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ROOF INSPECTION & REPAIR REPORT

Leak Investigation

Drone thermal survey & on-roof inspection

Commercial office building · Southwest Florida

INSPECTION DATE	LOCATION	ROOF SYSTEMS	REPORTED ISSUE
Sep 28, 2026	**Southwest Florida**	**TPO flat roof**	**Interior leaks**
Drone thermal survey + on-roof seam probe	Address withheld for privacy	+ asphalt shingle section	Along exterior walls & corners

Prepared by **Giza Roofing Solutions Inc.** (239) 980-2424 · sales@gizaroofingsolutions.com · gizaroofingsolutions.com

SUMMARY

What we found

The leaks trace to open seams and failed flashing details — not a worn-out membrane.

We surveyed the roof by drone, then walked it, probed the seams and marked every open spot. The TPO sheet is serviceable, but its seams and edge details are failing: seams are open at 16+ marked spots (some hidden under debris at the scuppers), the wall termination bar has missing and loose screws and relies on caulk, the AC unit flashings have pulled open, AC penetrations use split boots and tape, and screws are backing out under the membrane.

The shingle section runs into the stucco walls with no L-flashing or counterflashing. Inside, stained ceiling tiles and a water trail down a storage-room wall line up with these walls and corners.

OVERALL CONDITION

NEEDS REPAIR

The TPO roof is repairable with the work in this report. The shingle section needs to be replaced.

4	3	2
URGENT	HIGH	OTHER

Findings at a glance

#	FINDING	LOCATION	PRIORITY	PROPER REPAIR
01	**Open seams & laps**	Field, wall laps, corners (#1–16+)	URGENT	Heat-weld seams; target patch
02	**Debris at scuppers – open seams under it**	Scuppers / inside corners	URGENT	Clear debris; heat-weld & target patch
03	**Wall termination – caulk only**	Stucco walls above TPO	URGENT	New termination + stucco stop or counterflashing
04	**Shingle roof – no wall flashing**	Shingle section at stucco walls	URGENT	Replace shingles; L-flashing + counter / stucco stop
05	**AC unit terminations**	Base of AC units	HIGH	Remove caulk; new flashing over term bar
06	**AC penetrations – split boots**	AC brackets & lines	HIGH	Remove boots & brackets; pitch pans
07	**Raised screws under TPO**	Roof field	HIGH	Reset fasteners; target patch
08	**No cant strip at roof-to-wall**	All roof-to-wall transitions	UPGRADE	Cut TPO; cant strip; re-flash
09	**Ponding, rust, coping joints**	Field, AC racks, parapets	MAINTENANCE	Monitor; treat rust; reseal

URGENT — Active leak source — repair now
HIGH — Will leak — repair with this work
UPGRADE — Recommended improvement
MAINTENANCE — Upkeep item

Inspection details

PROPERTY
Commercial office building · Southwest Florida

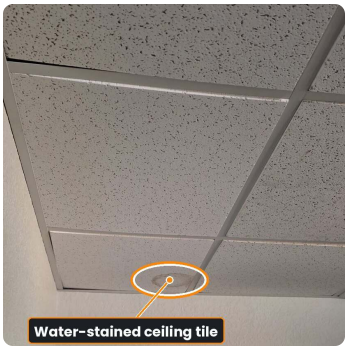
DATE & METHOD
September 28, 2026 · drone survey + on-roof seam probe

METHOD
Drone thermal + visual survey; on-roof seam probe

ROOF SYSTEMS
TPO single-ply (mech. fastened); asphalt shingles

INSIDE THE BUILDING

Interior leak evidence



Stained ceiling tile · photo 57636



Upstairs hallway, stain by wall · photo 57640



Stains at exterior-wall corner · photo 57638



Water trail down storage-room wall · photo 57639

Water-stained ceiling tiles appear in several rooms and in the upstairs hallway, where the stain is right next to the wall — mostly along exterior walls. In the storage room, a water trail runs down the wall from the ceiling — water is getting into the wall from above, which matches the failed wall termination, scupper and shingle-to-wall details found on the roof. After the roof is repaired, replace the stained tiles and check the wall cavity for moisture.

ROOF OVERVIEW

The roof from above


Main TPO roof sections · MAX_0158 · top-down, top of photo = east


Section with three condensers · MAX_0155 · top-down, top = south

Low-slope TPO roof sections at different heights, surrounded by parapet walls with metal coping and drained by through-wall scuppers. AC units sit on the roof on racks and brackets. Taller stucco walls rise above the TPO, and a sloped shingle section meets the stucco walls.

01 Open seams & laps

Field seams, base-flashing laps at walls, patch edges and corners — numbered on the roof #1–16+

URGENT



Open field seam #16 · photo 57670



Open field seam #8–9 · photo 57671



Open seam at base of wall · photo 57704



Open lap #5, algae in lap · photo 57659



Open seams #6–7 at corner · photo 57694



Open patch edge #7 · photo 57696

WHAT WE FOUND

We probed the seams across the roof and marked every open spot on the membrane (numbered #1–16+). Seams are open in the field, at the base-flashing laps along the walls, at old patch edges and at the corners. Several have dirt and algae inside the lap, which means water has been getting in for some time.

WHY IT MATTERS

An open seam lets water straight under the membrane. It travels along the deck and insulation and comes out inside wherever it finds a path — often at the walls and corners where the ceiling stains are.

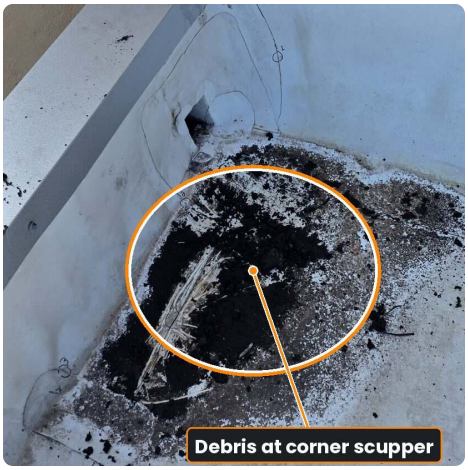
PROPER REPAIR

Clean and prep every open seam and heat-weld the laps back together. Install heat-welded TPO target patches over each repaired spot, T-joint and old patch edge. Probe-test all seams after welding.

02 Debris at scuppers – open seams underneath

Through-wall scuppers and inside corners around the perimeter

URGENT



Debris built up at corner scupper · photo 57645



Seam #4 open under the debris · photo 57655



Debris cleared back, seam open · photo 57698



Drone: debris built up at corner scupper · MAX_0133 · facing SE



Drone: debris at corner scupper, algae at wall · MAX_0176

WHAT WE FOUND

Dirt and debris have built up at the scuppers and inside corners, with algae growing along the walls. When we cleared the debris back, the TPO seams underneath were open (#4).

WHY IT MATTERS

Every drop leaving the roof passes through the scuppers. Debris slows drainage and holds water against the seams at the drain openings — right where they are open — and it hides the damage from view.

PROPER REPAIR

Clear all debris from the scuppers and corners down to clean membrane. Clean and prep the open seams, heat-weld them back together and install heat-welded TPO target patches. Keep scuppers clear going forward.

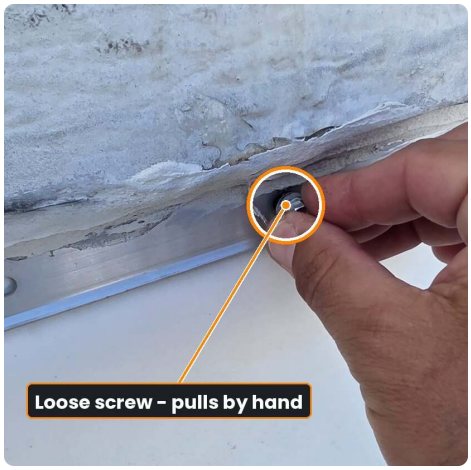
03 Wall termination – caulk only, no counterflashing

Stucco walls above the TPO roof

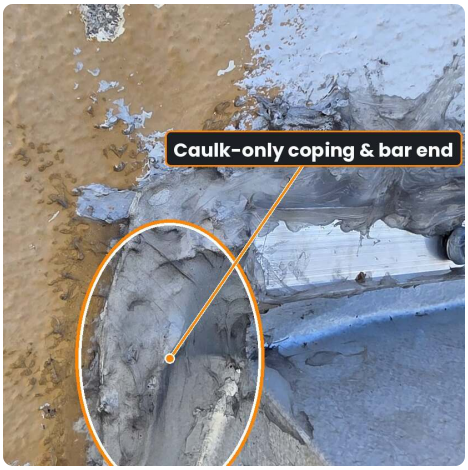
URGENT



Missing screw in termination bar · photo 57651



Loose screw, pulls out by hand · photo 57660



Coping & bar ends caulked to stucco · photo 57648



Drone: termination bar & coating at corner · MAX_0134



Drone: top edge of wall flashing · MAX_0125 (brightened)

WHAT WE FOUND

The TPO wall flashing is held by a termination bar sealed with caulk and painted over with coating. Screws are missing and loose (one pulls out by hand), the caulk has cracked and pulled away, and there is no stucco stop or counterflashing over the top of the flashing. The coping and bar ends die into the stucco with caulk only.

WHY IT MATTERS

Water running down the stucco gets behind the top of the flashing and down inside the wall, bypassing the roof completely. This matches the water trail inside the storage-room wall.

PROPER REPAIR

Remove the existing termination bar, caulk and coating. Re-secure the TPO with a new termination bar at proper fastener spacing, then install stucco stop (cut into the stucco and patched) or counterflashing over the termination, sealed at the top.

04 Shingle roof – no L-flashing at stucco walls

Sloped shingle section where it meets the stucco walls

URGENT



Shingles run into stucco, no flashing · photo 57676



Open joint at wall, caulk only · photo 57697



Loose flashing and gap at coping end · photo 57677



Rust streaks on shingles at wall · photo 57678

WHAT WE FOUND

The shingles run straight into the stucco walls. There is no L-flashing (step flashing) at the wall and no counterflashing or stucco stop — the joint is filled with caulk, and in places the gap is open. A loose piece of metal flashing sits at the coping end, and rust is streaking down the shingles.

WHY IT MATTERS

Without L-flashing and counterflashing, water running down the wall goes straight under the shingles and into the wall and deck.

PROPER REPAIR

Remove the existing shingles. Install new underlayment, new L-flashing at every roof-to-wall intersection, counterflashing or stucco stop flashing over the L-flashing, and new TAMKO Titan XT shingles.

05 AC unit terminations – caulk failed

Where the TPO turns up the base of the AC units

HIGH



Open gap behind bar · photo 57661



Broken bar, open gap · photo 57662



Bar sealed with caulk only · photo 57667

WHAT WE FOUND

Where the TPO turns up the AC units, the termination bar is sealed with caulk only. The caulk has cracked and pulled away, a section of bar is broken, and there are open gaps behind the bar.

WHY IT MATTERS

Rain runs down the unit panels and straight behind the bar into the flashing.

PROPER REPAIR

Remove the caulking, re-secure or replace the termination bar, and install new metal flashing over the termination bar, sealed at the top.

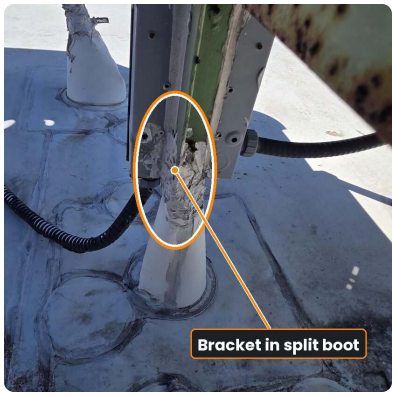
06 AC penetrations – split boots

AC brackets, electrical and refrigerant lines

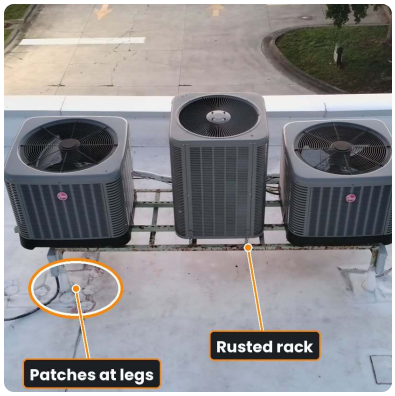
HIGH



Split boot open at top · photo 57673



AC bracket in split boot, caulked · photo 57693



Drone: rusted rack, patches at legs · MAX_0149

WHAT WE FOUND

Electrical lines and AC bracket legs pass through split boots wrapped with tape and caulk. The tops are open — the boot on the electrical whip opens with a finger — and many round patches surround the bracket legs from earlier repairs. The rack is rusting.

WHY IT MATTERS

A split boot depends on tape and caulk to close the split. Once that fails, water runs down the line or leg straight into the roof.

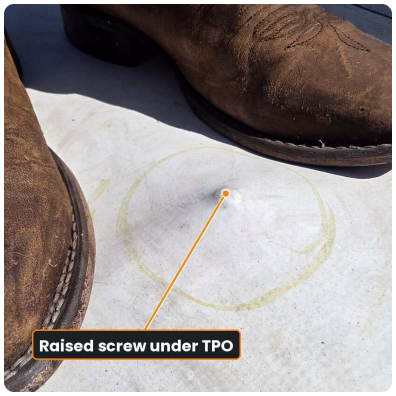
PROPER REPAIR

Remove the split boots and AC brackets and install pitch pans at all AC penetrations, filled with pourable sealer. Treat and paint the rusted rack.

07 Raised screws under the TPO

Roof field — circled in yellow on the roof

HIGH



Raised screw under TPO · photo 57699



Two raised screws in field · photo 57701



Caulk dab in field · photo 57668

WHAT WE FOUND

Screws are pushing up under the membrane at several spots in the field. Other spots were covered with dabs of caulk instead of a welded patch.

WHY IT MATTERS

A backed-out screw wears through the TPO from below and eventually punctures it, especially under foot traffic. It also means the membrane is losing its hold on the deck.

PROPER REPAIR

At each raised screw: cut the membrane, remove the screw, install a new screw and plate into sound deck (replace deck if soft), and heat-weld a TPO target patch over it. Remove the caulk dabs and target-patch those spots.

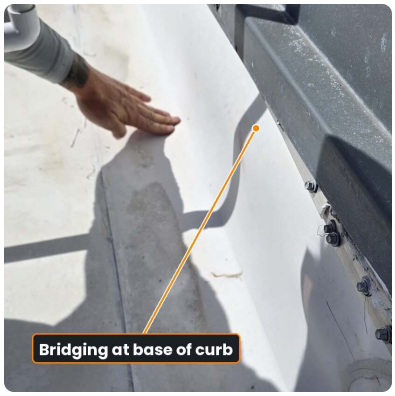
08 No cant strip at roof-to-wall transitions

All roof-to-wall and roof-to-curb transitions

UPGRADE



Membrane bridging at AC unit base · photo 57663



Bridging at base of curb · photo 57664


90° turn with no cant strip · photo 57666

WHAT WE FOUND

At the roof-to-wall and roof-to-curb transitions the TPO turns straight up at 90° with no cant strip, so the membrane bridges the corner and gives when pressed.

WHY IT MATTERS

A bridged corner is always under stress — pushed in by foot traffic and pulled by the termination above. Laps at these corners tend to open, which is where many of the open seams were found.

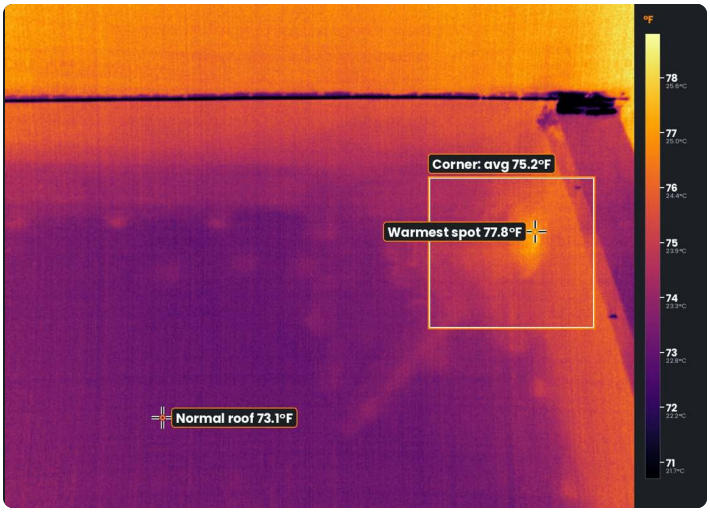
RECOMMENDED UPGRADE

Cut the TPO at all roof-to-wall transitions, install a cant strip, and re-flash with new TPO base flashing heat-welded to the field membrane and terminated as in Finding 3.

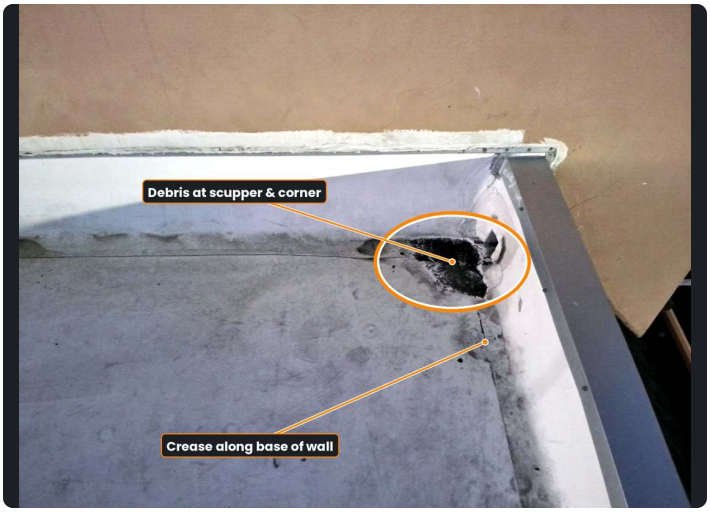
THERMAL SURVEY

Infrared results

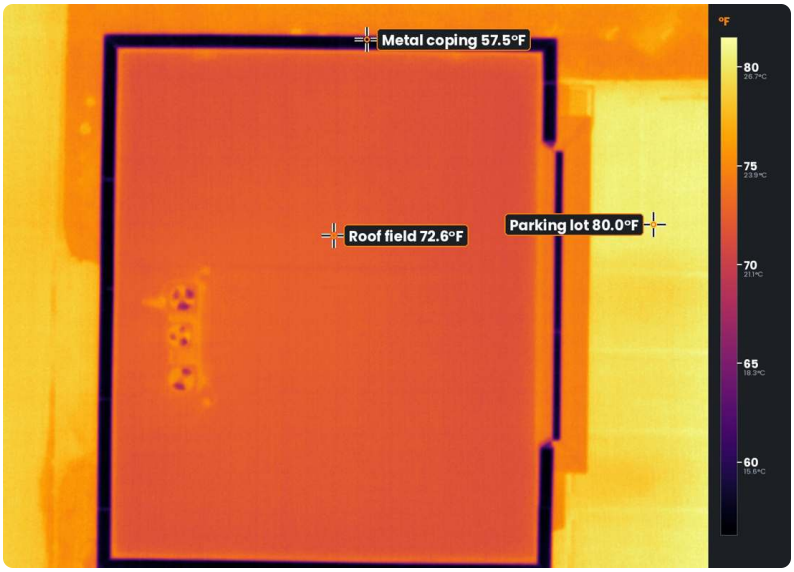
Flown after sunset or before sunrise, when wet insulation still holds the day's heat and reads warmer than dry roof. Best contrast is 30–60 minutes after sunset on a dry roof. Temperatures below are from the drone's radiometric image data.



Thermal · IRX_0128 · corner at taller stucco wall



Visual · MAX_0128 · same corner, facing S



Thermal · IRX_0155 · section with three condensers

RESULTS

The open field reads evenly at about 72–73°F, with no large warm patterns. The corner above reads about 2°F warmer on average and about 5°F warmer at its warmest spot, next to the corner scupper. The on-roof inspection found open seams under the debris at the corner scuppers, which fits water getting under the membrane there.

LIMITATIONS

Thermal imaging shows surface temperature, not moisture. Readings are approximate; the difference between spots is what matters. Metal coping reads cold because it reflects the sky. Wet insulation should be confirmed with a moisture meter or core cut during repairs.

SCOPE OF WORK

Proper repairs

The repairs below address every leak source found. All TPO work is heat-welded — no caulk is used as a repair.

1

URGENT **Open seams**

Clean, prep and heat-weld all open seams and laps (marked #1–16+ on the roof). Install heat-welded TPO target patches over each repair, T-joint and old patch edge. Probe-test all seams.

2

URGENT **Scuppers & corners**

Clear all debris from the scuppers and corners. Heat-weld and target-patch the open seams found underneath.

3

URGENT **Wall termination**

Remove existing termination bar, caulk and coating. Install new termination bar at proper spacing, then stucco stop or counterflashing over the termination, sealed at the top.

4

URGENT **Shingle roof**

Remove existing shingles. Install new underlayment, new L-flashing at all roof-to-wall intersections, counterflashing or stucco stop flashing, and new TAMKO Titan XT shingles.

5

HIGH **AC unit terminations**

Remove caulking, re-secure or replace termination bar, and install new metal flashing over the termination bar.

6

HIGH **AC penetrations**

Remove split boots and AC brackets. Install pitch pans with pourable sealer at all AC penetrations.

7

HIGH **Raised screws**

Cut, remove and replace backed-out screws and plates into sound deck; heat-weld TPO target patches. Remove caulk dabs and target-patch.

8

UPGRADE **Cant strip**

Cut TPO at all roof-to-wall transitions, install cant strip, and re-flash with new TPO base flashing heat-welded to the field.

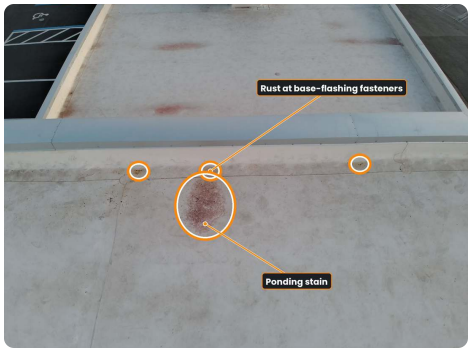
Interior: after the roof work, replace stained ceiling tiles and check the storage-room wall cavity for moisture. Any soft or damaged deck found during repairs will be replaced.

OTHER OBSERVATIONS

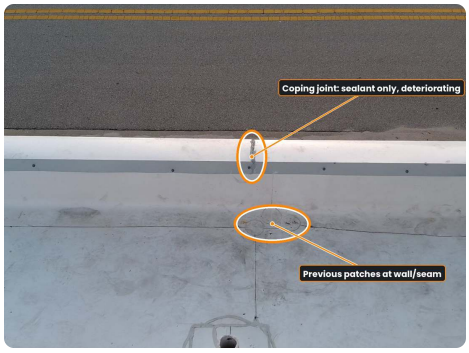
Maintenance items



Ponding rings in the field · MAX_0142



Rust at base-flashing fasteners · MAX_0161



Coping joint sealed with caulk · MAX_0167

PONDING WATER

Reddish rings across the roof mark where water sits after rain. Keep scuppers clear; add crickets or tapered insulation at the worst low spots if ponding continues after repairs.

RUST

Rust on the AC racks and some base-flashing fasteners. Treat and paint the racks; replace rusted fasteners where found during repairs.

COPING JOINTS

Coping joints rely on caulk. Reseal or add joint covers while the wall work is being done.

Next steps

1. Giza Roofing Solutions will provide an estimate for the repairs in this report, with the cant strip as an optional upgrade.
2. After repairs, a water test at the walls and corners confirms the leak paths are closed.
3. Questions? Call **(239) 980-2424** (Mon–Fri, 8 AM–4 PM) or email **sales@gizaroofingsolutions.com**.

INSPECTED BY _____ SIGNATURE _____ DATE _____

This report is based on a drone visual and infrared survey and an on-roof visual inspection with seam probing on the date shown, and reflects conditions visible at that time. Infrared imaging shows surface temperature differences and does not directly detect moisture; temperatures are approximate. No destructive testing or structural evaluation was performed, and concealed conditions may exist. Compass directions in captions come from the drone's recorded camera heading.