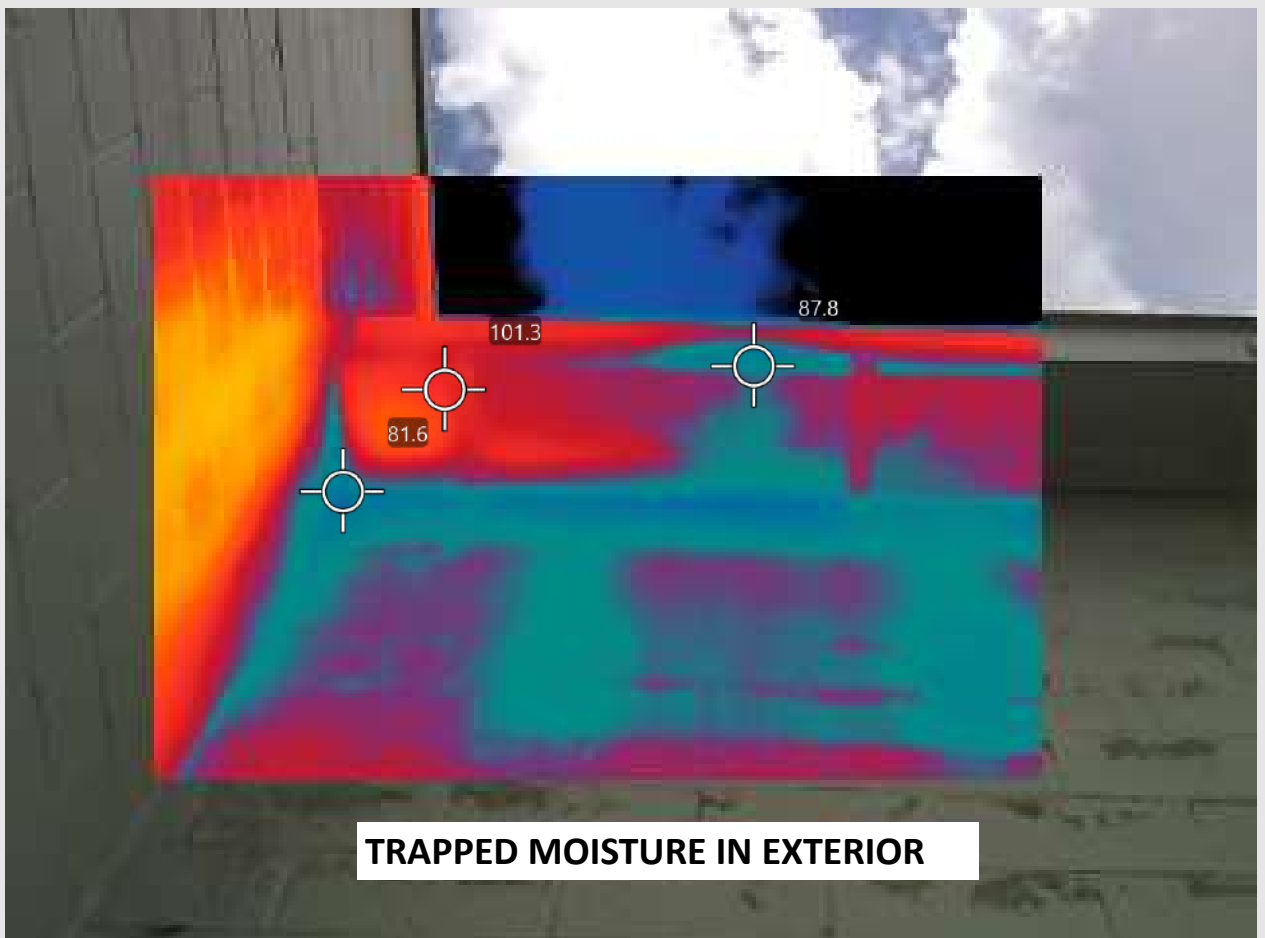
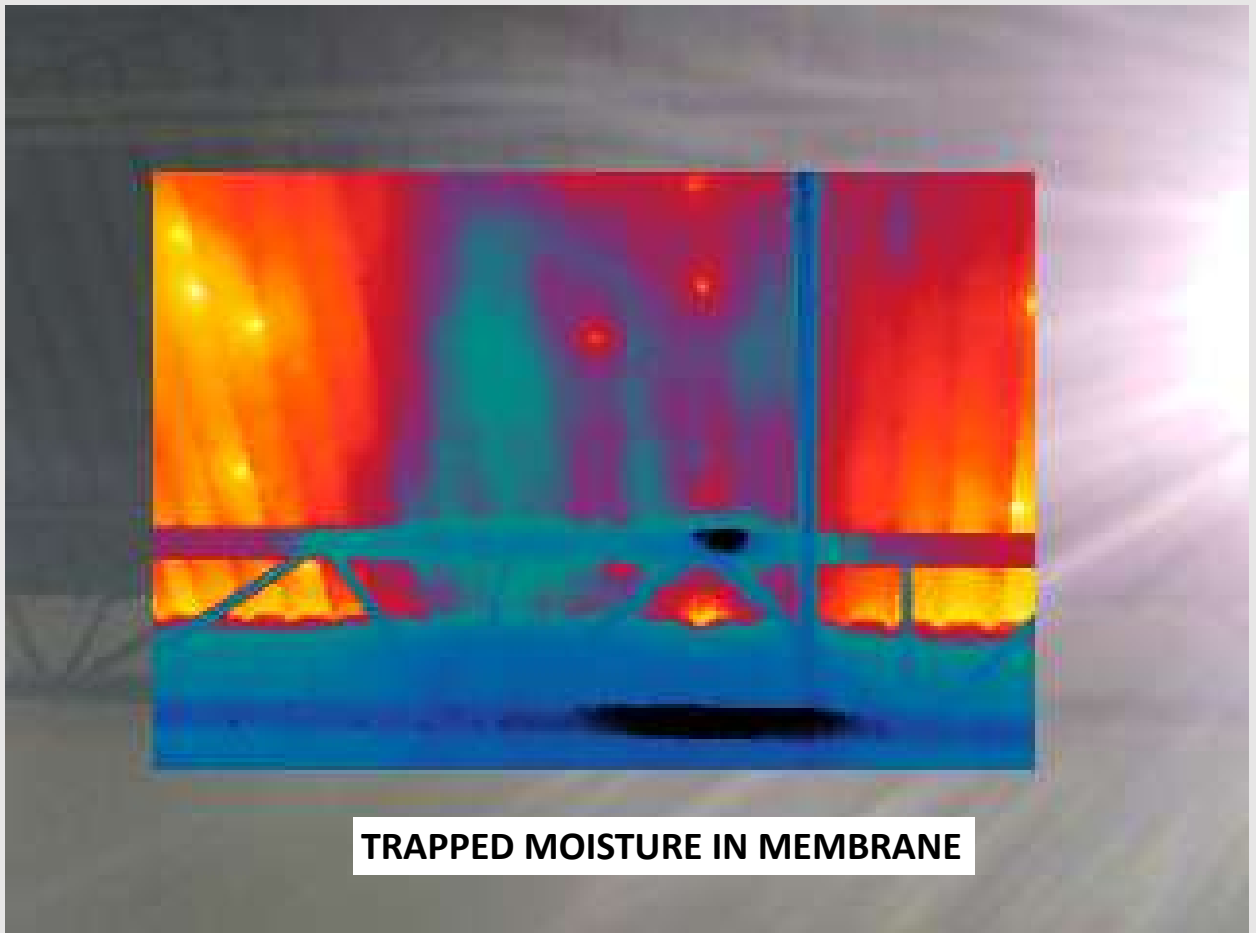


A/C SERIES IMAGING DOCUMENTING A/C FAILURE DRIVING DISCHARGE DIRECTLY UNDER TPO CREATING RUN THROUGH SEPERATING ADHESIVES AND MATERIAL CAUSING MATERIALS RELEASE AND BLOATED MEMBRANE

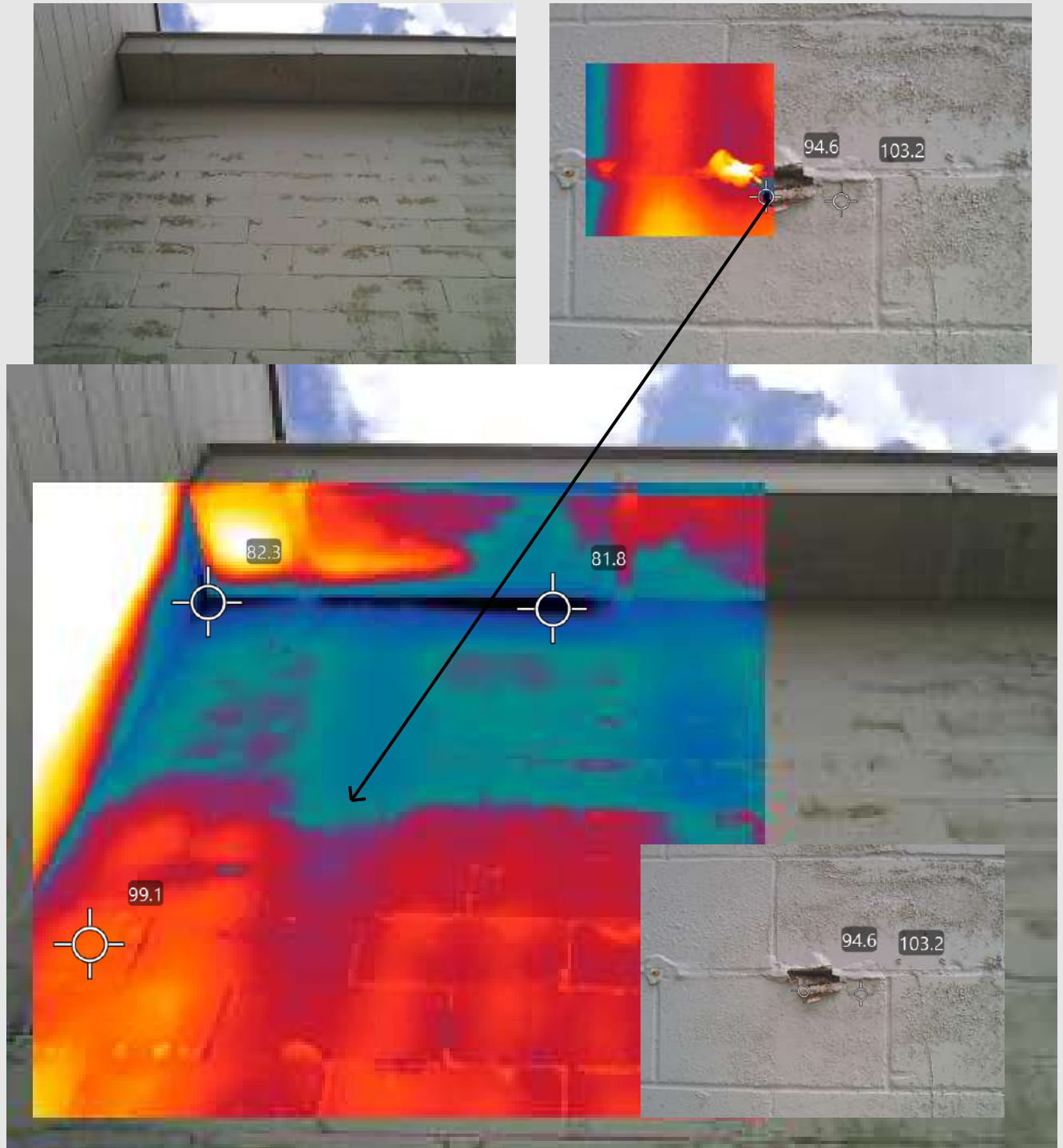
THROUGHOUT ROOF SURFACE REPAIR TECHNIQUE EXPOSED SUBSURFACE MATERIAL TO MOISTURE. THIS DANGEROUS SITUATION ADDS THOUSANDS OF POUNDS FROM MATERIAL SATURATION CHANGING WEIGHT DISTRIBUTION

DANGER

IF ONLY HAVE OF SUBROOFING MATERIALS BECOME SATURATED THIS CAUSE STRESS TO MATERIALS POSSIBLY CAUSING COMPONENT FAULURE - CATOSROPHIC CONDITIONS DUE TO WEIGHT STRUCTURE IS NOT DESIGNED TO MAINTAIN



Concrete spalling is the breakdown of concrete via natural weathering and/or chemical reaction that results in sections of cement chipping off the main body – often resulting in fractured, compromised concrete. Spalling looks like pitted acne scarring and breaks off in flecks which can expose rebar.



EXTENDED SATURATION OF ROOFING MATERIAL(S) WEAKENS COMPONENTS AND MATERIALS PROPERTIES ACCELERATING DETERIORATION. SPALLING IS CAUSED BY LONGTERM SATURATION OF REBAR INBEDDED IN CEMENT CREATING STRUCTURAL INTERGRITY. SPALLING REBAR WILL RUST AWAY LEAVING DANGEROUS POCKETS CREATING COMPOUND COMPRESSION FAILURE LOSS

Flat roofs are common in many businesses and commercial facilities. These types of roofs are cost-effective and often provide significant protection for many years. However, the material used for the roof membrane can have an incredible impact on the expected life of the roofing system. Therefore, the installers at Summit Commercial Roofing want to make sure that you, as a business or commercial property owner, are aware of the types of membranes offered through commercial roofing services.

TPO

Thermoplastic Polyolefin is likely the most affordable membrane option, and it is also a green choice, meaning that it is better for the environment than other options. A TPO roof membrane can last anywhere from 15 to 20 years. It is a single ply reflective roofing option, and it is typically adhered or mechanically attached. This membrane can be left exposed throughout its life. In addition to being environmentally friendly, these roofing systems provide resistance to chemical, ultraviolet and ozone exposure.

PVC

PVC or vinyl is a frequent commercial roof replacement. It is likely the most expensive roofing option, but it also offers superior energy efficiency ratings. These roofs provide significant UV protection and can last 20 years or more. This type of roof is made up of multiple layers of PVC and polyester, making for a durable and flexible product that is UV stable. PVC roofing membranes are known for the ability to handle various climates and natural conditions, making this type of roofing system ideal for environments with fluctuating temperatures and weather patterns. Also, the material is both fireproof and waterproof.

EPDM

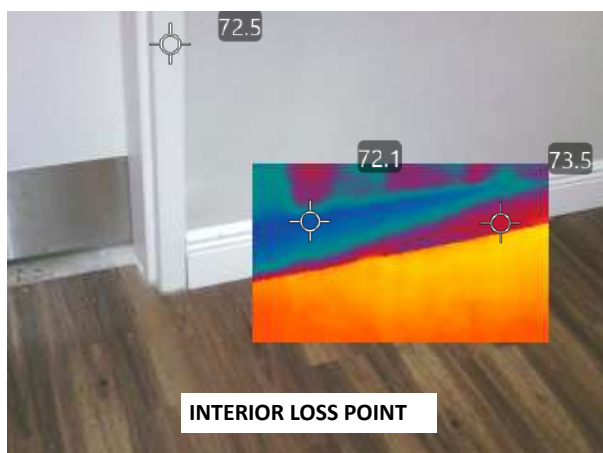
Ethylene propylene diene terpolymer is a synthetic rubber membrane that has been commonly used for commercial roofing installations because of its affordability, easy installation and life span of 25 to 30 years or more. This type of roofing membrane is incredibly durable and can be adhered, ballasted or mechanically attached. Beyond affordability and ease of installation, EPDM roofs are lightweight and flexible and resistant to leaks and punctures. Also, the clean and smooth surface of this roofing system is aesthetically pleasing.

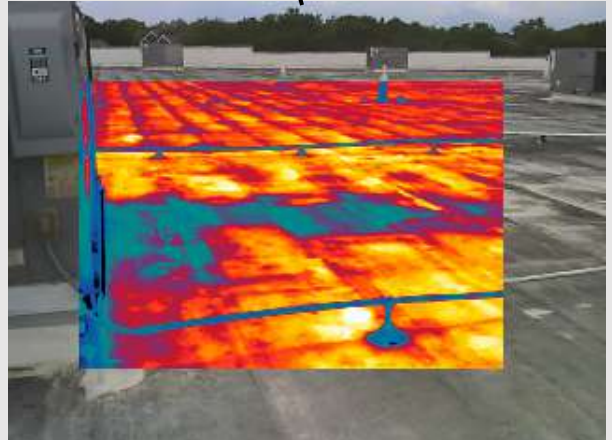
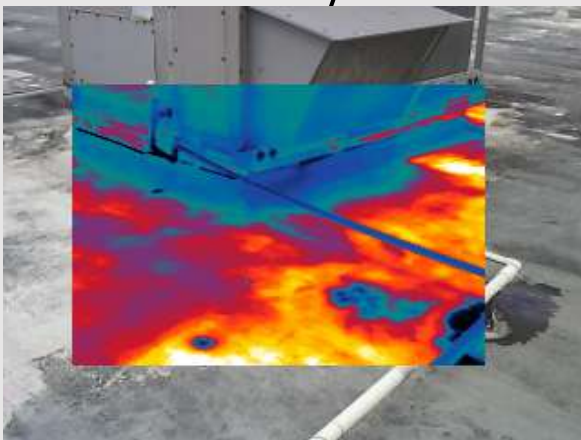
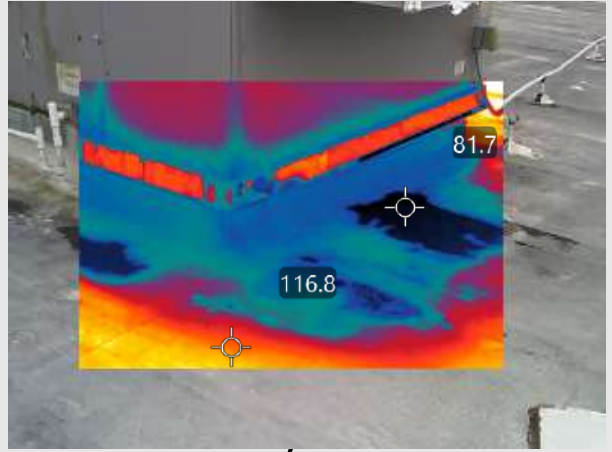
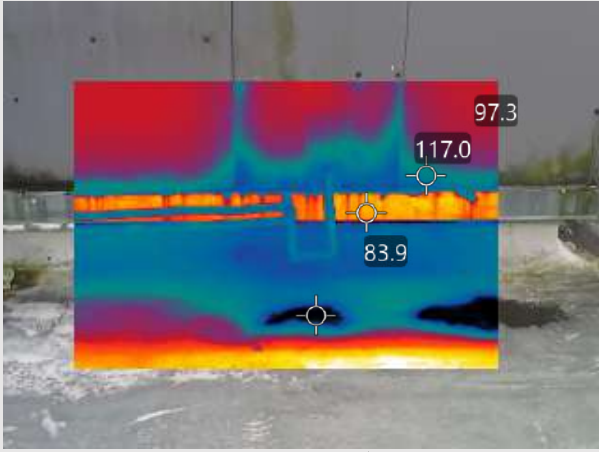
Other Factors Contributing to Longevity

While each roofing system has its specific pros and cons, there are many factors that contribute to the longevity of your roofing installation. For instance, if you are installing a roof in a colder climate, then the life span of the roof will likely be shortened. Also, storms can cause unforeseen problems, like debris and penetration. Additionally, every roof requires routine maintenance, and if this is avoided, then the roof will likely suffer from premature damage and wear and tear.

Therefore, to get the most out of your roof, you should focus on maintenance. For instance, does your roof have adequate drainage? Do you regularly clear debris and inspect for minor damage to membrane seams? It is vital to examine a commercial roof after every significant storm. Check the flashing, seams and be aware of any penetrations. If you come across any damage, then you can contact a roofing company to come out and fix the issue before it becomes worse.

Most commercial roofing membranes come in three varieties: (1) TPO, (2) PVC and (3) EPDM. All of these membranes offer significant protection and varying life expectancies. If you are in the market for a new commercial roof, then keep in mind that the installation is just as necessary as the expected life span of the membrane. For those interested in the installation of a new flat roof membrane and roofing system, then you can contact the commercial roofing contractor







EXAMPLE OF EDGE FAILURE - LOSS





FAILED REPAIRS



FAILED REPAIRS

ORIGINAL METAL CAP FLASHING SHOWS STRESS FAILURE (CRACKING) AND SEAM FAILURE ALLOWING RAIN WATER TO PENETRATE BENEATH TPO MEMBRANE CREATING EXTERNAL BLISTERING OF MATERIAL. ONCE BENEATH MEMBRANE SATURATION OF MATERIALS AND LEAKING OCCUR. REVIEW OF ISSUED PERMITS DOESNT INCLUDE ROOF REPAIR OR REPLACEMENT.

THIS WOULD LEAD US TO BELIEVE THE MATERIALS IN INSPECTED ARE ORIGINAL TO BUILD (1998) MAKING THE ROOF 25 YRS OLD . ALL MATERIALS INCLUDED IN ROOF SYSTEM HAVE EXCEEDED MANUFACTURES' LISTED LIFE EXPECTANCY





INTRUSION POINT - TRAPPED SATURATION - TPO BLOATING

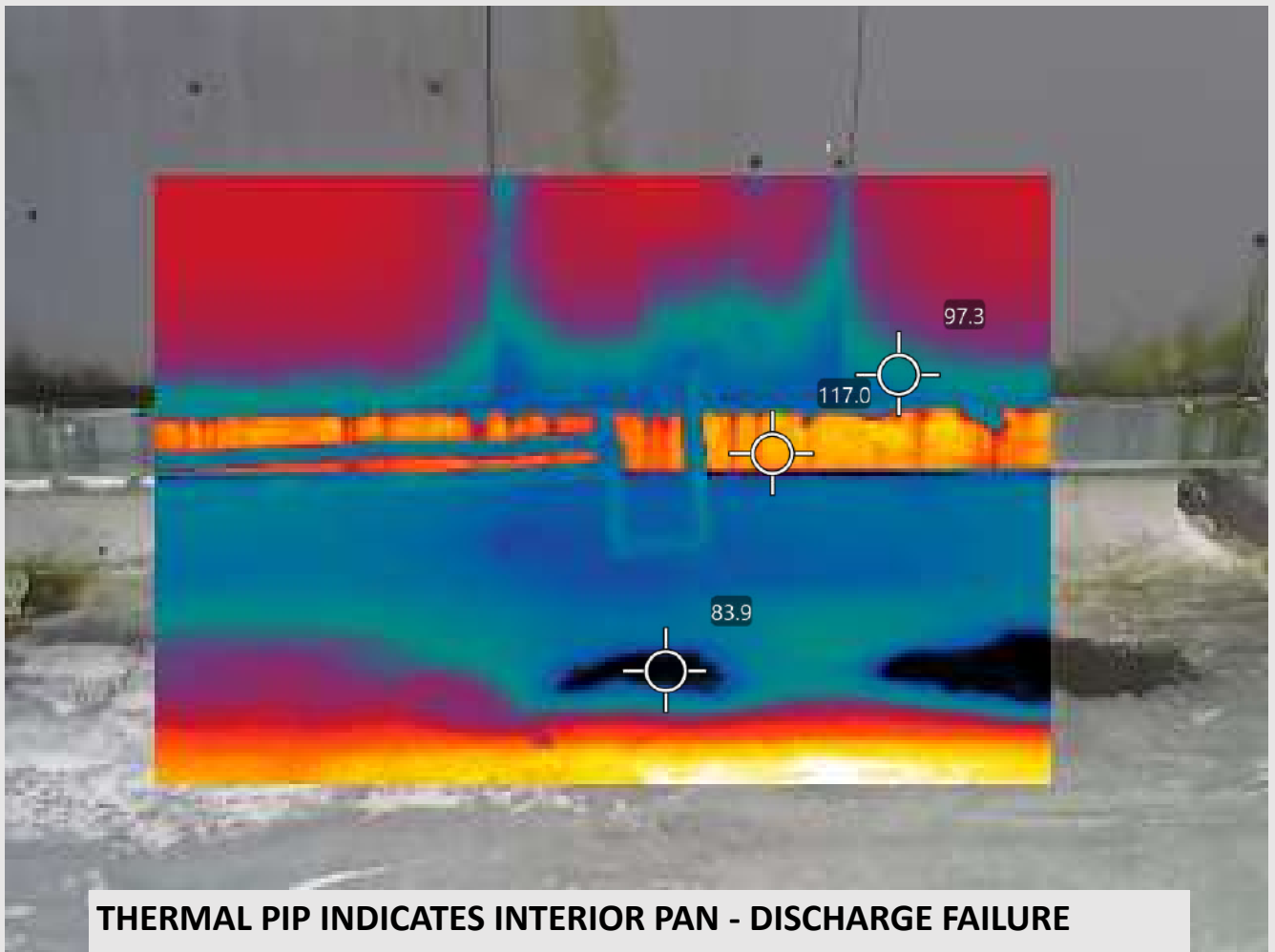


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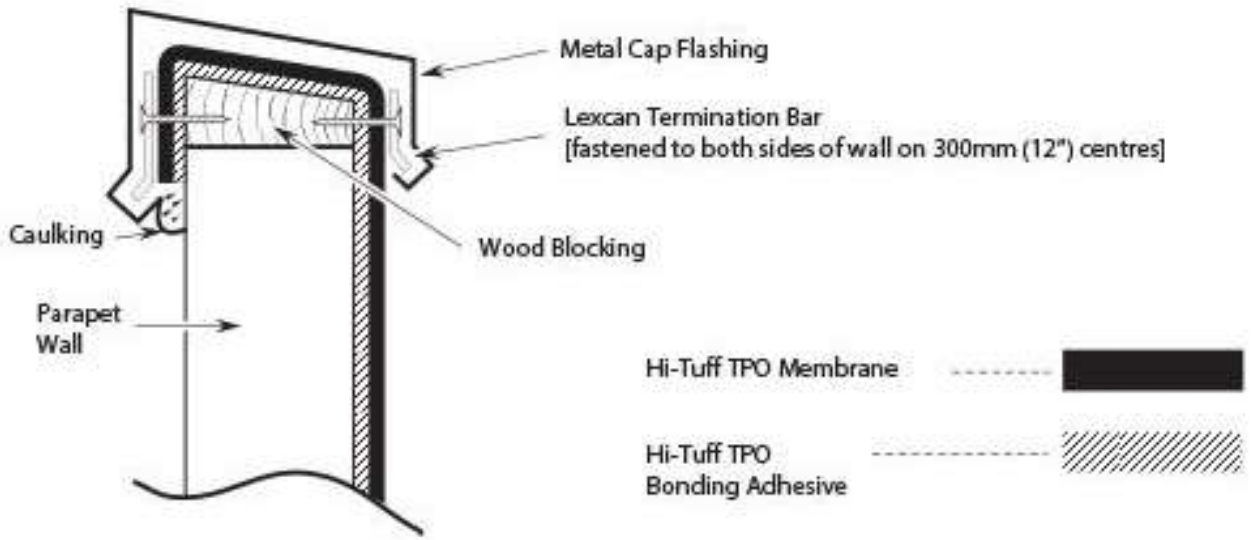


A/C SERIES IMAGING DOCUMENTING A/C FAILURE DRIVING DISCHARGE DIRECTLY UNDER TPO CREATING RUN THROUGH SEPERATING ADHESIVES AND MATERIAL CAUSING MATERIALS RELEASE AND BLOATED MEMBRANE

THROUGHOUT ROOF SURFACE REPAIR TECHNIQUE EXPOSED SUBSURFACE MATERIAL TO MOISTURE. THIS DANGEROUS SITUATION ADDS THOUSANDS OF POUNDS FROM MATERIAL SATURATION CHANGING WEIGHT DISTRIBUTION



THERMAL PIP INDICATES INTERIOR PAN - DISCHARGE FAILURE SATURATING SUBSURFACE MATERIAL CREATING SEPERATION AND BLOATING FAILURE(S)



Comments: Masonry surfaces must be fully cured (min. 28 days) to facilitate proper bonding.

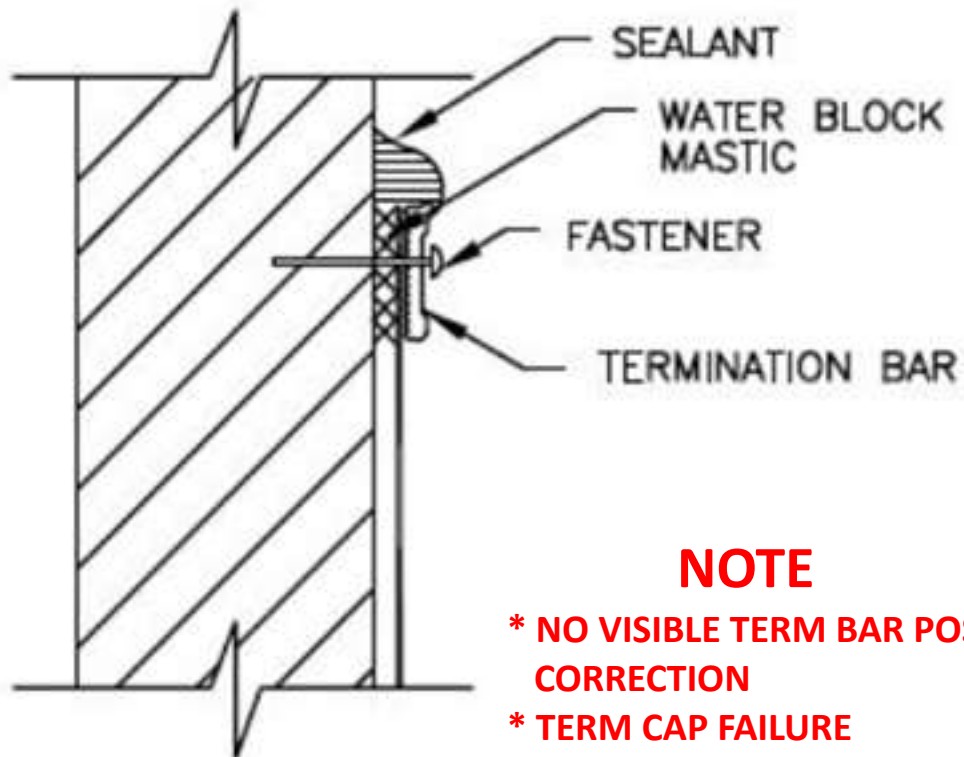
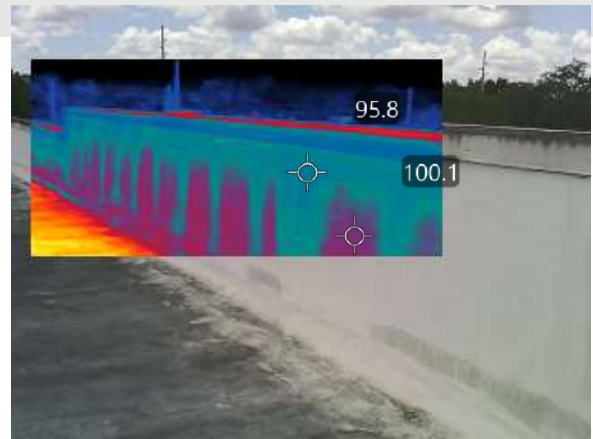
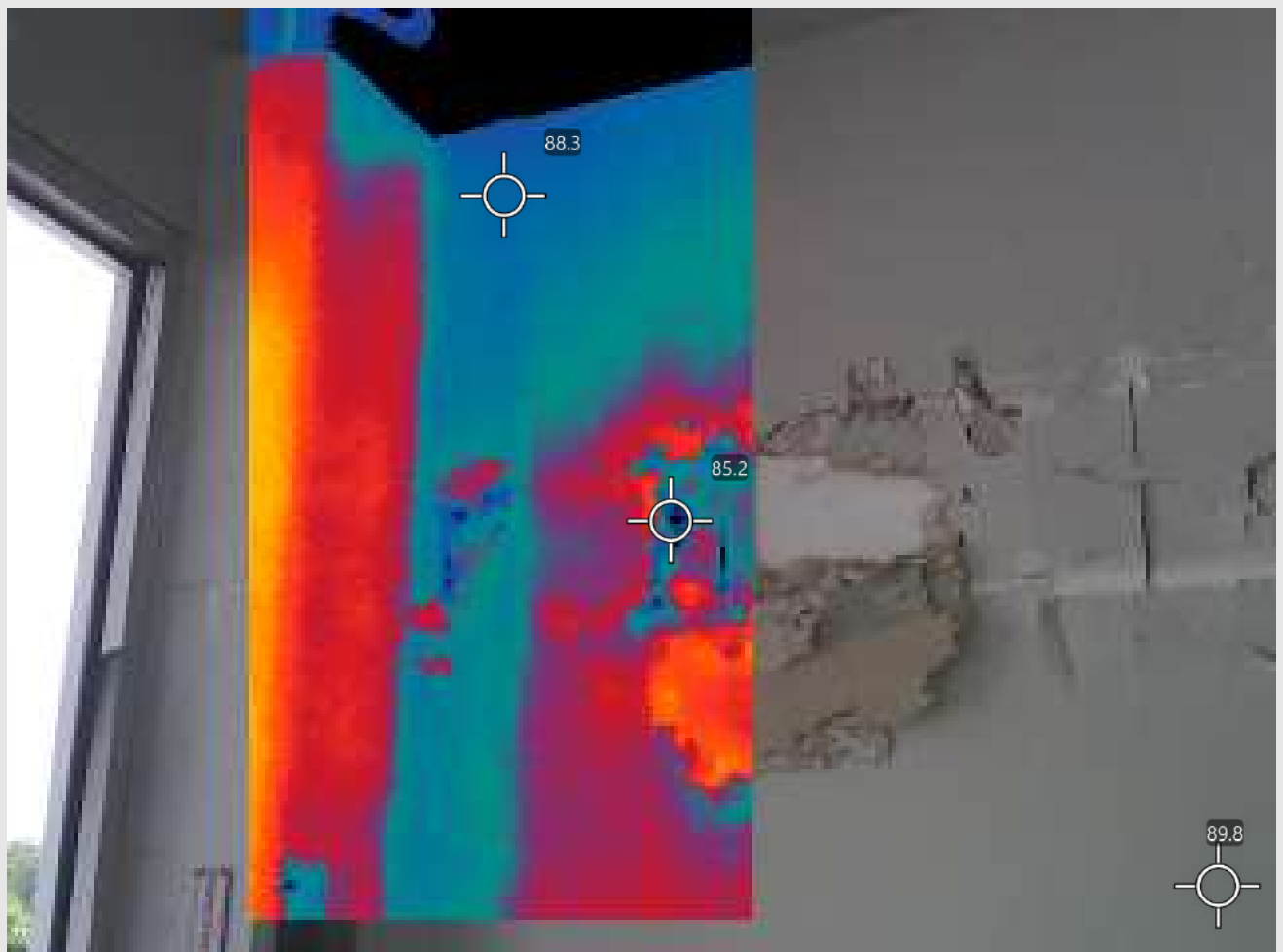
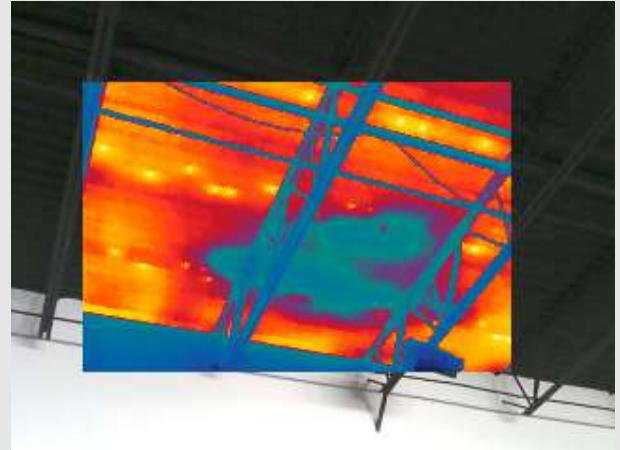
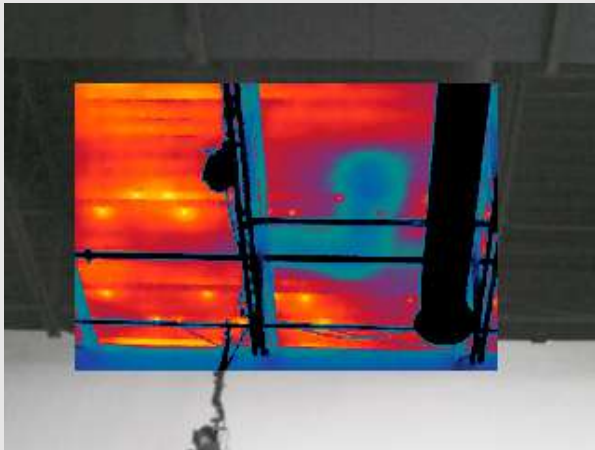


Figure 1 – Typical Term Bar Detail

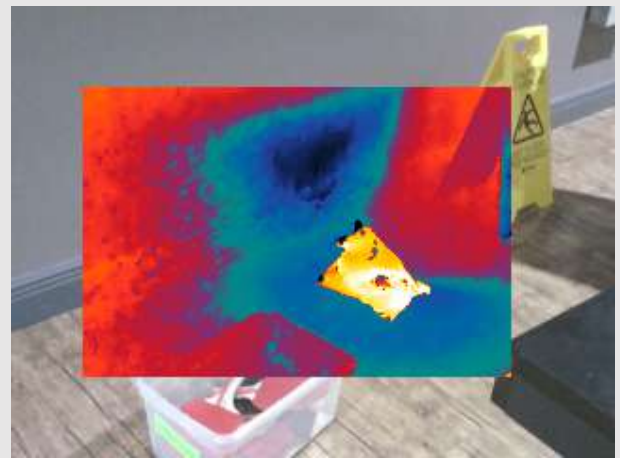
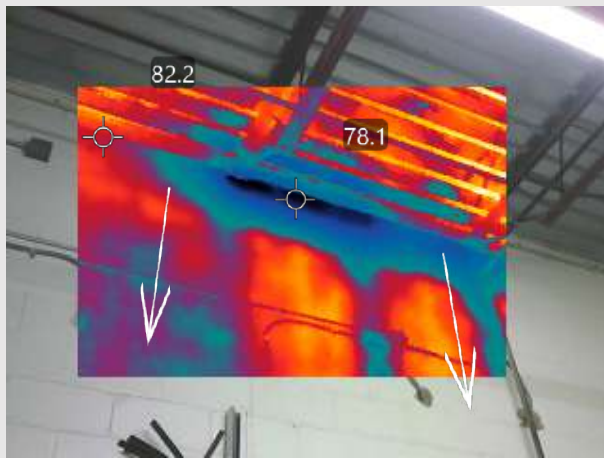
EXAMPLE(S) OF SATURATION BENEATH MEMBRANE LEAKING INTO SUB - STRUCTURE CAUSING LEAK DIRECTLY IN BUILDING ENTRANCE.



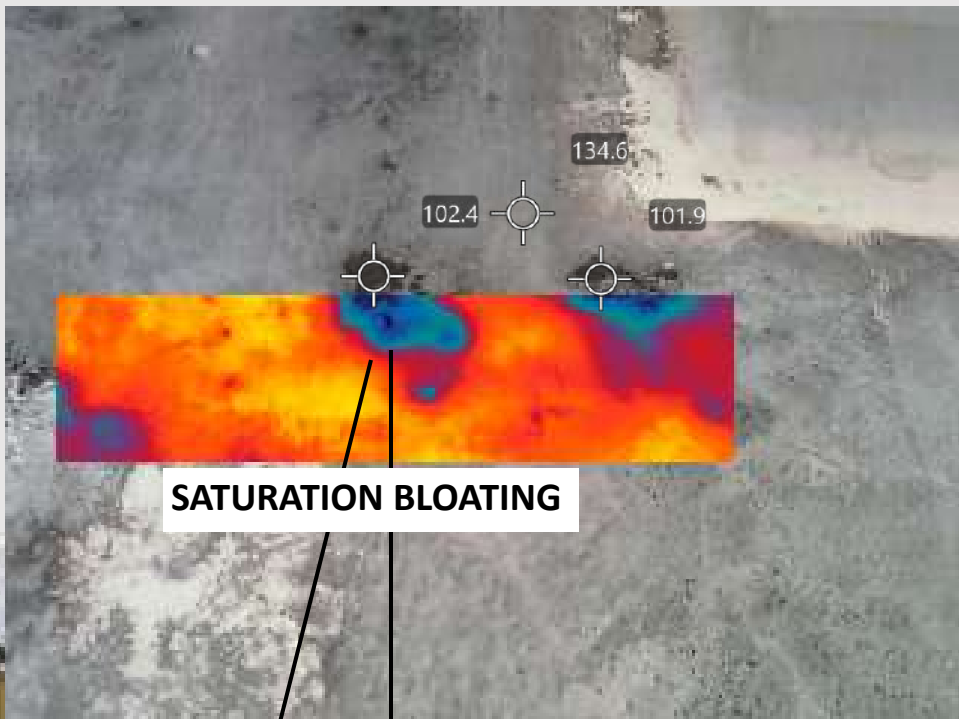
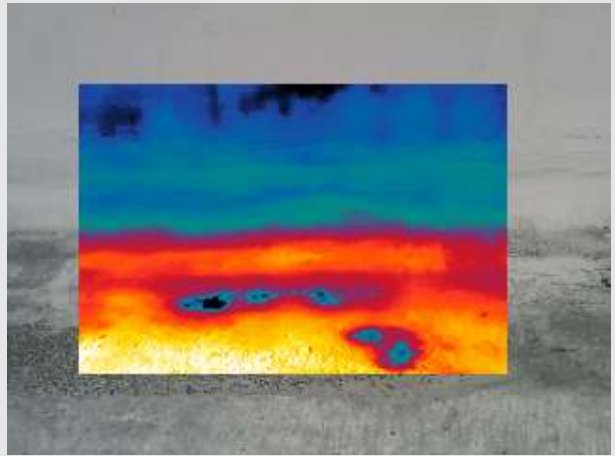
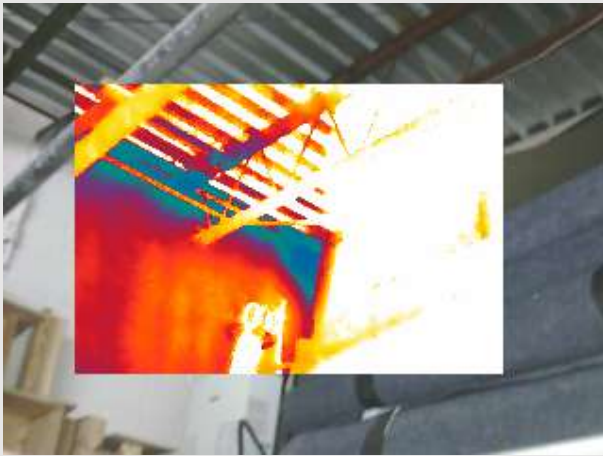
EXAMPLE(S) OF SATURATION BENEATH MEMBRANE LEAKING INTO SUB - STRUCTURE CAUSING LEAK DIRECTLY IN VACANT UNIT SEPERATE FROM CHURCH BUILDING

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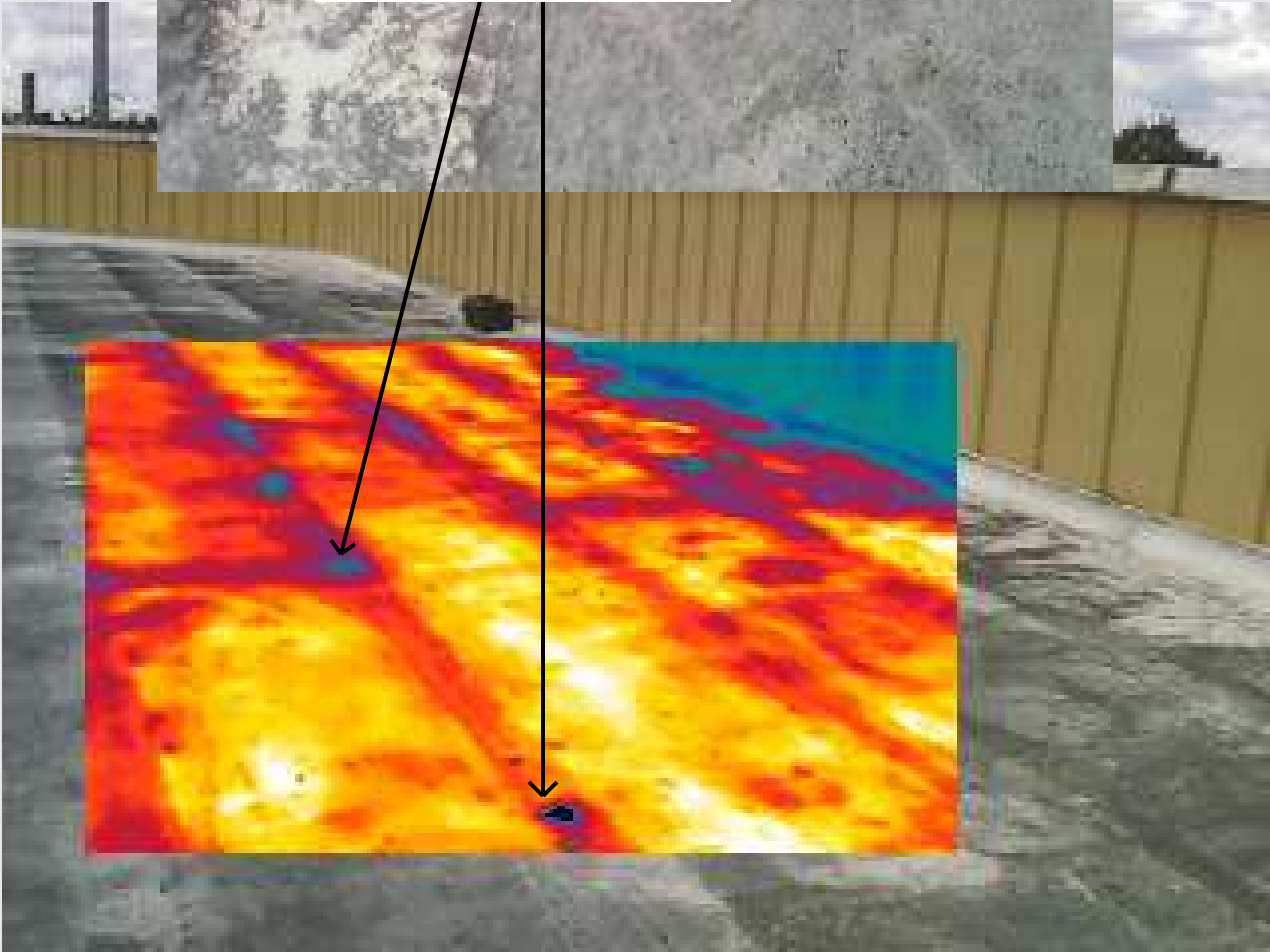
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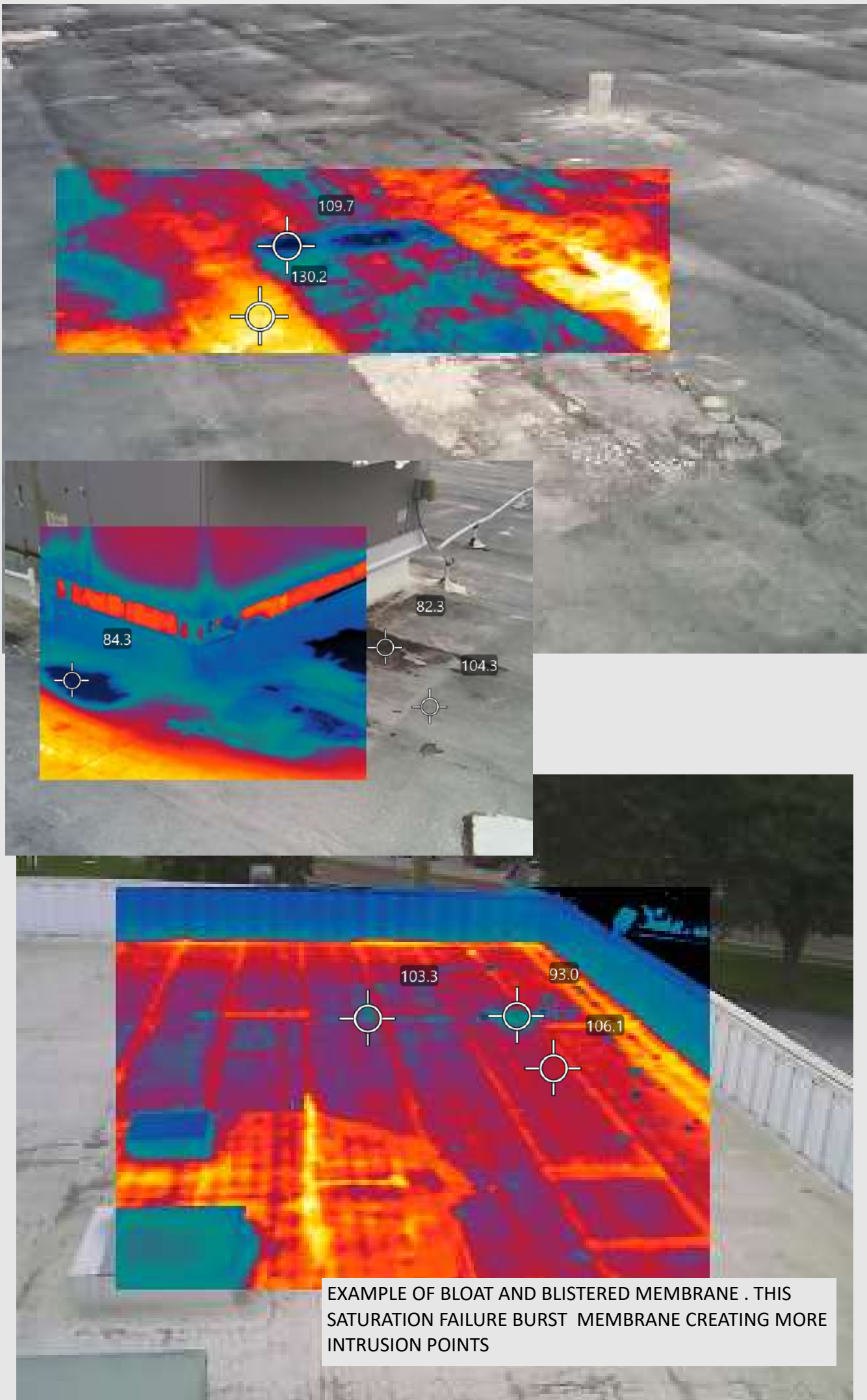


SATURATED WALL - INTERIOR LOSS



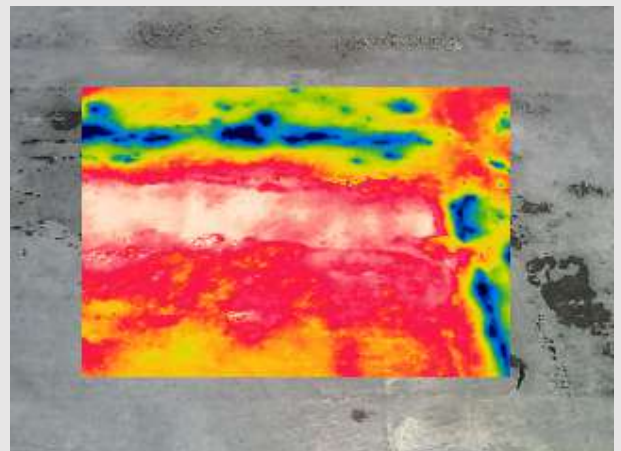
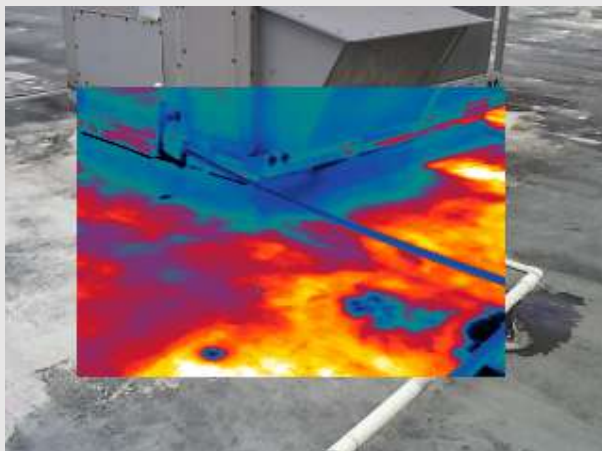
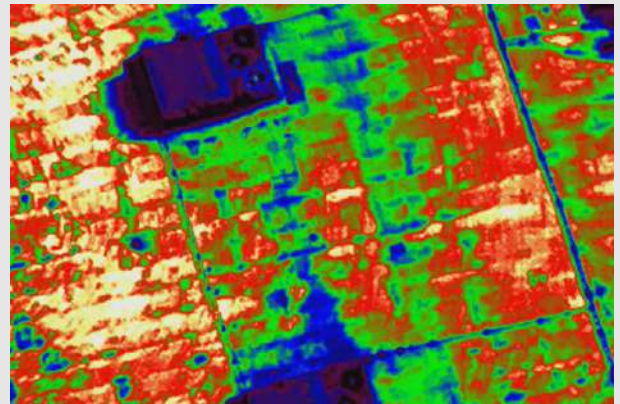
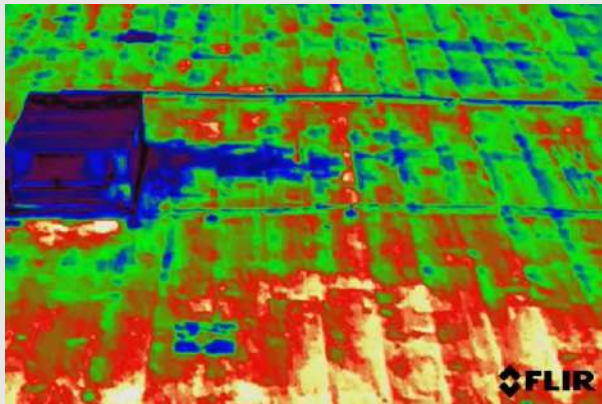
SATURATION BLOATING





FOUNDATION ONLY; WINN-DIXIE; PAD PER PERMIT 3053 ALOMA AVE	\$40,665		8/1/1998
WINN-DIXIE STE 101; PAD PER PERMIT 3053 ALOMA AVE	\$2,628,654	3/6/2000	10/1/1998
HOOD SYSTEMS 6 @ WINN-DIXIE; PAD PER PERMIT 3053 ALOMA AVE	\$15,000		2/1/1999
HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 3053 ALOMA AVE	\$3,000		5/1/1999
FIRE SPRINKLERS; PAD PER PERMIT 3053 ALOMA AVE	\$44,986		2/1/1999
SIGN; PAD PER PERMIT 3053 ALOMA AVE 111	\$0		4/1/2001
DEEP WELL - IRRIGATION; PAD PER PERMIT 3053 ALOMA AVE	\$4,000		6/1/1999
IRRIGATION SYSTEM; PAD PER PERMIT 3053 ALOMA AVE	\$2,500		6/1/1999
INSTALL DIALER TO SPRINKLER SYSTEM; PAD PER PERMIT 3053 ALOMA AVE	\$900		8/1/1999
FIRE PROTECTION	\$1,850		11/30/1999
FIRE PROTECTION & MECHANICAL	\$9,980		11/22/1999
WINN-DIXIE RETAILS SPRINKLERS; PAD PER PERMIT 3053 ALOMA AVE	\$9,800		1/1/1999
WALL SIGN; #101	\$7,300		3/1/2002
MISCELLANEOUS ELECTRIC FOR STORE EQUIPMENT (WINN-DIXIE); PAD PER	\$2,500		7/1/1999
SIGN	\$0		5/17/2004
RANGE HOOD SUPPRESSION SYSTEM	\$0		6/1/2003
SIGN - #101	\$0		12/19/2003
POSTED WITHOUT PERMIT; ADD/ALT NON-RESIDENTIAL STRUCTURES	\$0	4/27/2000	1/1/2000
COOLERS; PAD PER PERMIT 3053 ALOMA AVE	\$122,000		1/1/1999
DEMOLISH ROOF-TOP UNIT & 2 ACCESSORY ROOMS	\$53,000		8/7/2008
RELACE ELECTRICAL SERVICE STOLEN FOR LOT LIGHTS & FIRE ALARM P	\$35,000		9/11/2008
INSTALL FIRE ALARM SYSTEM - #101	\$2,000		12/15/2008
INTERIOR DEMOLITION FOR IMPROVEMENTS - POUND 4 POUND	\$2,250		9/13/2012
ELECTRICAL - #101	\$15,000		9/8/2014
INSTALLING NEW FIRE ALARM SYSTEM - #101	\$29,350		8/6/2014
INTERIOR RENOVATION - #101	\$1,890,004	12/31/2014	3/31/2014
INSTALL NON-ILLUMINATED SIGN - #101	\$800		9/25/2014
FIRE SPRINKLER SYSTEM INSTALLATION - #101	\$42,000		7/9/2014

NOTE : THIS IS A CURRENT LIST OF ALL PERMITTED REPAIRS



Text

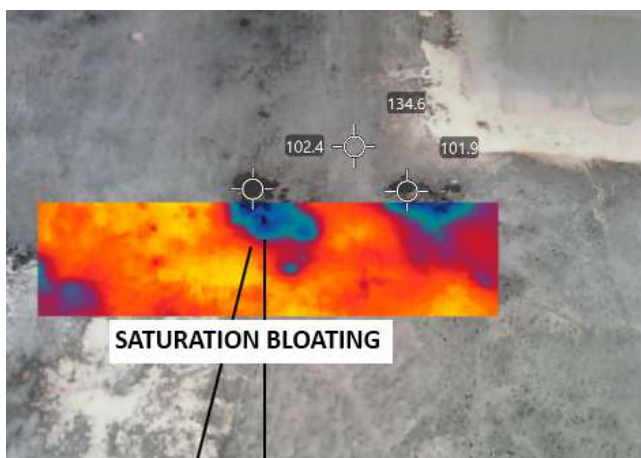
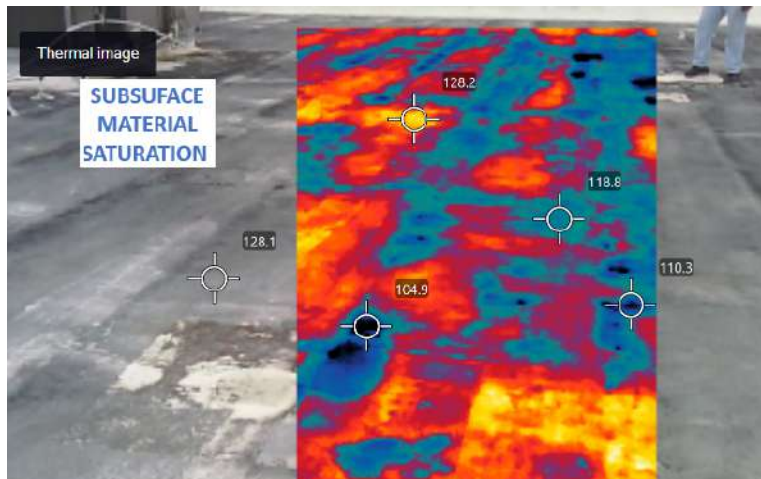
POST INSPECTION CONCLUSION

PROPERTY INSPECTION INCLUDED INTERIOR - EXTERIOR THERMAL PIP MAPPING - THERMAL DRONE LOSS MAPPING. INSPECTION REVEALED LARGE AREA(S) OF SATURATED DECKING MATERIAL CREATING SYSTEM AND COMPONENT FAILURE.

MATERIAL(S) FAILURES INCLUDE INSTALLATION AND REPAIR ISSUES NOTED IN REPORT. COMPONENTS AND MATERIAL(S) LIFESPAN MET NOT ALLOWING ANY SUGGESTED REPAIRS. THIS ROOF SYSTEM HAS MULTIPLE FAILURE(S) NOTES IN RESTORE REPORTS. THE BUILDING STRUCTURE HAS INTRUSION INTO SUBROOF INCLUDING LONGTERM DIRECT INTERIOR FAILURES CAUSING INTERIOR DRIPPING AND NOTED SATURATION RAISING INTERIOR HUMIDITY POSSIBLY COMPROMISING ELECTRICAL AND AV SYSTEMS. UNRESOLVED THESE CONDITIONS WILL SOON COMPROMISE A/C SYSTEMS MADE TO MAINTAIN AIR QUALITY IN SATURATED CONDITION. A/C MAINTNACE HAS BEEN NOT PROFESSIONALLY MAINTAINED ALLOWING A/C DICHARGE FAILURES DIRECTLY SATURATING ROOF SYSTEM

ALL ROOFING SYSTEMS COMPONENTS -

- 1) FAIL DUE TO AGE
- 2) NO ROOF SYSTEM MAINTNANCE



NOTES:



LEAKRESTORE.COM

FLOODRESTORE911@GMAIL - 321-591-9176