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ROOFING, INC.
Quality Roof Repair At A Price That's Fair

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FL Lic. No. CCC 1331721

INSPECTION PHOTOS NO. __[redacted]____

Project Owner's Name:	Project Owner's Name:
Integra Real Estate, LLC	
Project Address: [redacted] Lantana FL 33460	

We inspected the areas you requested on ___5/1/2026_____. We discovered some problems that we wanted you to look at. Below are photographs taken during that inspection.



Zone 1 – [redacted] Roof Core Sample Description

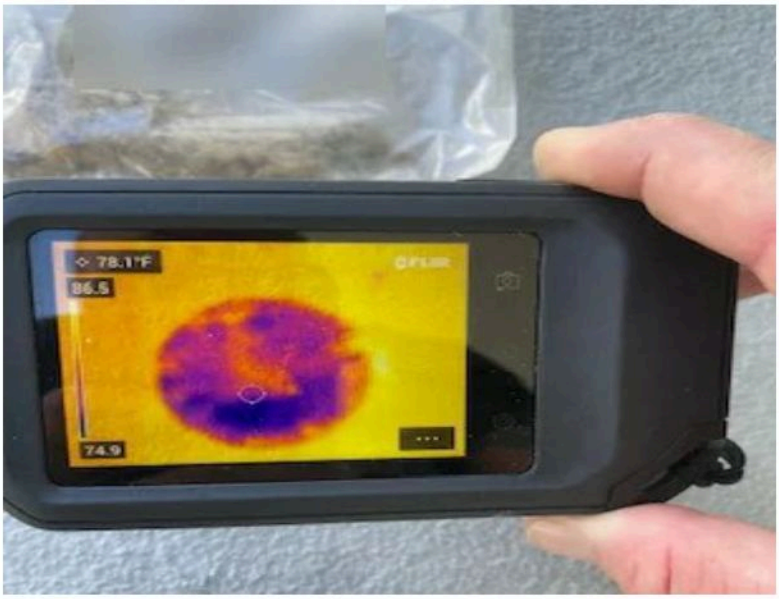
Core sample taken from the roof system above Zone 1 – [redacted] The sample contains fibrous insulation material with visible organic debris and signs of aging. The insulation appears discolored and compressed, which may be consistent with prolonged moisture exposure. The roofing materials above the insulation also show deterioration consistent with an aged roof assembly.

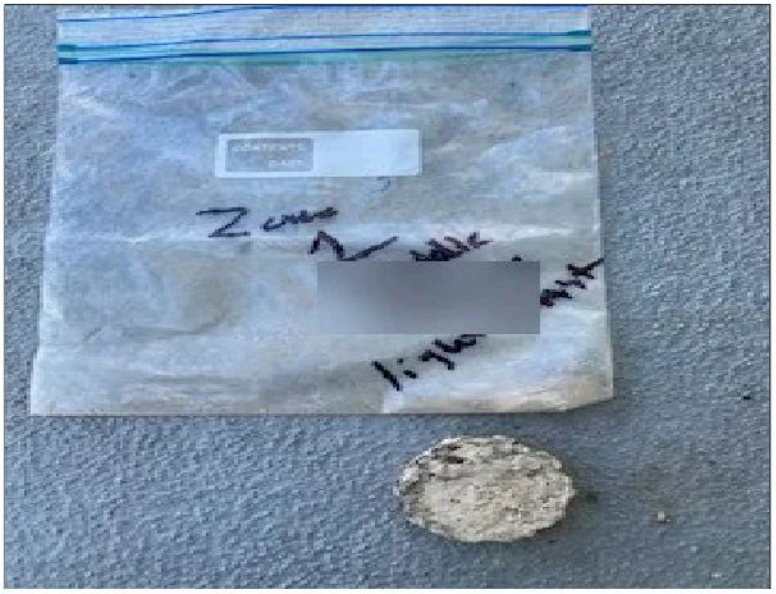
The core sample should be documented as evidence of the existing roof-system composition and condition. Laboratory moisture testing would be required to conclusively determine the insulation's moisture content.

.Zone 1 – [redacted] Core Sample: Forensic Thermal-Imaging Results

The insulation core sample recovered from the roof system above Zone 1 – [redacted] was evaluated using a FLIR thermal-imaging camera. The sample displayed a pronounced cooler thermal signature, with an indicated surface temperature of approximately 74.9°F, compared with surrounding temperatures ranging from approximately 78.1°F to 86.5°F.

This measurable temperature differential is consistent with evaporative cooling associated with retained moisture and supports the finding that the insulation sample was wet at the time of testing. The visible discoloration, compressed condition, and thermal response collectively indicate moisture intrusion and deterioration within the existing roof assembly. Thermal imaging supports this field finding; laboratory testing would be required to quantify the sample's exact moisture content.





Zone 1 – Middle Section Core Sample

Core sample extracted from the middle section of the roof system within Zone 1. The sample includes insulation and components of the existing roof assembly. At the time of extraction, the insulation was documented as wet, indicating moisture intrusion and retained moisture beneath the roof membrane.

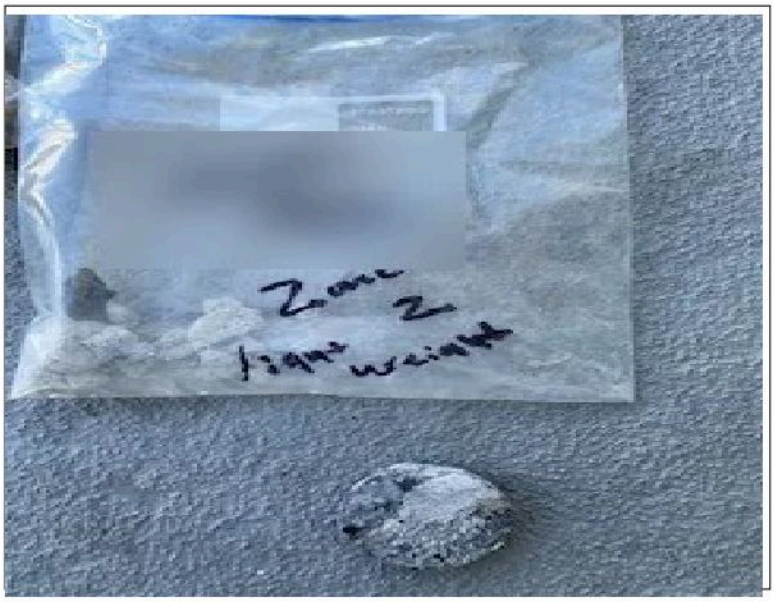
The sample's discoloration, compressed condition, and visible deterioration are consistent with prolonged moisture exposure. These findings indicate that the affected insulation has been compromised and is no longer performing as intended. Replacement of the wet insulation and affected roofing materials is recommended.

Zone 1 – Middle Section Core Sample: Forensic Thermal-Energy Representation

Forensic thermal imaging of the middle-section core sample revealed a pronounced cool thermal signature. The sample registered approximately 77.3°F, while the surrounding surface reached approximately 88.6°F, representing a thermal differential of approximately 11.3°F.

The concentrated cool pattern is consistent with evaporative cooling from retained moisture. When considered together with the sample's wet condition upon extraction and visible deterioration, the thermal-energy representation supports the presence of moisture-compromised insulation within this section of the roof assembly. Laboratory analysis would be required to determine the precise moisture content.





Zone 2 – [redacted] Core Sample

Core sample extracted from the roof system above [redacted] within Zone 2. The sample includes insulation and components of the existing roof assembly. At the time of extraction, the insulation was documented as wet.

The sample exhibits visible discoloration, compression, and deterioration consistent with retained moisture and prolonged exposure within the roof assembly. These findings indicate that the insulation in this area has been moisture-compromised and is no longer performing as intended. Removal and replacement of the affected insulation and associated roofing materials are recommended.



Zone 2 Core Sample: Forensic Thermal-Energy Results

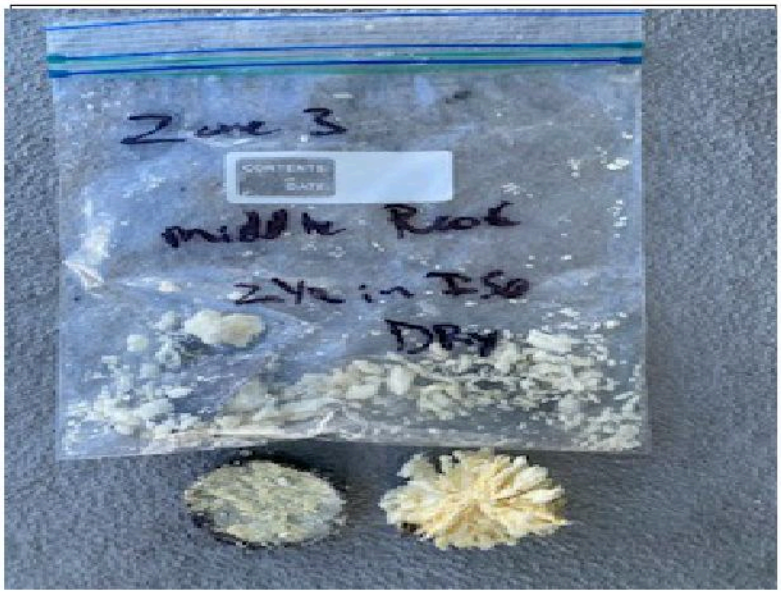
Forensic thermal imaging revealed a concentrated cool thermal signature. The core sample registered approximately 75.9°F, while the surrounding surface reached approximately 86.5°F, representing a temperature differential of approximately 10.6°F.

This pronounced thermal differential is consistent with evaporative cooling associated with retained moisture. Combined with the sample's documented wet condition, visible discoloration, and deterioration, the results support the finding of moisture-compromised insulation within the Zone 2 roof assembly.

Zone 3 – Middle Roof Core Sample

Core samples extracted from the middle section of the Zone 3 roof assembly include two distinct insulation materials. At the time of extraction, both insulation samples were documented as dry.

The samples show aging, fragmentation, and deterioration; however, no visible evidence of active moisture saturation was identified during field examination. These samples document the composition and existing condition of the Zone 3 roof assembly. Laboratory analysis would be required to confirm the precise moisture content and identify the insulation materials conclusively.

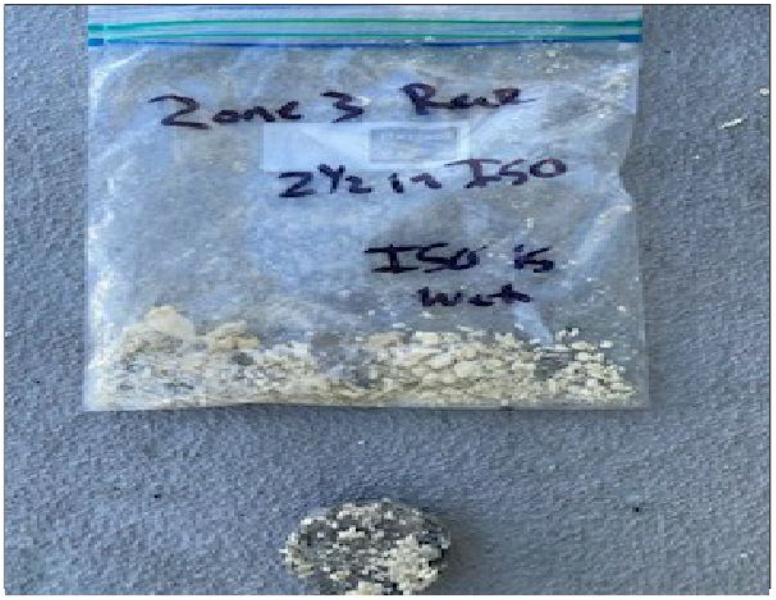




Zone 3 – Middle Roof Core Sample: Forensic Thermal-Imaging Results

Forensic thermal imaging identified a cooler thermal signature within the core sample. The camera displayed a spot temperature of approximately 86.4°F, with an observed imaging range of approximately 77.3°F to 90.8°F.

Although the sample exhibited a measurable thermal contrast against the surrounding surface, it was documented as dry during field examination. Therefore, the temperature differential alone should not be interpreted as confirmation of retained moisture. The contrast may reflect differences in material composition, density, surface temperature, or heat-retention characteristics. Laboratory analysis would be required to determine the sample's precise moisture content.



Zone 3 – Rear Roof Core Sample

Core sample extracted from the rear section of the Zone 3 roof assembly. The sample contains approximately 2½ inches of ISO insulation, which was documented as wet at the time of extraction.

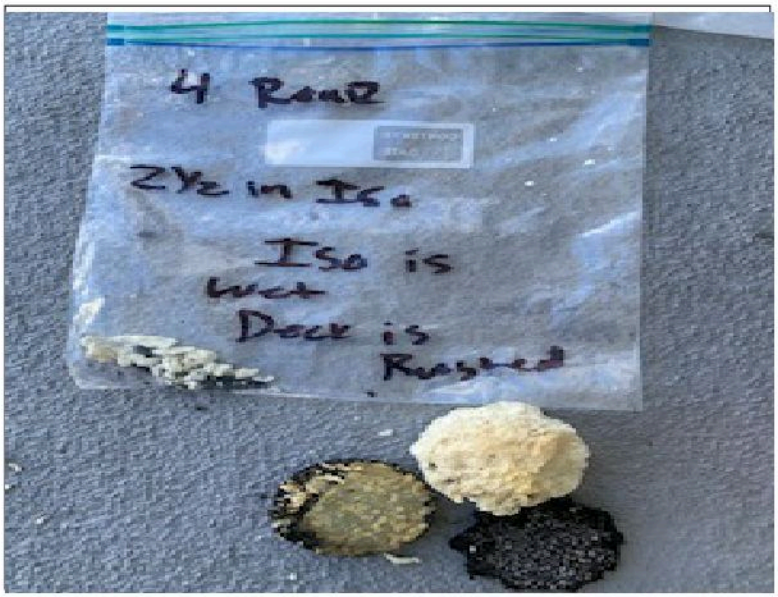
The insulation exhibits visible discoloration, fragmentation, and deterioration consistent with moisture exposure. These findings indicate moisture intrusion and compromised insulation within the rear section of the Zone 3 roof assembly. Laboratory analysis would be required to quantify the sample's precise moisture content.

Zone 3 – Rear Roof Core Sample: Forensic Thermal-Imaging Results

Forensic thermal imaging revealed a concentrated cooler thermal signature within the rear Zone 3 core sample. The sample registered approximately 77.3°F, while the surrounding surface reached approximately 88.6°F, representing a temperature differential of approximately 11.3°F.

This pronounced thermal differential is consistent with evaporative cooling associated with retained moisture. When combined with the insulation's documented wet condition, discoloration, fragmentation, and deterioration, the results support the finding of moisture-compromised insulation within the rear section of the Zone 3 roof assembly. Laboratory analysis would be required to quantify the precise moisture content.





Zone 4 – Rear Roof Core Sample

Core sample extracted from the rear section of the Zone 4 roof assembly. The sample documents approximately 2½ inches of ISO insulation, components of the existing roofing system, and the underlying metal roof deck.

At the time of extraction, the ISO insulation was documented as wet, and the underlying metal deck exhibited visible rust and corrosion. The insulation also shows discoloration, fragmentation, and deterioration consistent with moisture exposure. These findings indicate moisture intrusion, compromised insulation, and moisture-related deterioration of the underlying roof deck within the rear section of Zone 4. Further investigation is recommended to determine the full extent of the concealed corrosion and affected materials.



Zone 4 – Rear Roof Core Sample: Forensic Thermal-Imaging Results

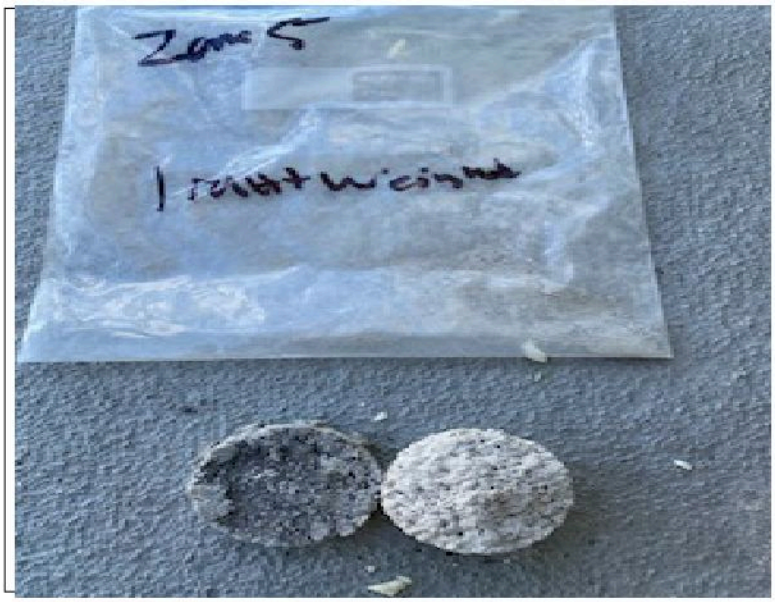
Forensic thermal imaging of the Zone 4 rear core materials revealed distinct temperature variations among the extracted roof-system components. The camera displayed a spot temperature of approximately 87.6°F, with an observed imaging range of approximately 77.3°F to 88.6°F.

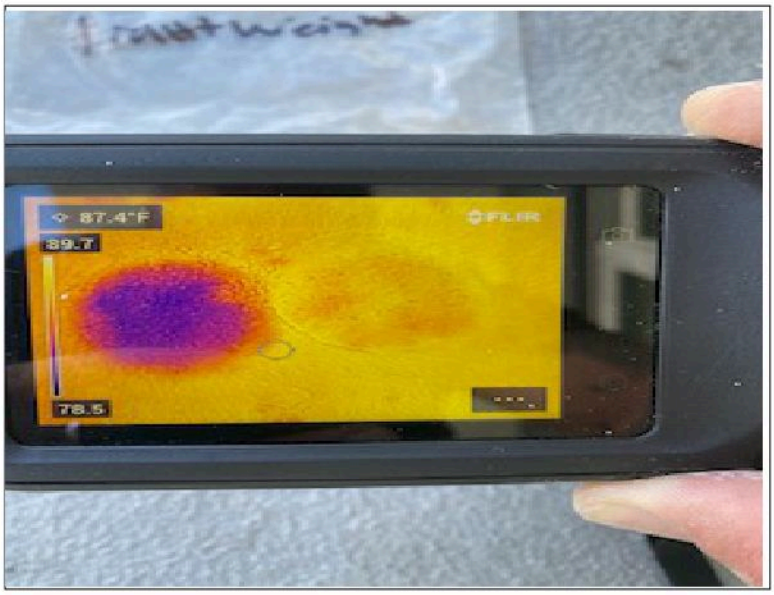
The insulation component produced the most pronounced cool thermal signature, consistent with evaporative cooling associated with retained moisture. When combined with the insulation's documented wet condition and the underlying metal deck's visible rust and corrosion, the results support the finding of prolonged moisture intrusion and deterioration within the rear section of the Zone 4 roof assembly. Laboratory analysis would be required to quantify the exact moisture content.

Zone 5 Roof Core Sample

Core sample extracted from the Zone 5 roof assembly. The sample documents approximately 1 inch of insulation and components of the existing roofing system. At the time of extraction, the insulation was documented as wet.

The extracted materials exhibit discoloration and deterioration consistent with moisture exposure. These findings indicate moisture intrusion and compromised insulation within the Zone 5 roof assembly. Laboratory analysis would be required to identify the materials conclusively and quantify their precise moisture content.





Zone 5 Core Sample: Forensic Thermal-Imaging Results

Forensic thermal imaging of the Zone 5 core materials revealed a pronounced cooler thermal signature within one of the extracted samples. The camera displayed a spot temperature of approximately 87.4°F, with an observed temperature range of approximately 78.5°F to 89.7°F.

The concentrated cool pattern is consistent with evaporative cooling associated with retained moisture. When considered together with the insulation's documented wet condition and visible deterioration, the thermal results support the finding of moisture-compromised insulation within the Zone 5 roof assembly. Laboratory analysis would be required to quantify the exact moisture content.



Zone 6 Roof Core Sample

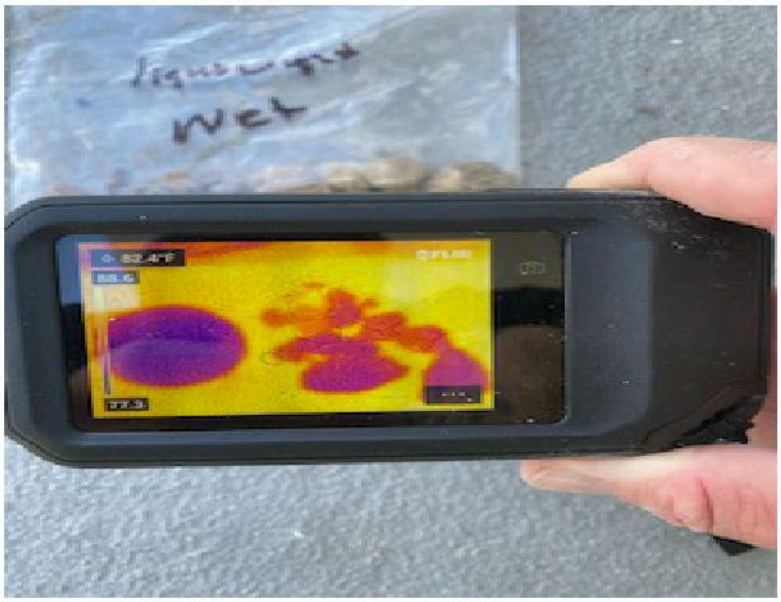
Core sample extracted from the Zone 6 roof assembly. The sample contains lightweight insulating concrete and components of the existing roofing system. At the time of extraction, the lightweight insulating material was documented as wet.

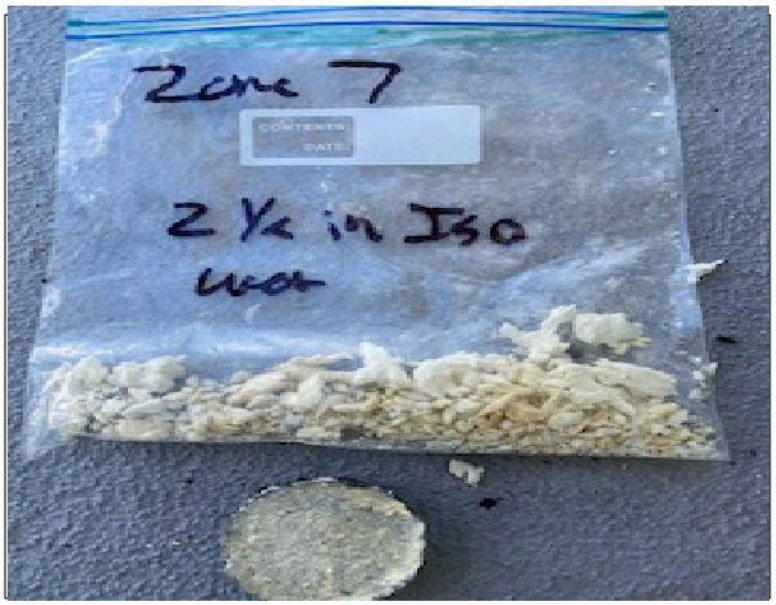
The sample exhibits discoloration, breakdown, and deterioration consistent with moisture exposure. These findings indicate moisture intrusion and moisture-compromised lightweight insulating concrete within the Zone 6 roof assembly. Further investigation is recommended to establish the full extent of the affected material. Laboratory analysis would be required to quantify its precise moisture content.

Zone 6 Core Sample: Forensic Thermal-Imaging Results

Forensic thermal imaging of the Zone 6 core materials revealed pronounced cooler thermal signatures throughout the extracted samples. The camera displayed a spot temperature of approximately 82.4°F, with an observed temperature range of approximately 77.3°F to 86.6°F.

The irregular, concentrated cool patterns are consistent with evaporative cooling associated with retained moisture. When considered together with the sample's documented wet condition, discoloration, and material breakdown, the thermal results support the finding of moisture-compromised lightweight insulating concrete within the Zone 6 roof assembly. Laboratory analysis would be required to quantify the exact moisture content.





Zone 7 Roof Core Sample

Core sample extracted from the Zone 7 roof assembly. The sample documents approximately 2½ inches of ISO insulation and components of the existing roofing system. At the time of extraction, the insulation was documented as wet.

The insulation exhibits visible discoloration, fragmentation, and deterioration consistent with moisture exposure. These findings indicate moisture intrusion and compromised insulation within the Zone 7 roof assembly. Further investigation is recommended to determine the full extent of the affected roofing materials. Laboratory analysis would be required to quantify the sample's precise moisture content.

Aerial thermal image not included in this web copy (outside imagery).

Whole-Building Aerial Thermal-Imaging Overview

Drone-based thermal imaging of the entire building identified multiple large, irregular thermal anomalies across the roof assembly. The most extensive temperature variations are concentrated within the central and eastern roof sections, with additional anomalies visible along portions of the western and northwestern sections.

The size, distribution, and irregular boundaries of these thermal patterns are consistent with areas of differing heat retention that may indicate moisture-affected roofing materials beneath the membrane. These aerial findings should be evaluated alongside the individual core samples, field observations, and handheld thermal-imaging results.

Thermal imaging is a diagnostic screening method and does not independently confirm moisture; physical sampling or calibrated moisture testing is required for confirmation.

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