DIV7|ROOF Company

5700 tennyson Pkwy
Plano, TX 75024
469.536.4861

	Jeff Briggs	Business:	(469) 536-4861
Position:	Operator	E-mail:	contact@div7roofcompany.com
Company:	DIV7|ROOF Company		
Business:	5700 Tennyson Pkwy Plano, TX 75024		

Date Entered: 4/26/2025

Estimate: FOSTER_COLLEGE

The current roofing system is a TPO (Thermoplastic Polyolefin) that is mechanically attached (there are various areas across the mapping area that were found to be improperly installed). **A fully adhered system is highly recommended in comparison to a mechanically attached system to be applied a gravel ballast built-up roof. Fully adhered systems can reduce the number of seams needed, decreasing potential leak points.**

Loose gravel can shift over time, potentially damaging the cover board or causing issues with the membrane installation on a mechanical system. Results caused by movement of gravel can create low spots where water can pool (referred to as "ponding"), that "roast" the roof and cause leaks. Finally, mechanically attached systems often require more seams and fasteners, increasing the risk of leaks.

Temperature Increase:
WNC Roofing reports that these dark areas can reach temperatures of 160 degrees Fahrenheit (71 degrees Celsius). This heat can damage the membrane, causing it to blister, blister, or lose its ability to reflect sunlight, further exacerbating the temperature issues.
Membrane Degradation:
The high temperatures can damage the TPO membrane, making it brittle, prone to cracking, and less resistant to leaks.
Structural Issues:
Ponding water can also weaken the roof's structure over time, leading to issues like deck deflection or even roof failure if not addressed.
Algae Growth:
Ponding water provides an environment for algae and other microbial growth, which can further damage the roof membrane.

SOLUTIONS
Opt.1 {$}
+Cricket Installation: applying a taper system that adequately diverts the water from the roof to the existing scuppers or gutters.
+Roof Components: vent stacks, turbines, pipe jacks, ventilators etc, to be replaced as needed and/flashed.
+Seam Reinforcement: involve applying a layer of sealant, reinforcing with mesh, and then applying an additional layer of sealant along all incorrectly installed areas including parapet walls.
+Patch & or replace Rectangular HVAC Duct (as needed)

Opt.2 {$$}
FARR (Fluid Applied Reinforced Roofing): application of a liquid coating that forms a continuous, seamless membrane over the

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TPO roof.

Opt.3 {$$$}
Silicone Roof Coating: cleaning the roof, reinforcing seams, and then applying the coating in layers.

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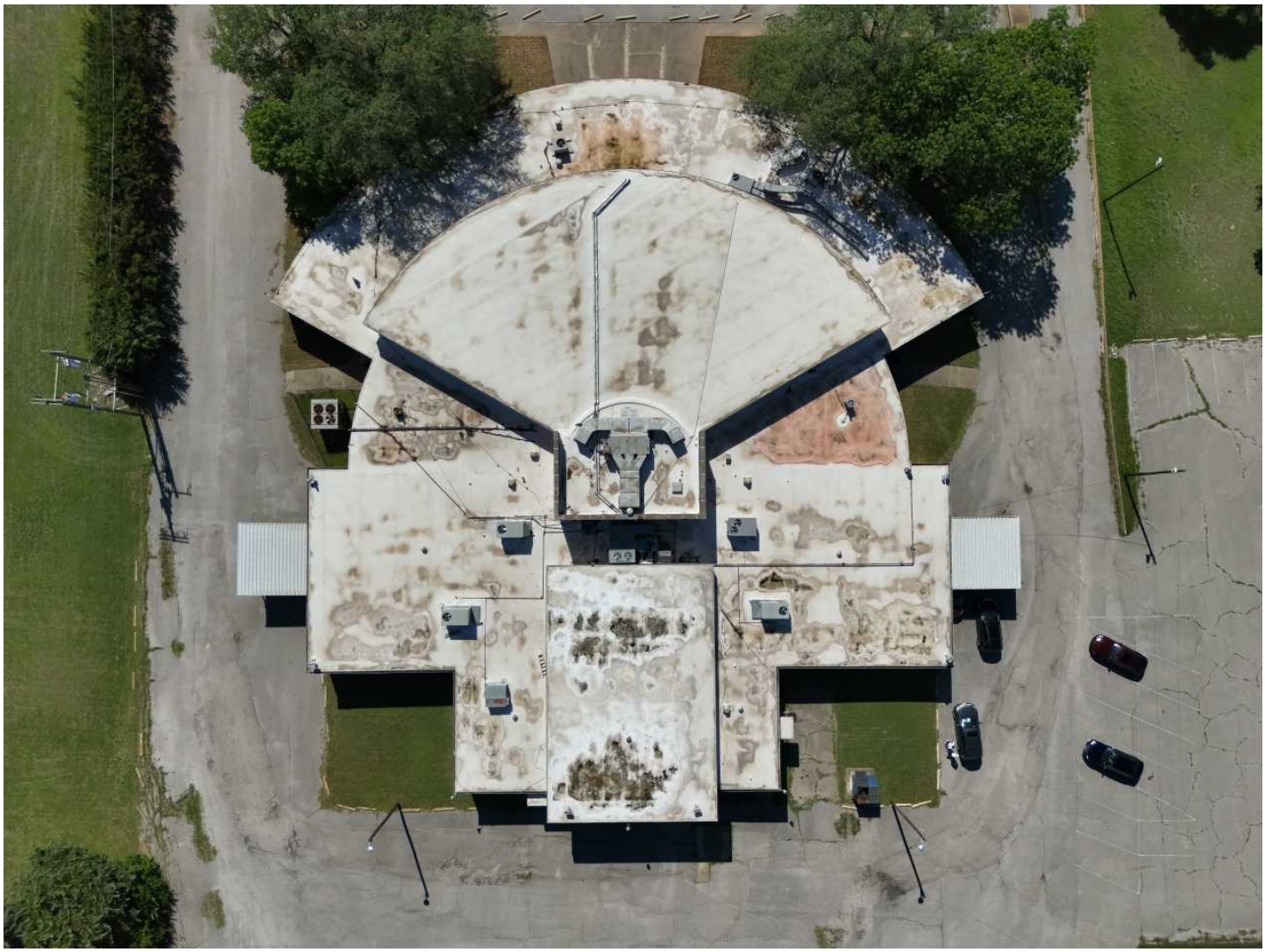
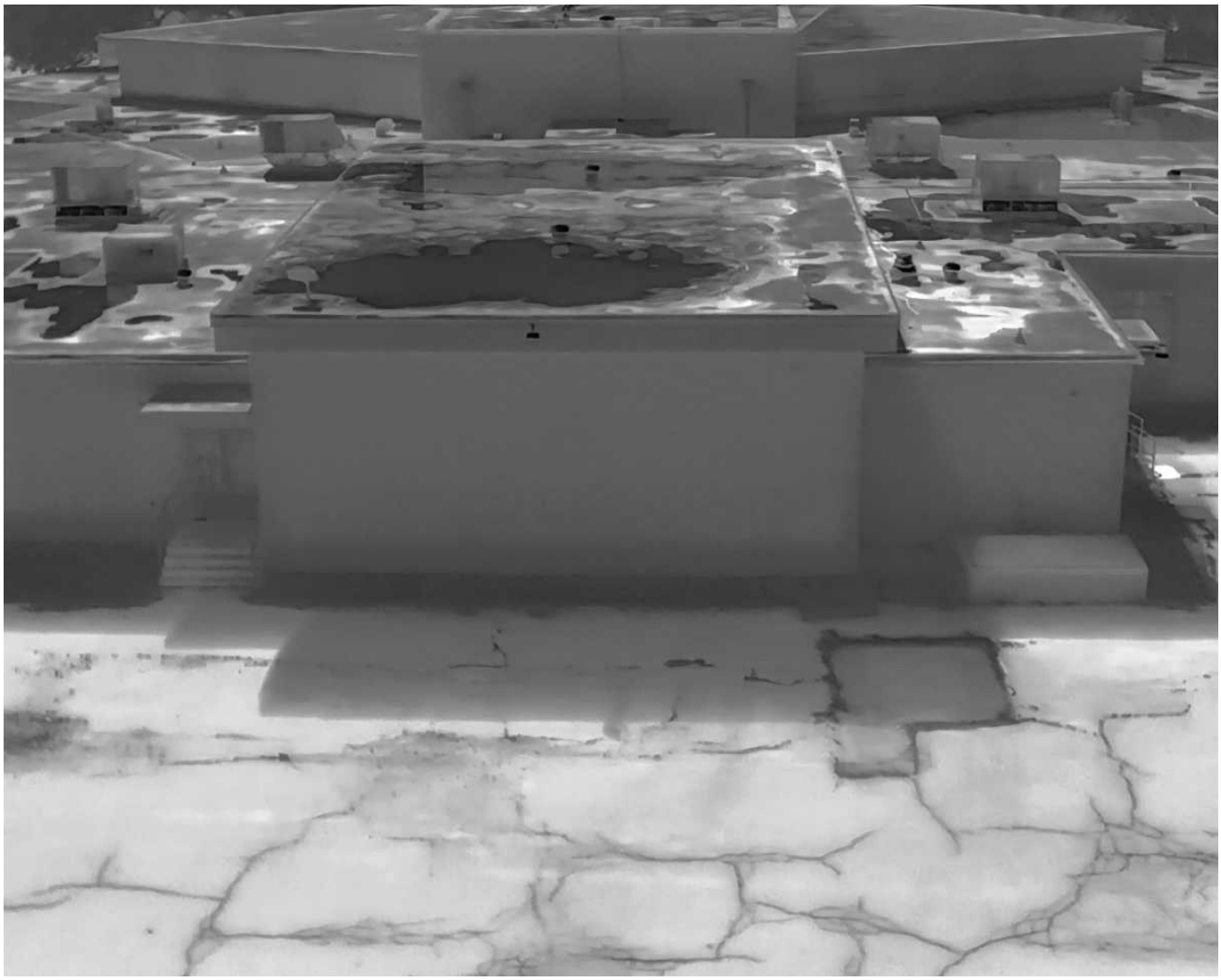


1 1-Plain View Date Taken: 4/21/2025 Taken By: Angela Night

2 2-South Elevation Date Taken: 4/21/2025 Taken By: Angela Night



3 3-Ponding Date Taken: 4/21/2025 Taken By: Angela Night

IR photos were taken in this instance to reflect the ponding of water due to leveling issues.

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4 4-East Elevation Date Taken: 4/21/2025 Taken By: Angela Night

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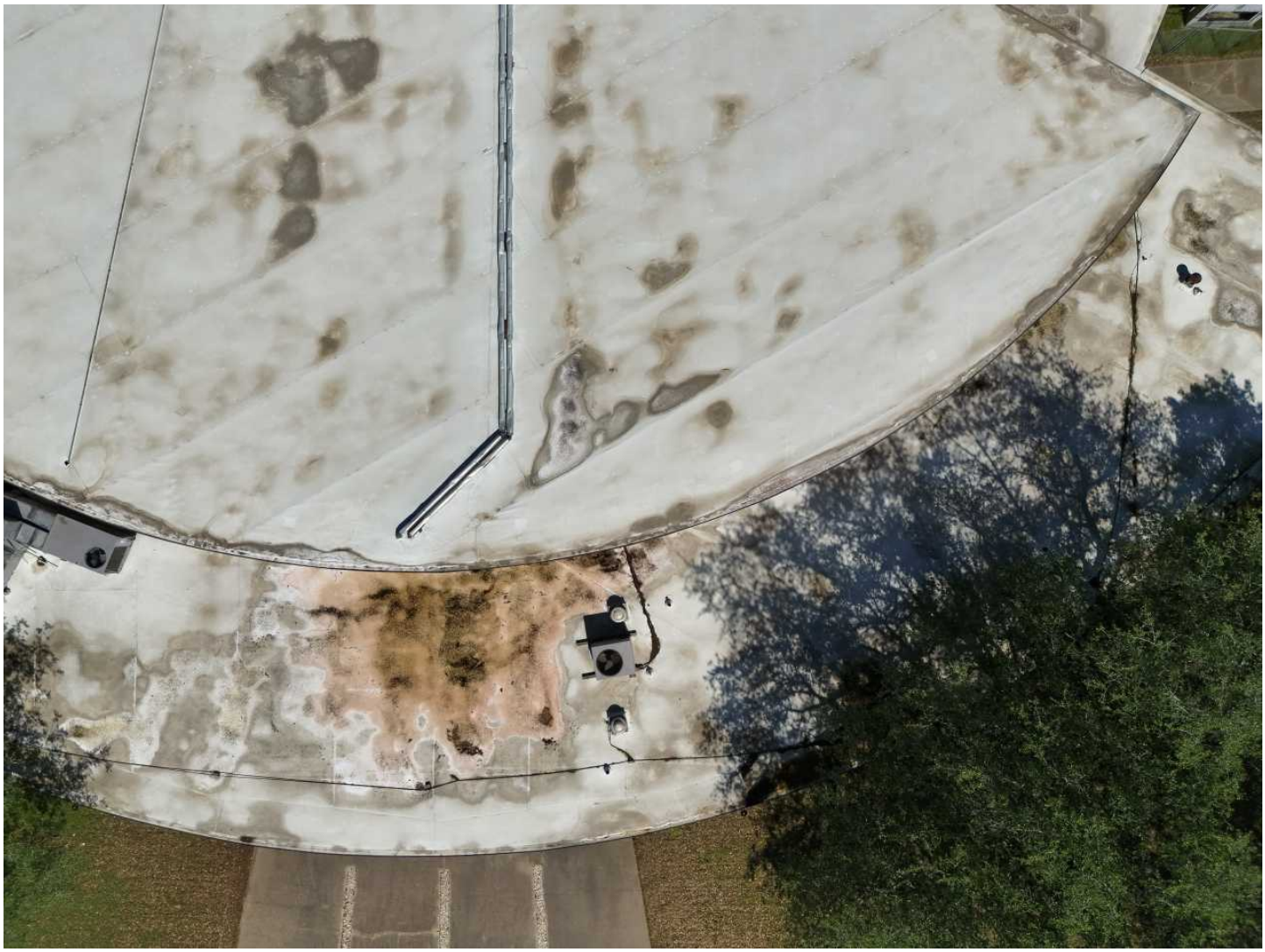

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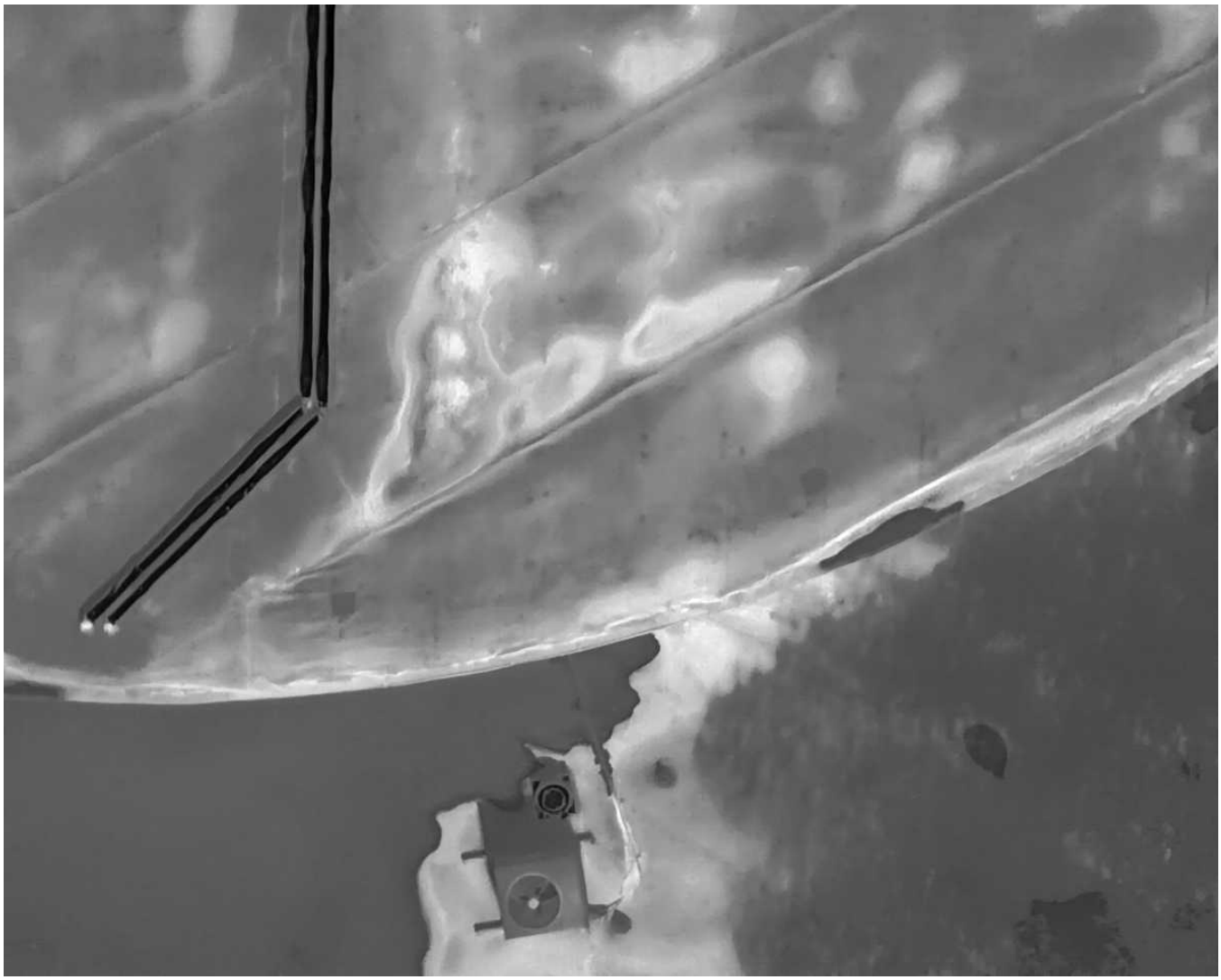

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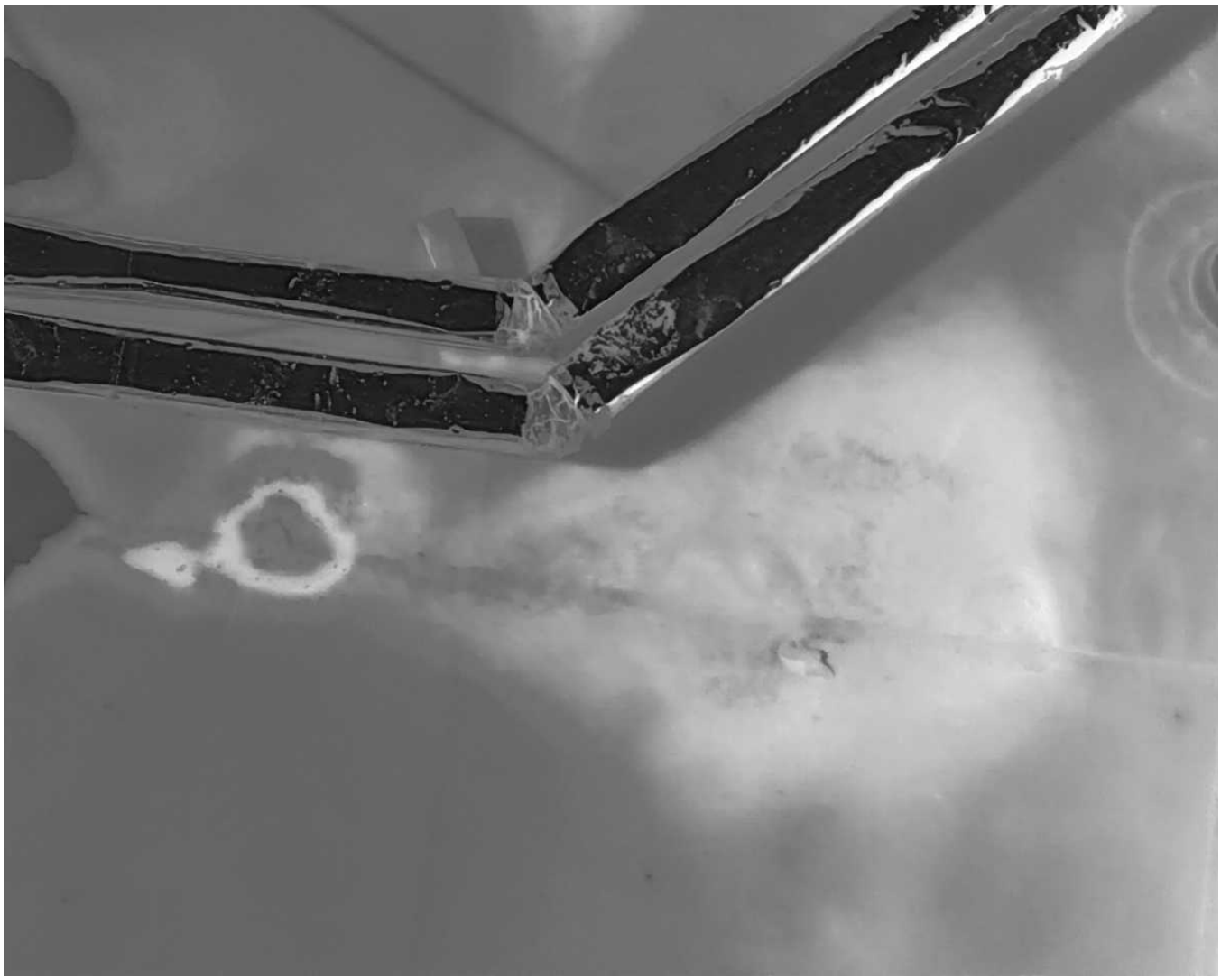

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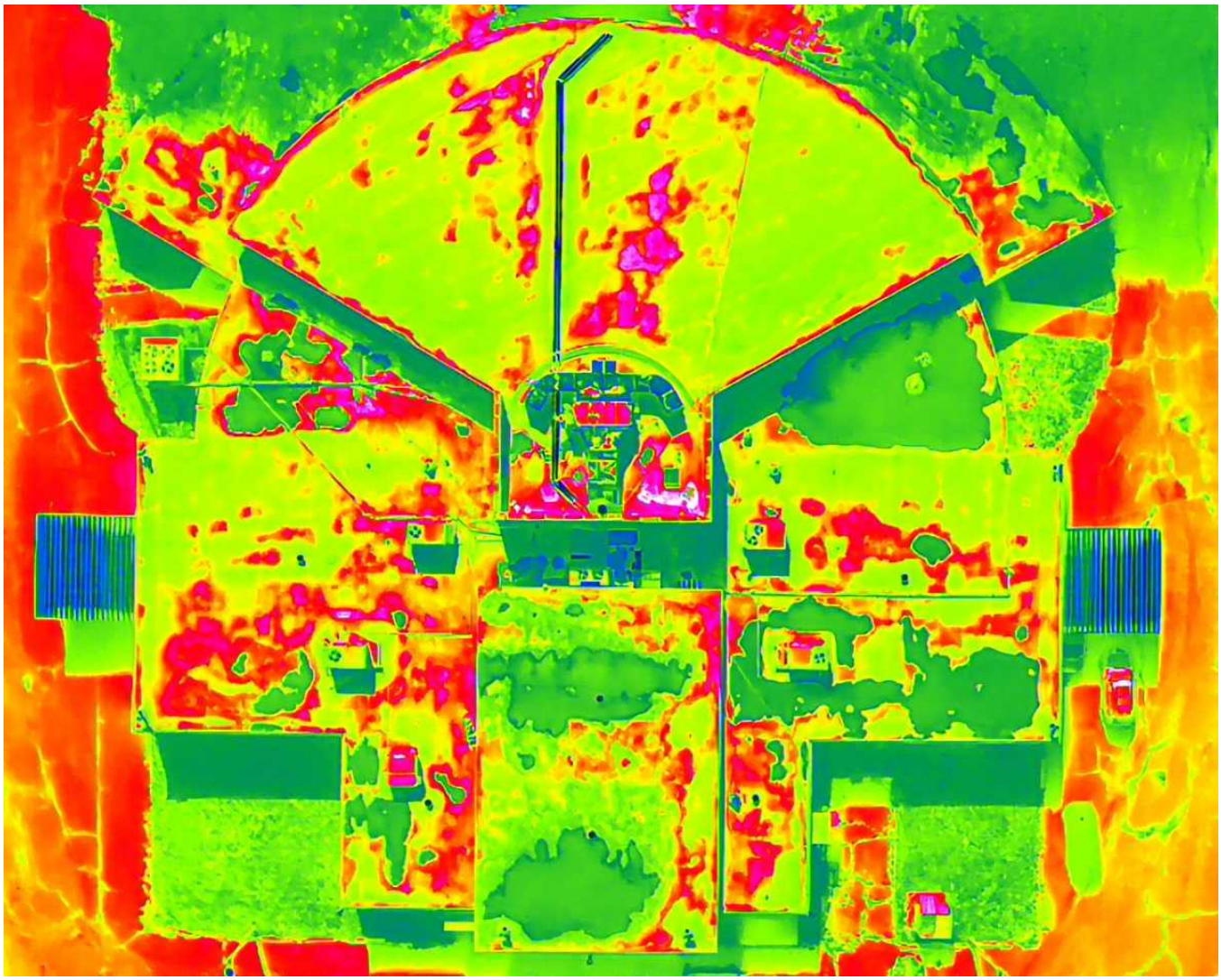

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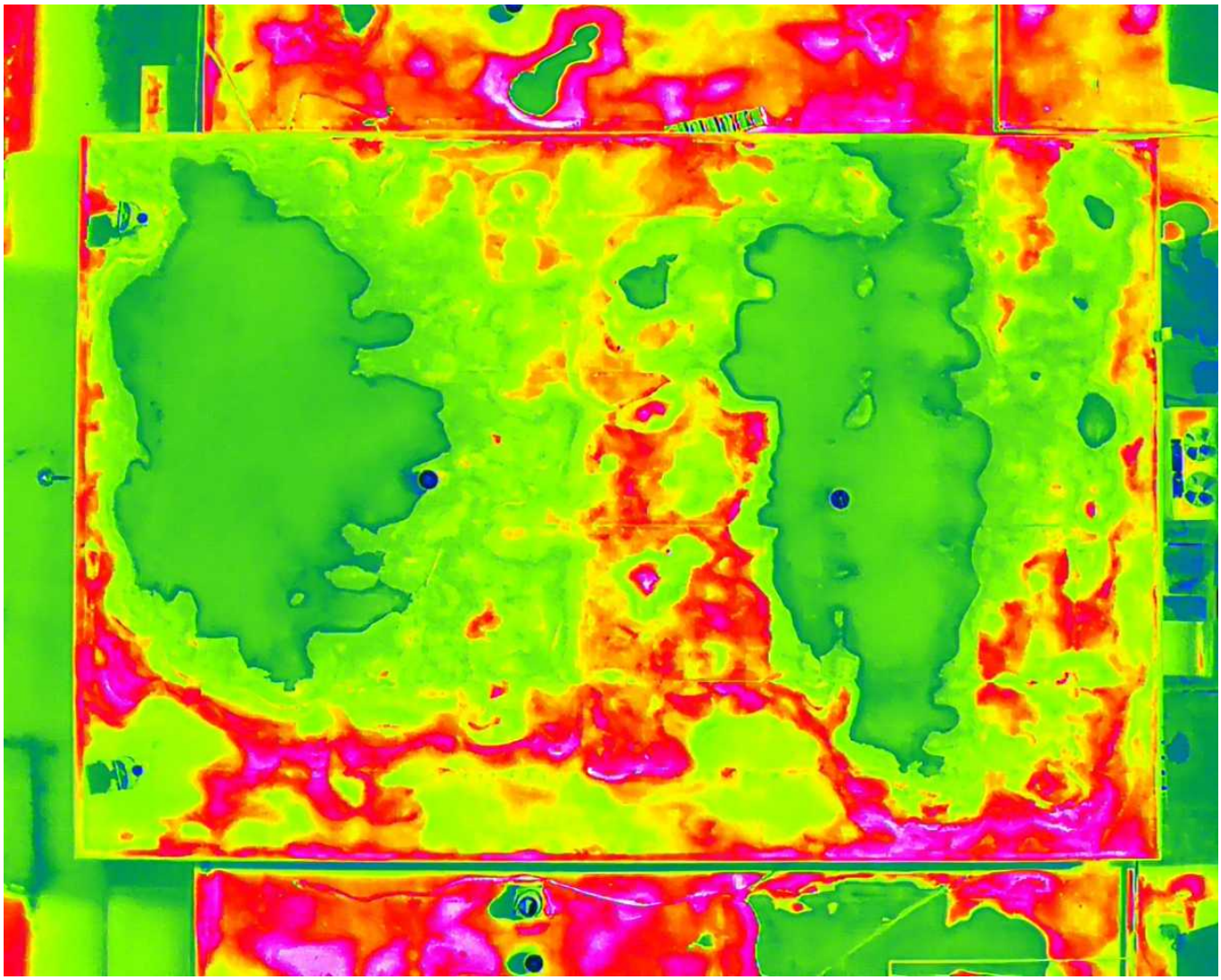

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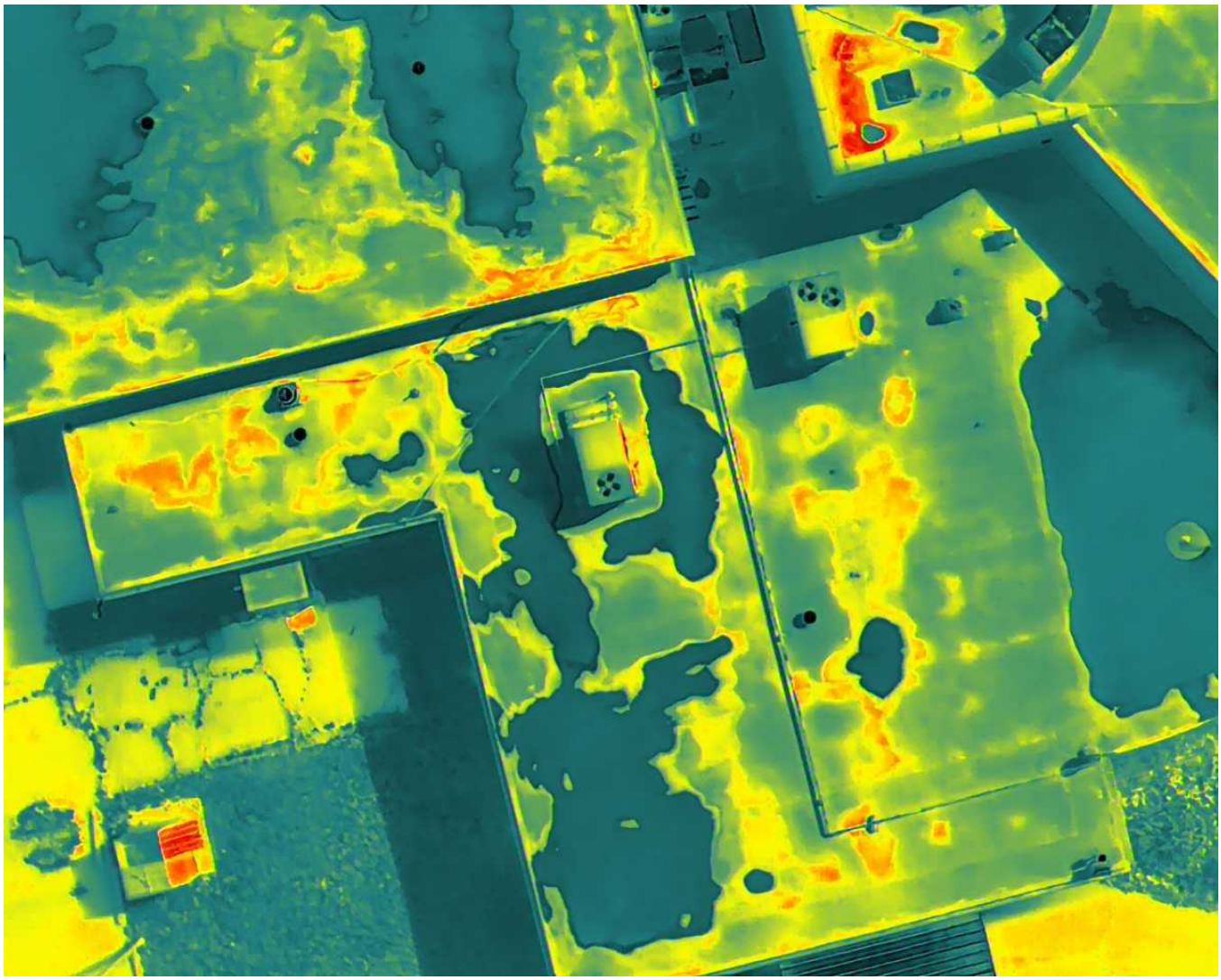

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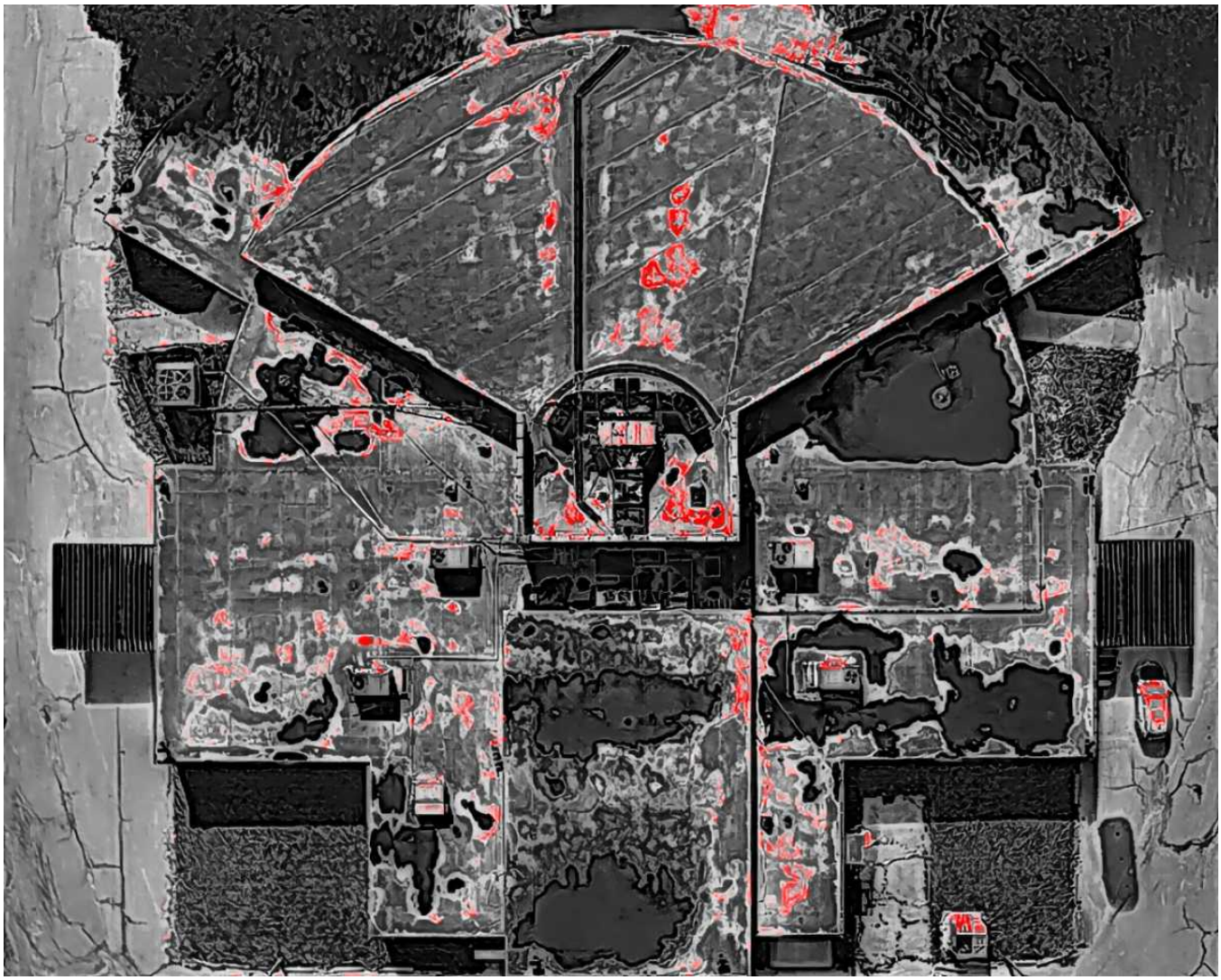

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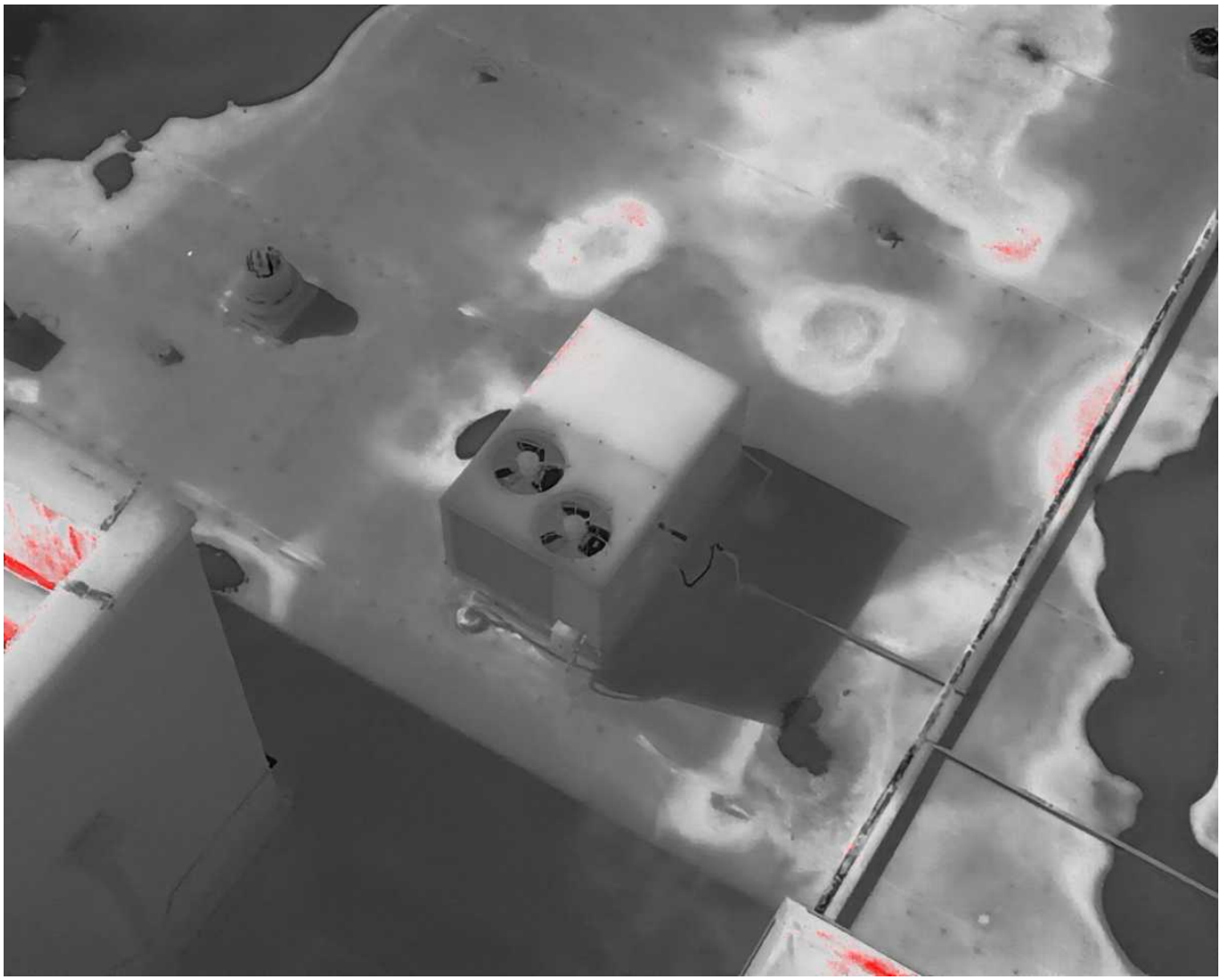

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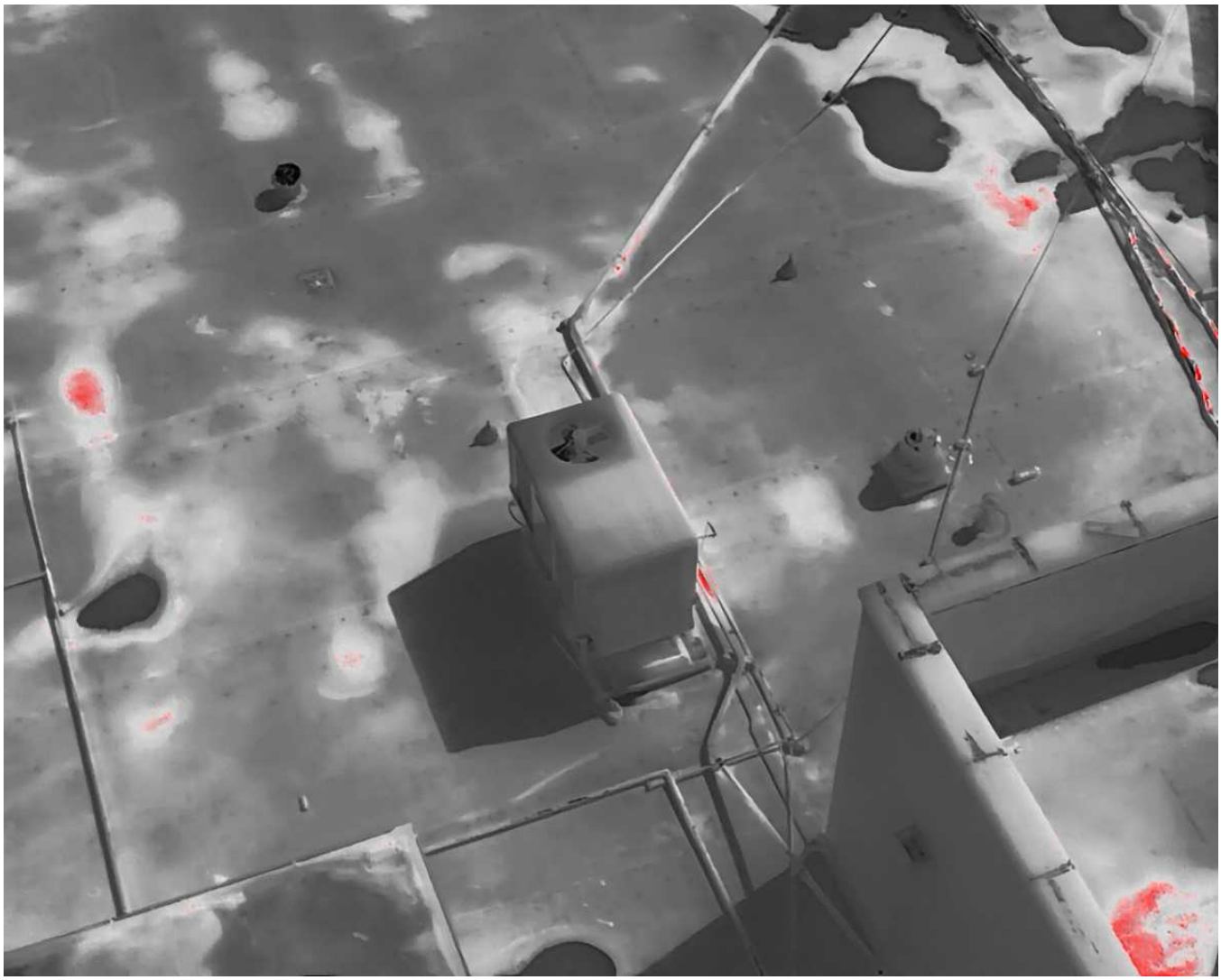

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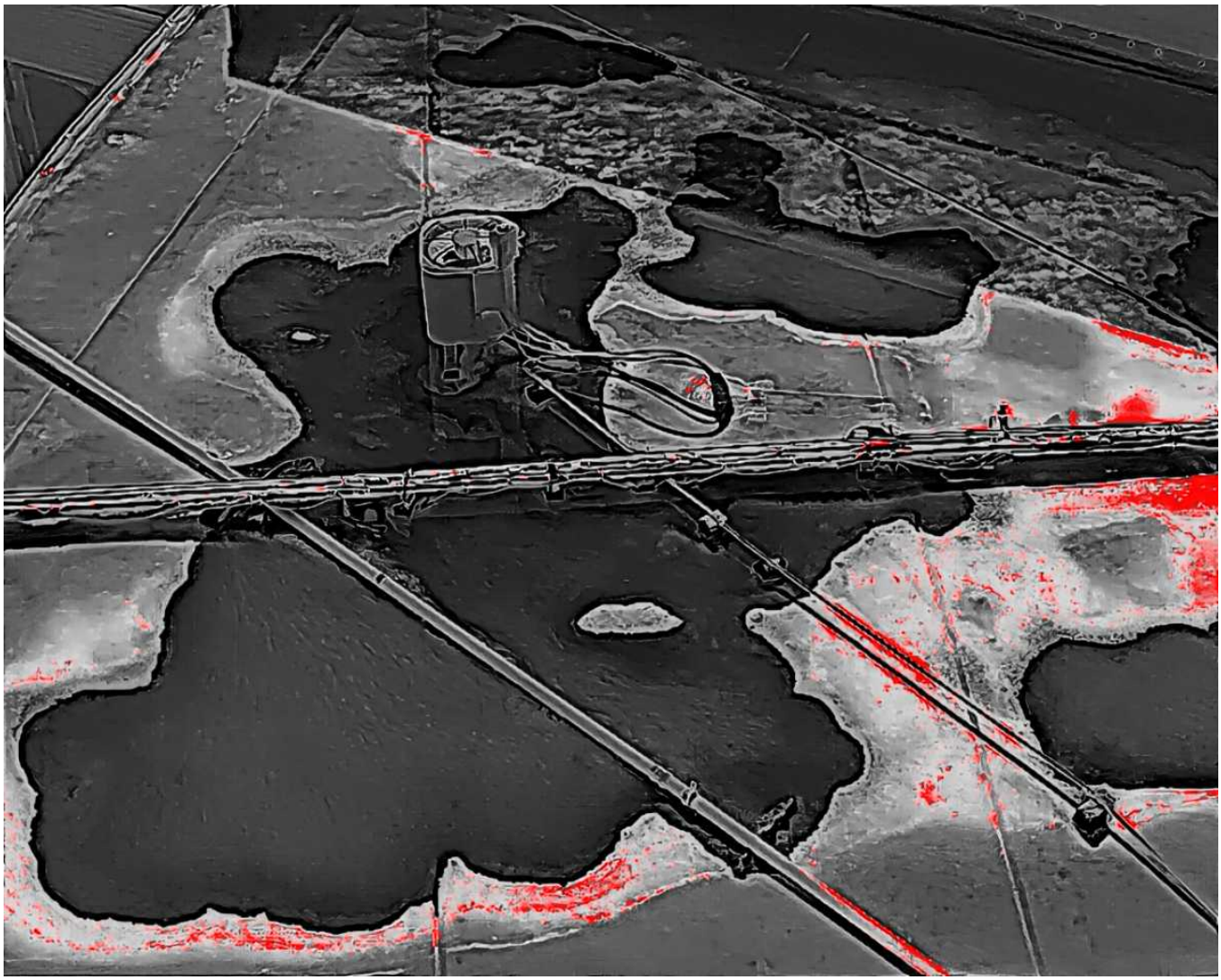

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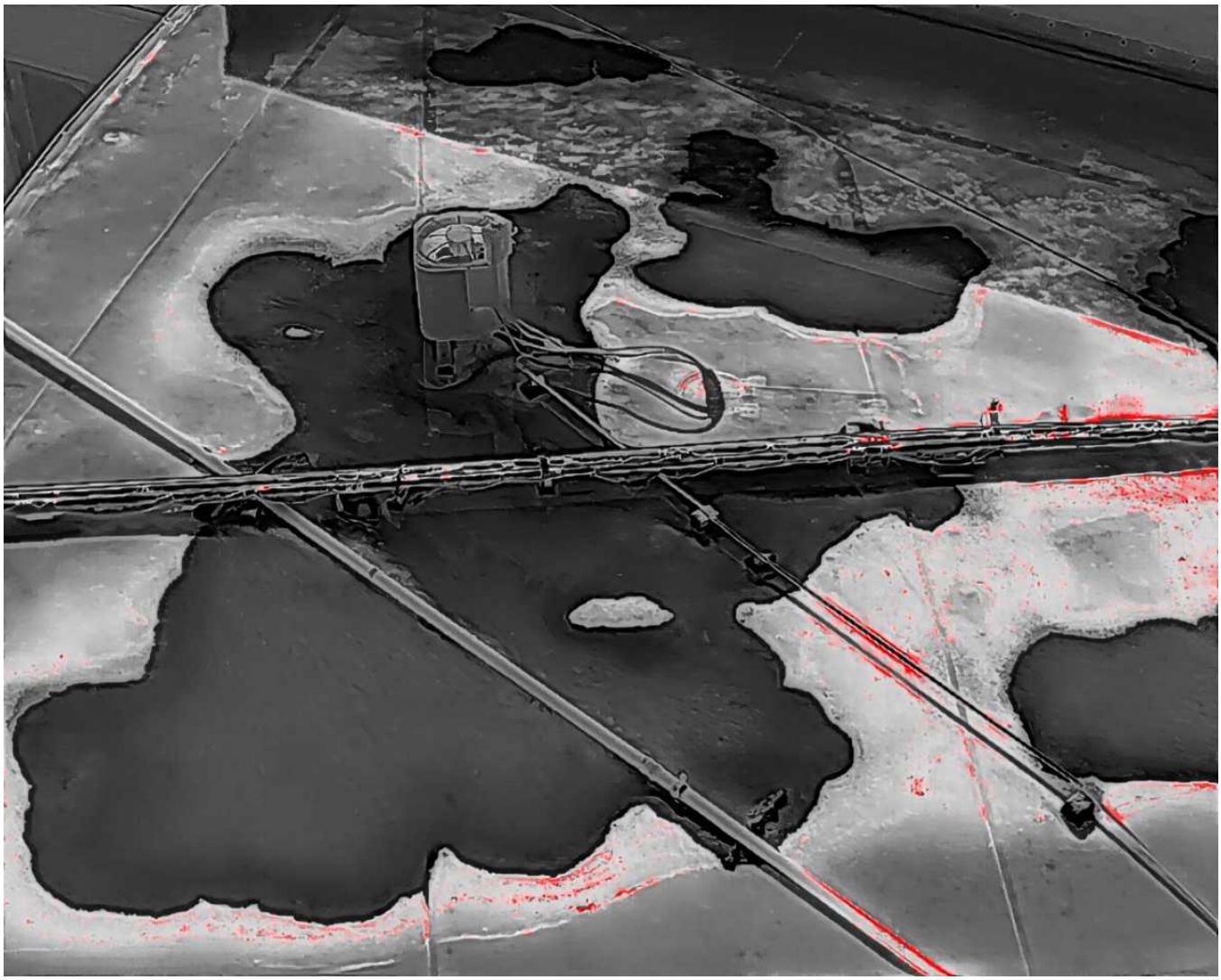

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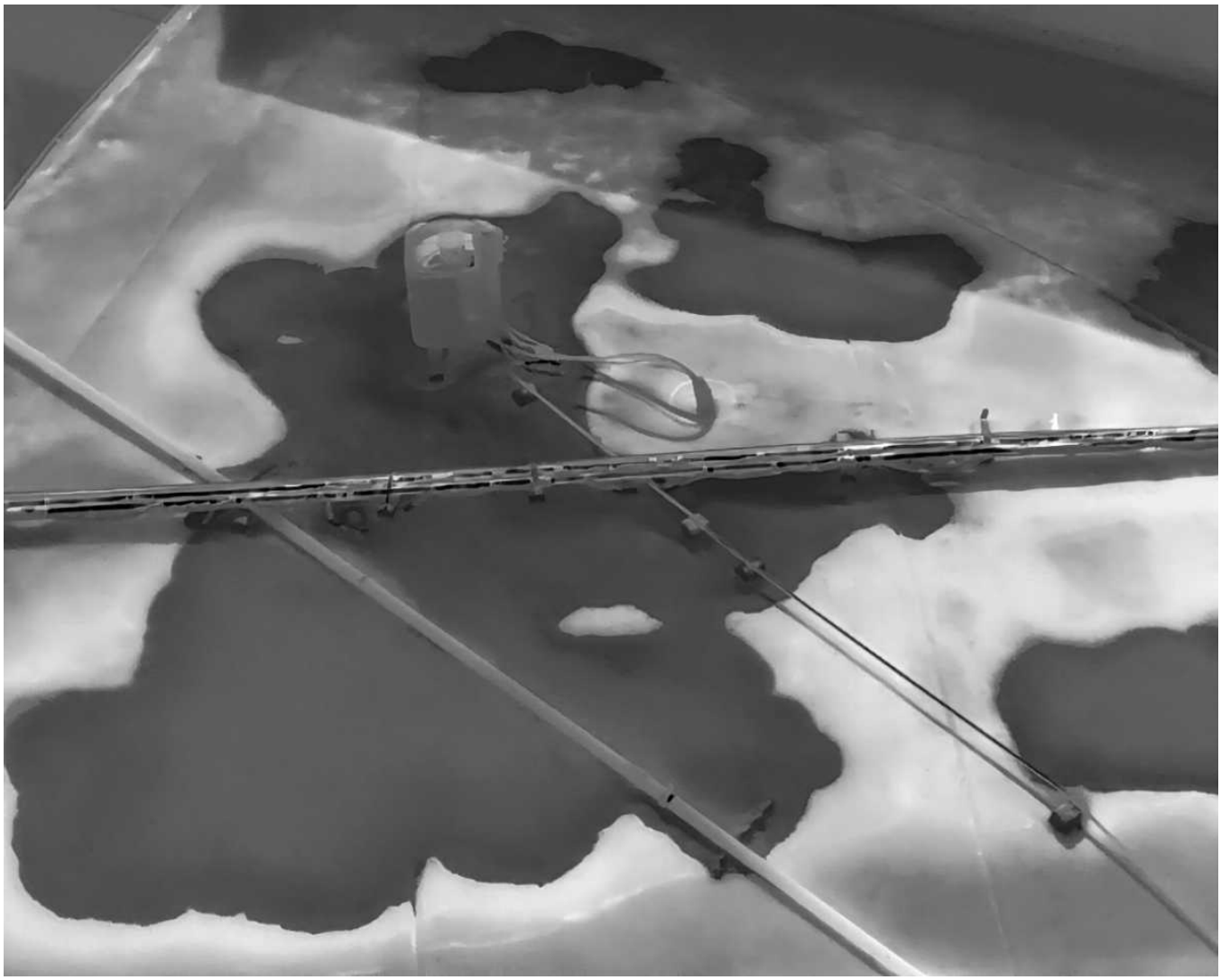

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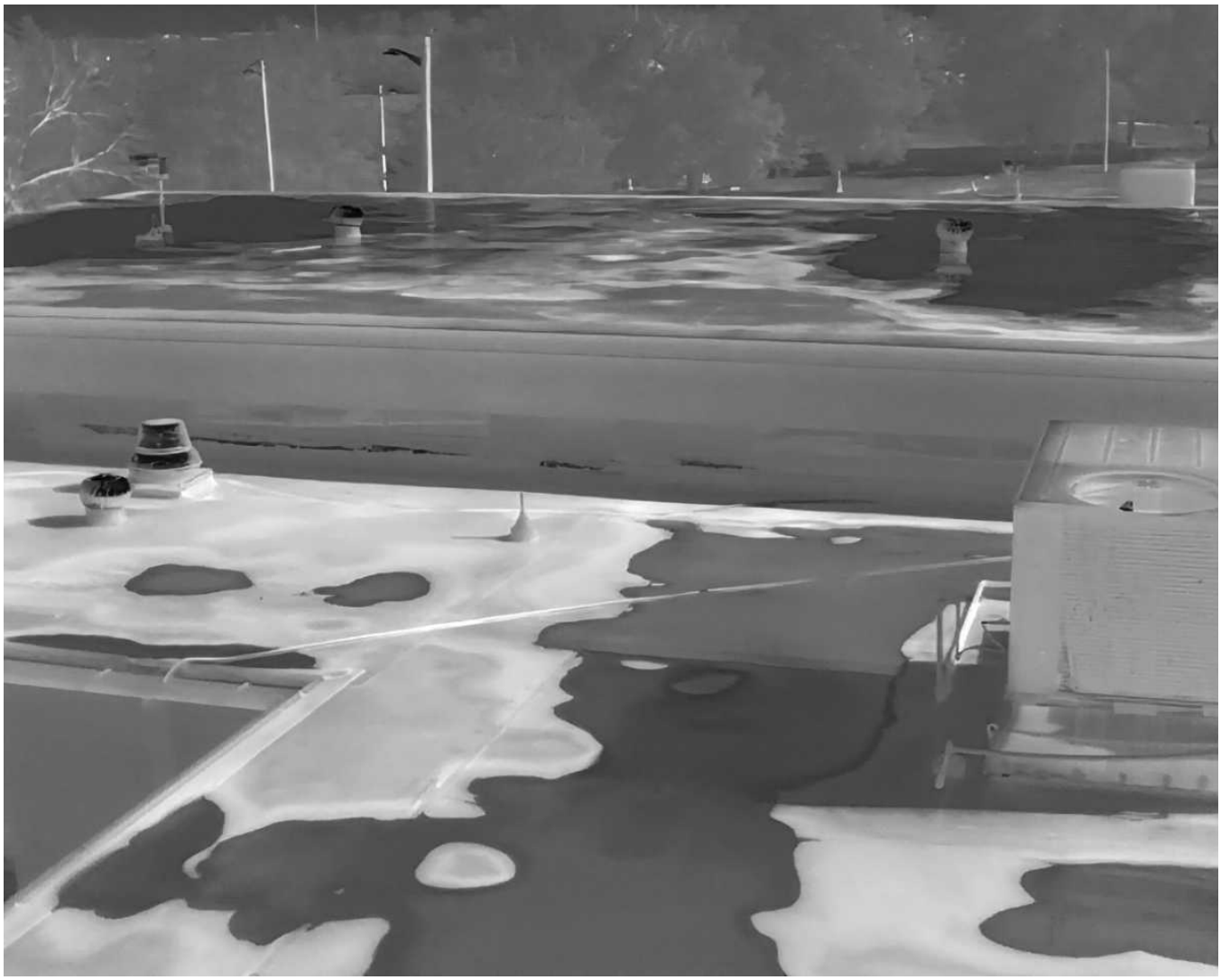

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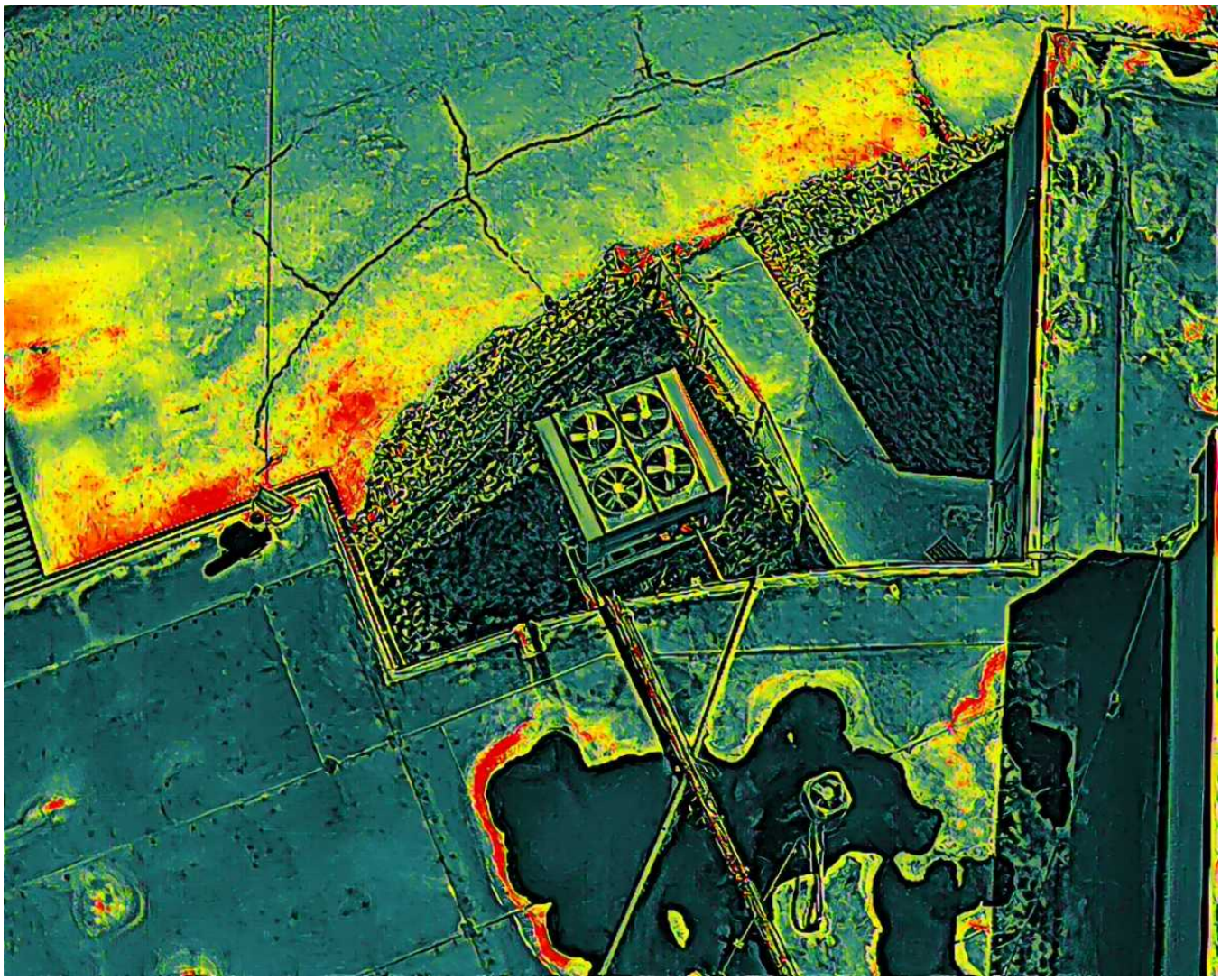

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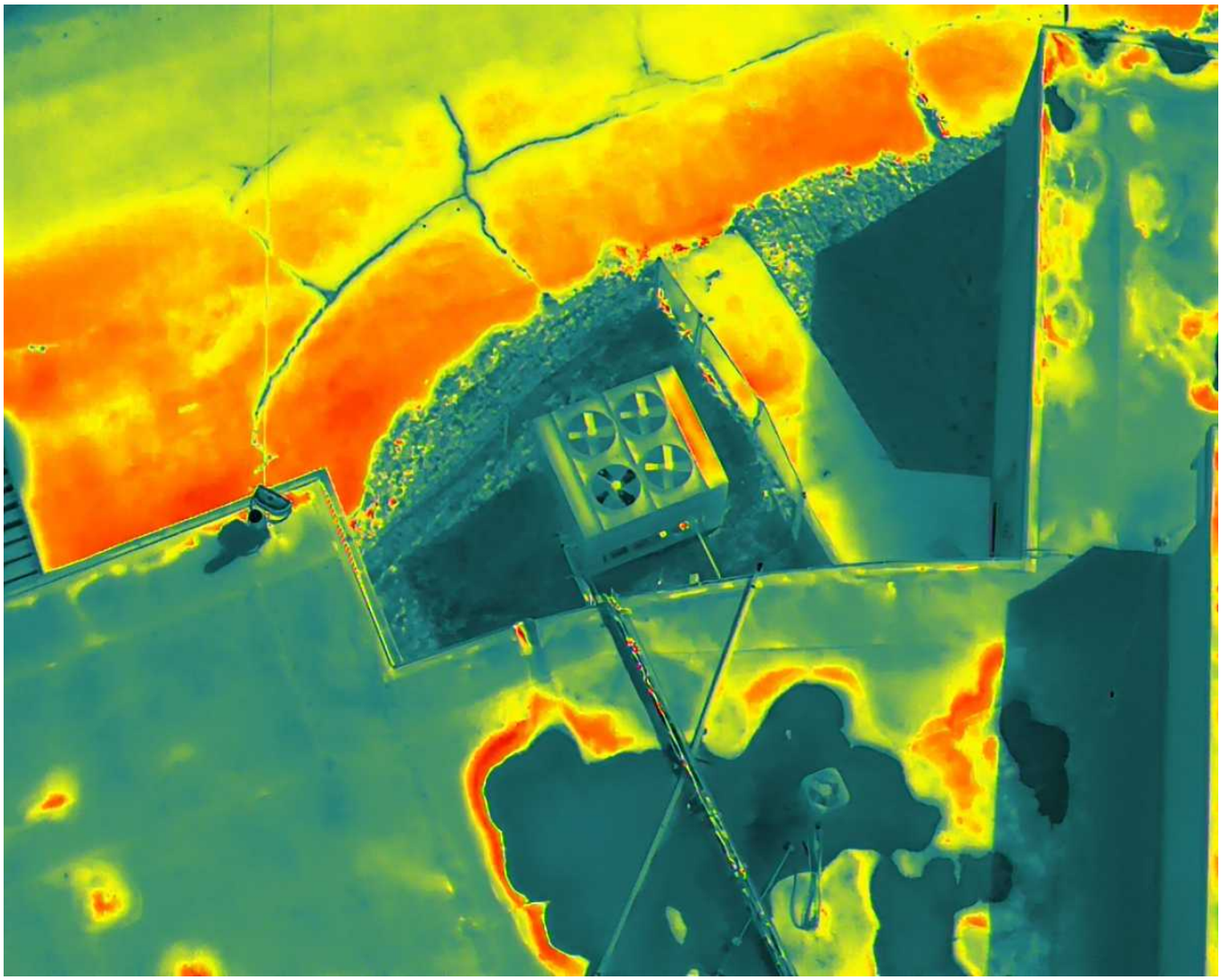

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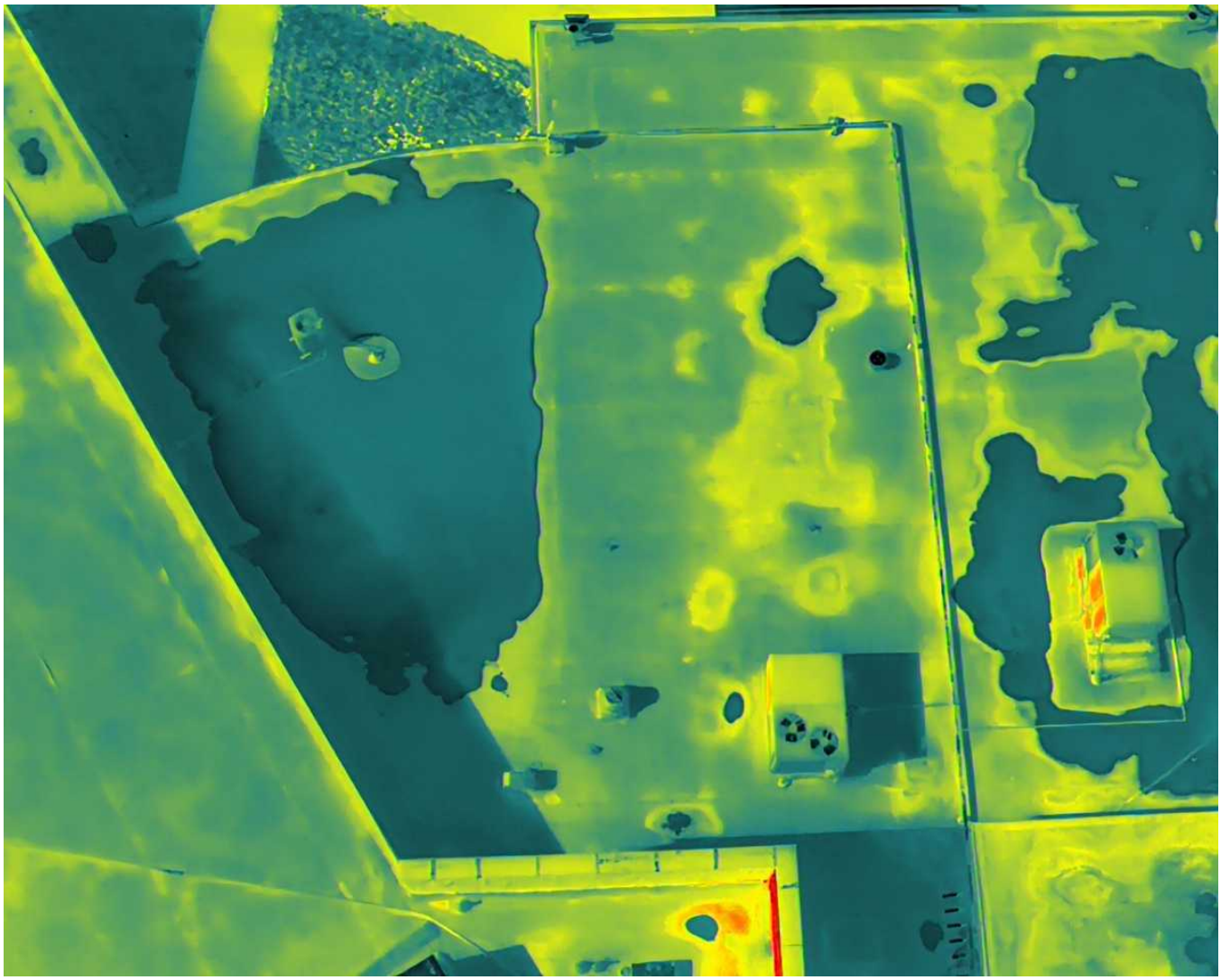

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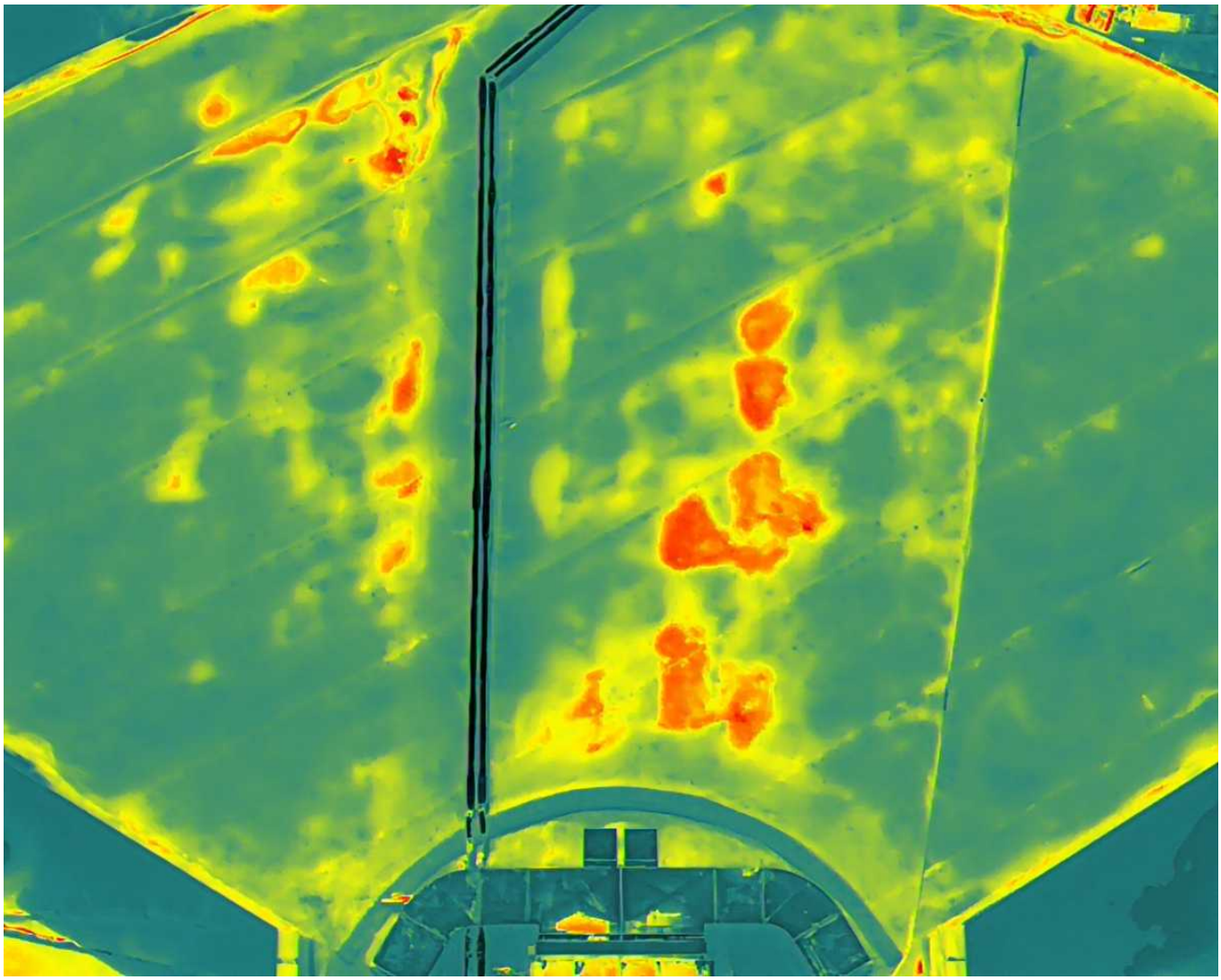

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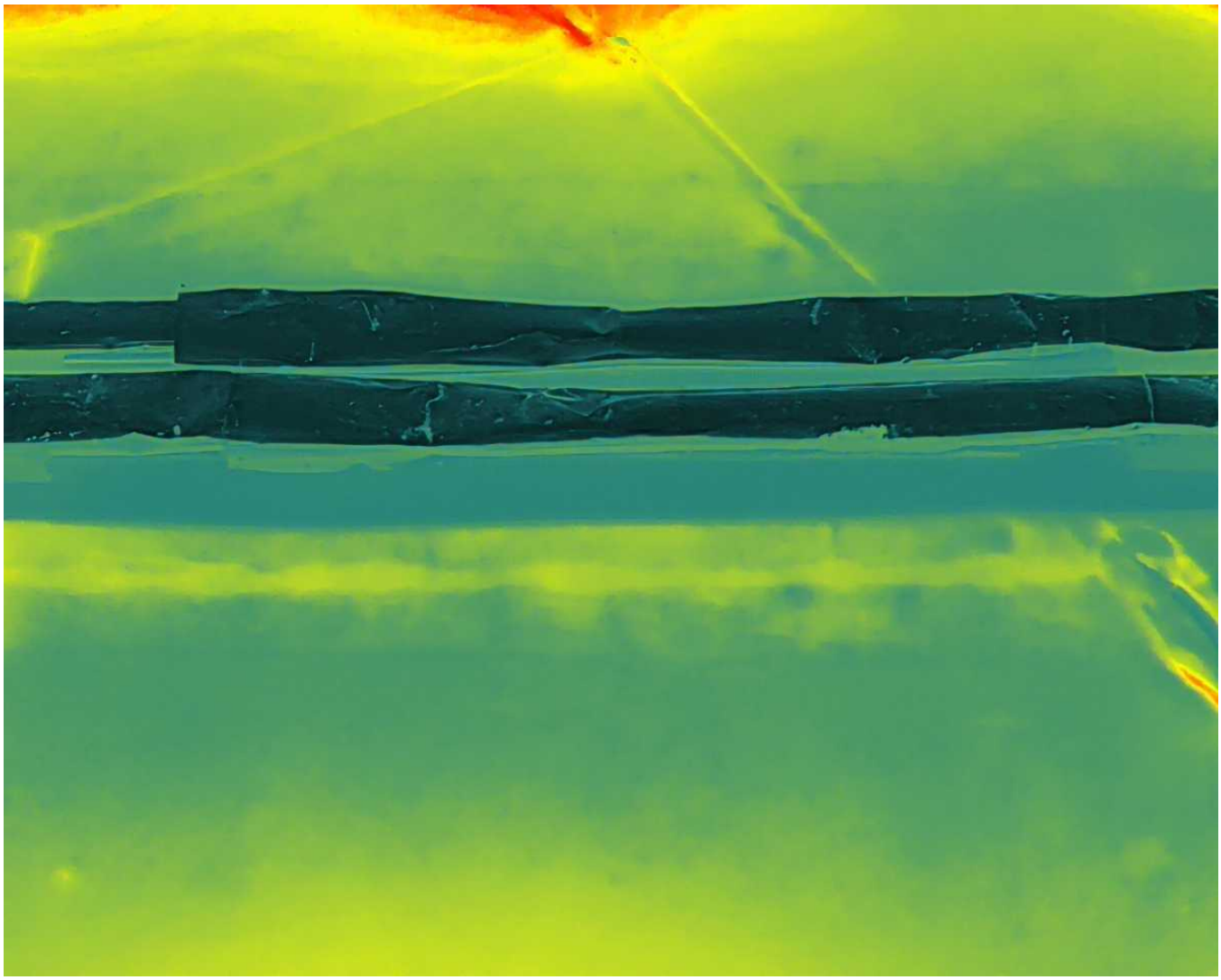

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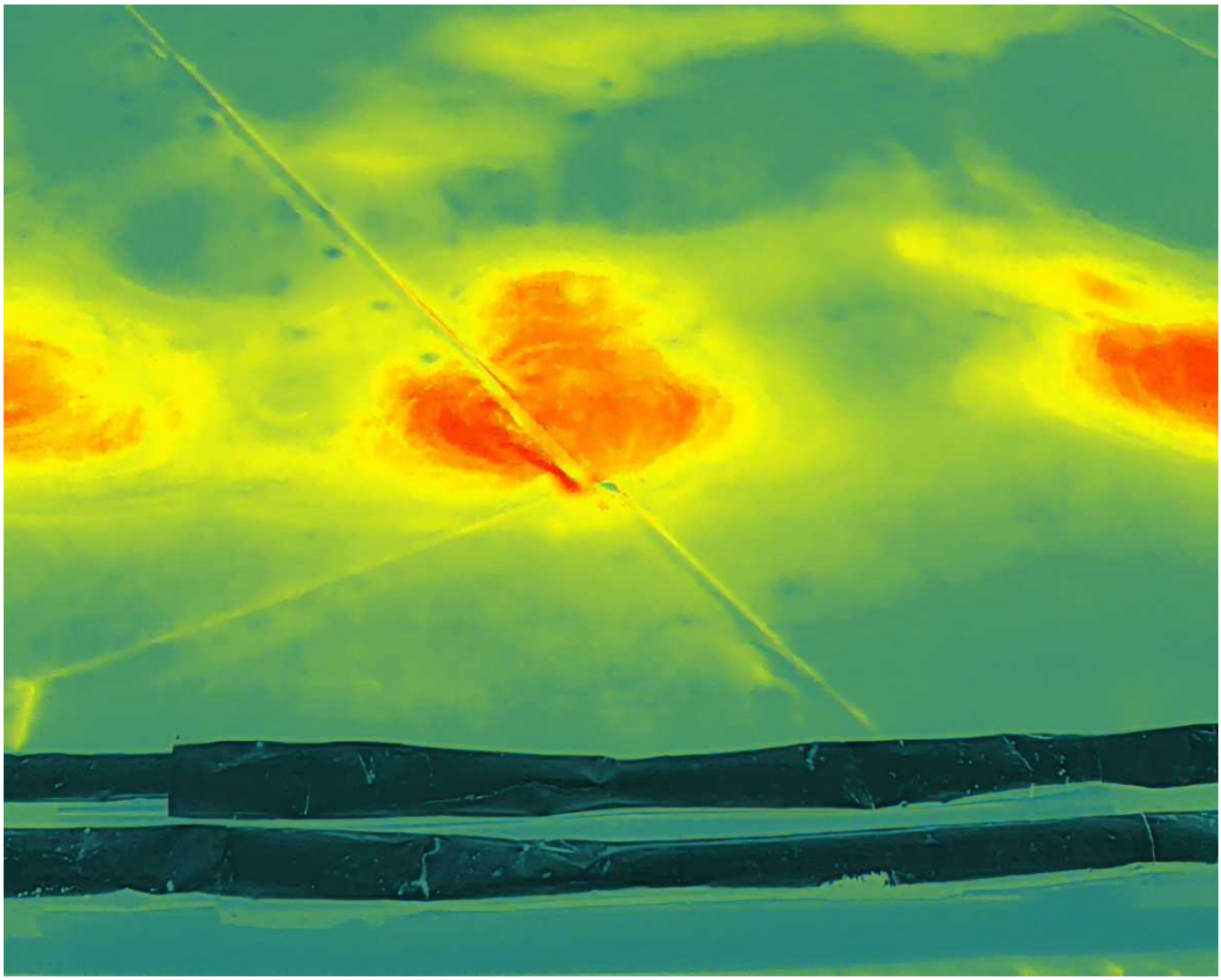

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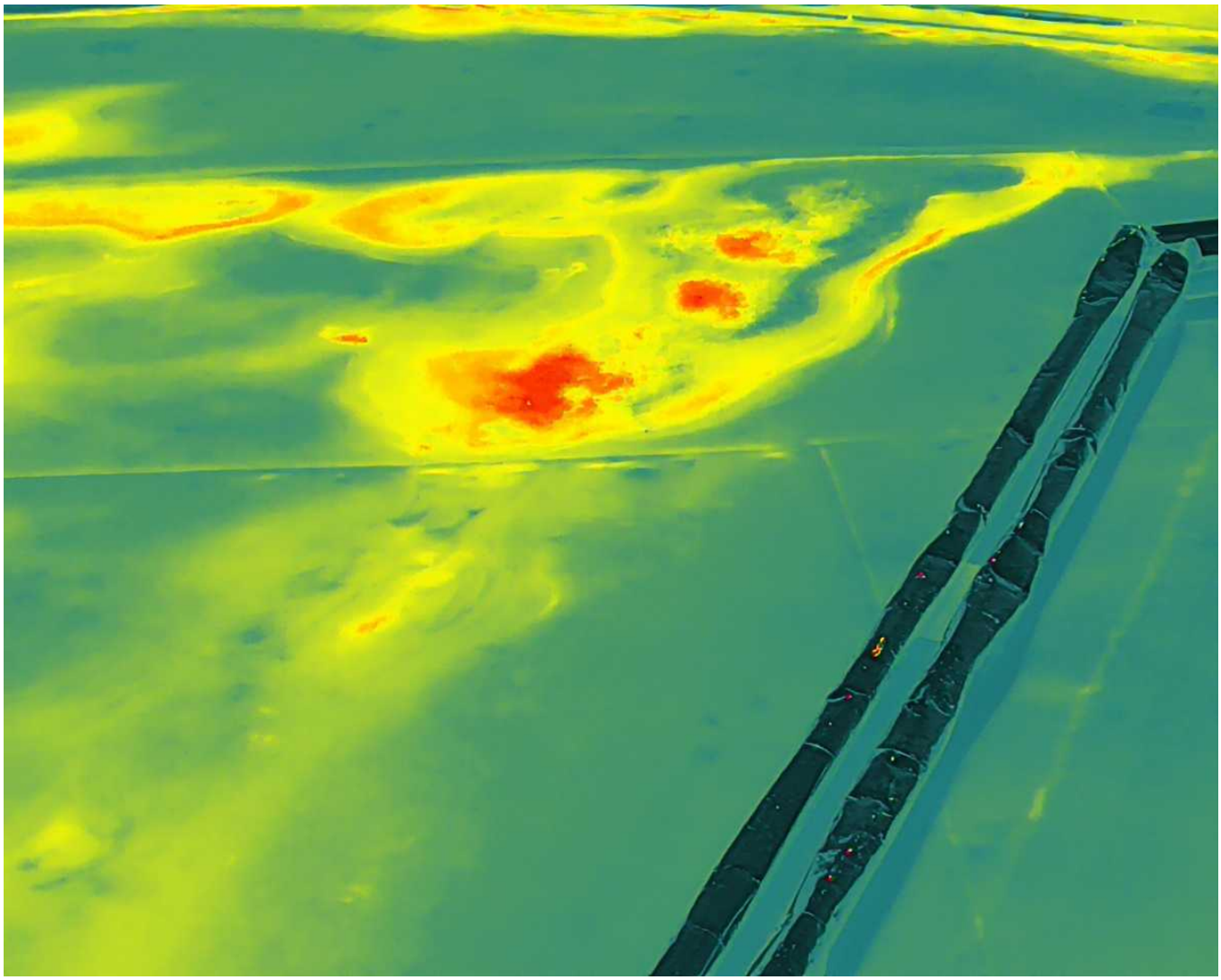

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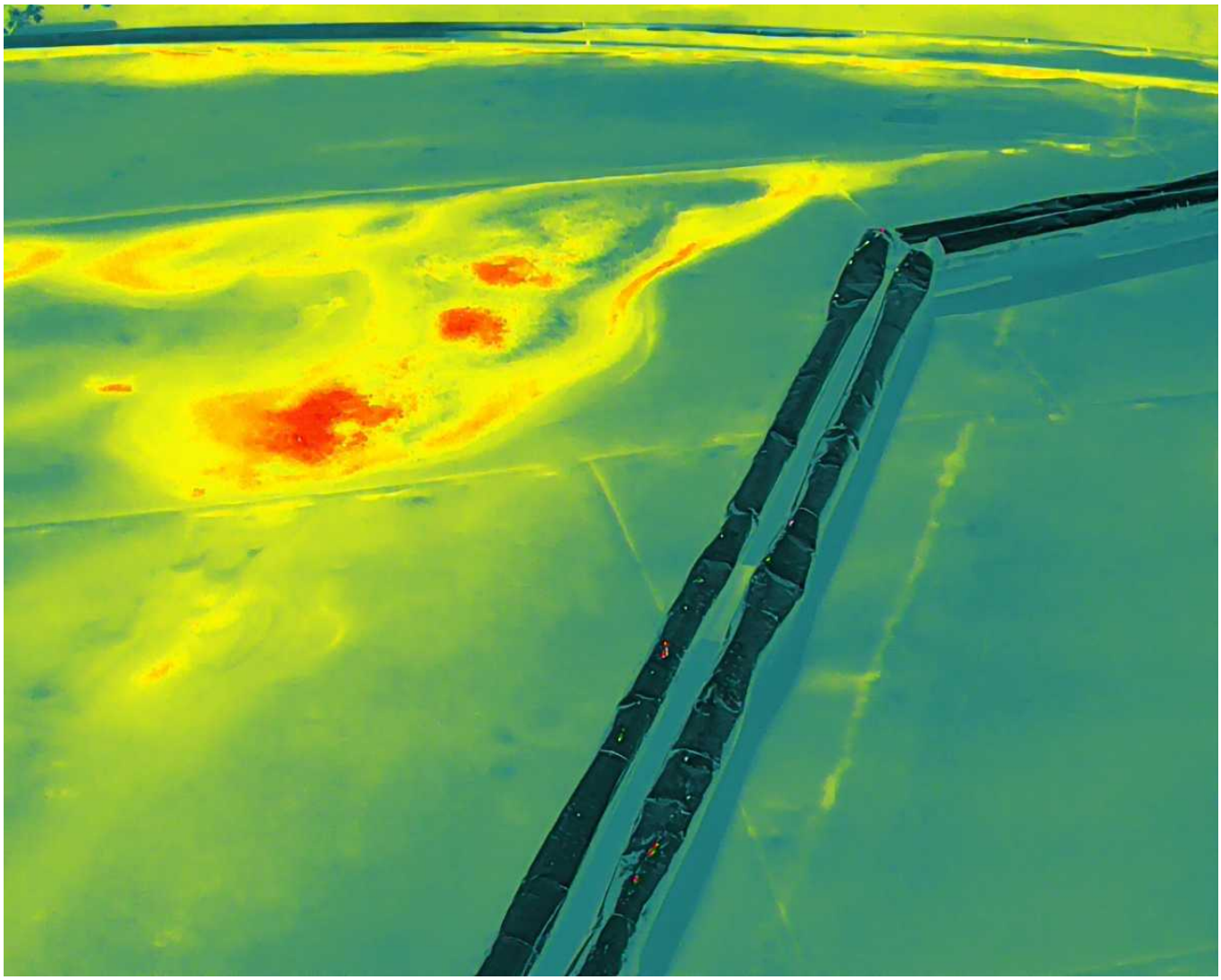

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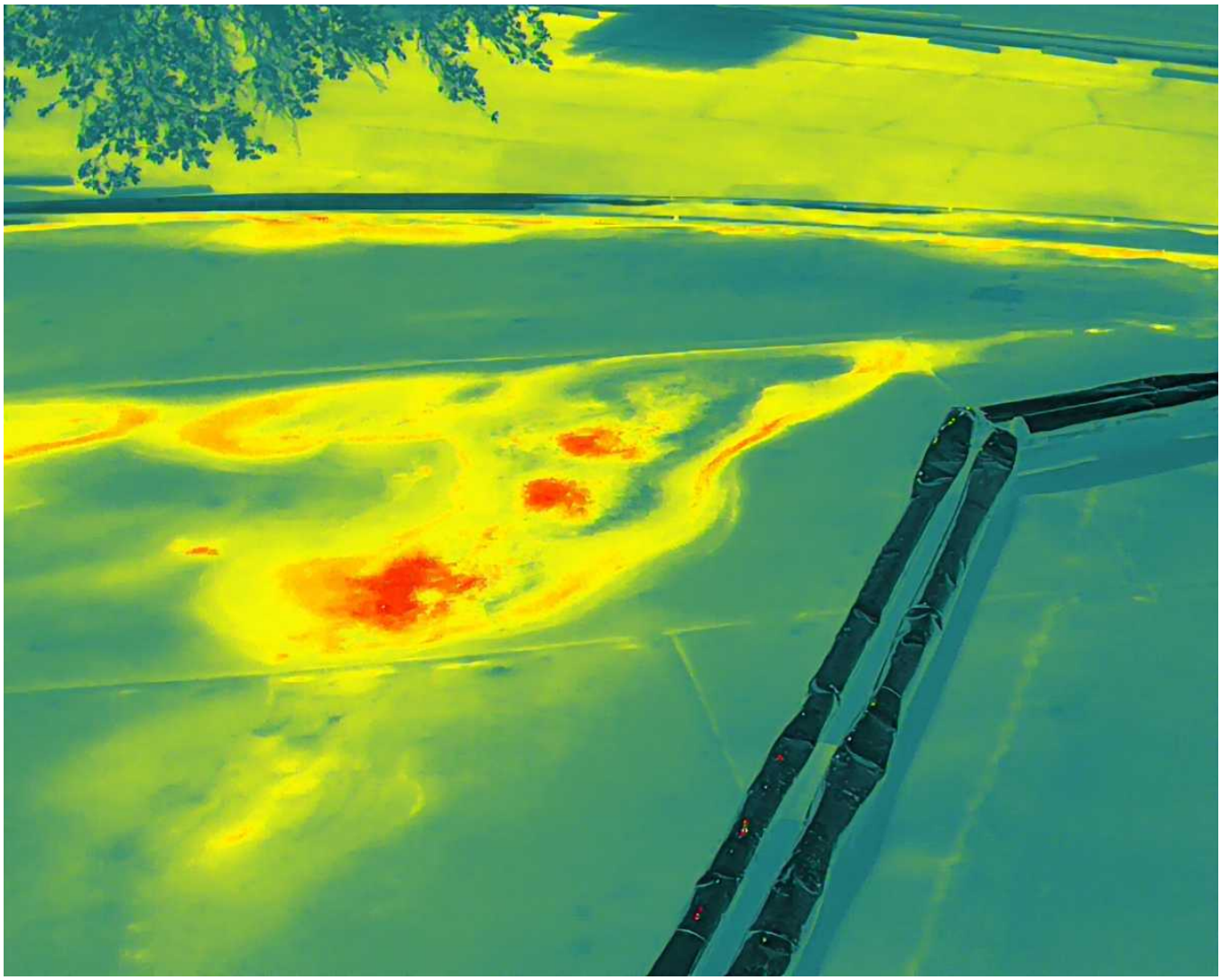

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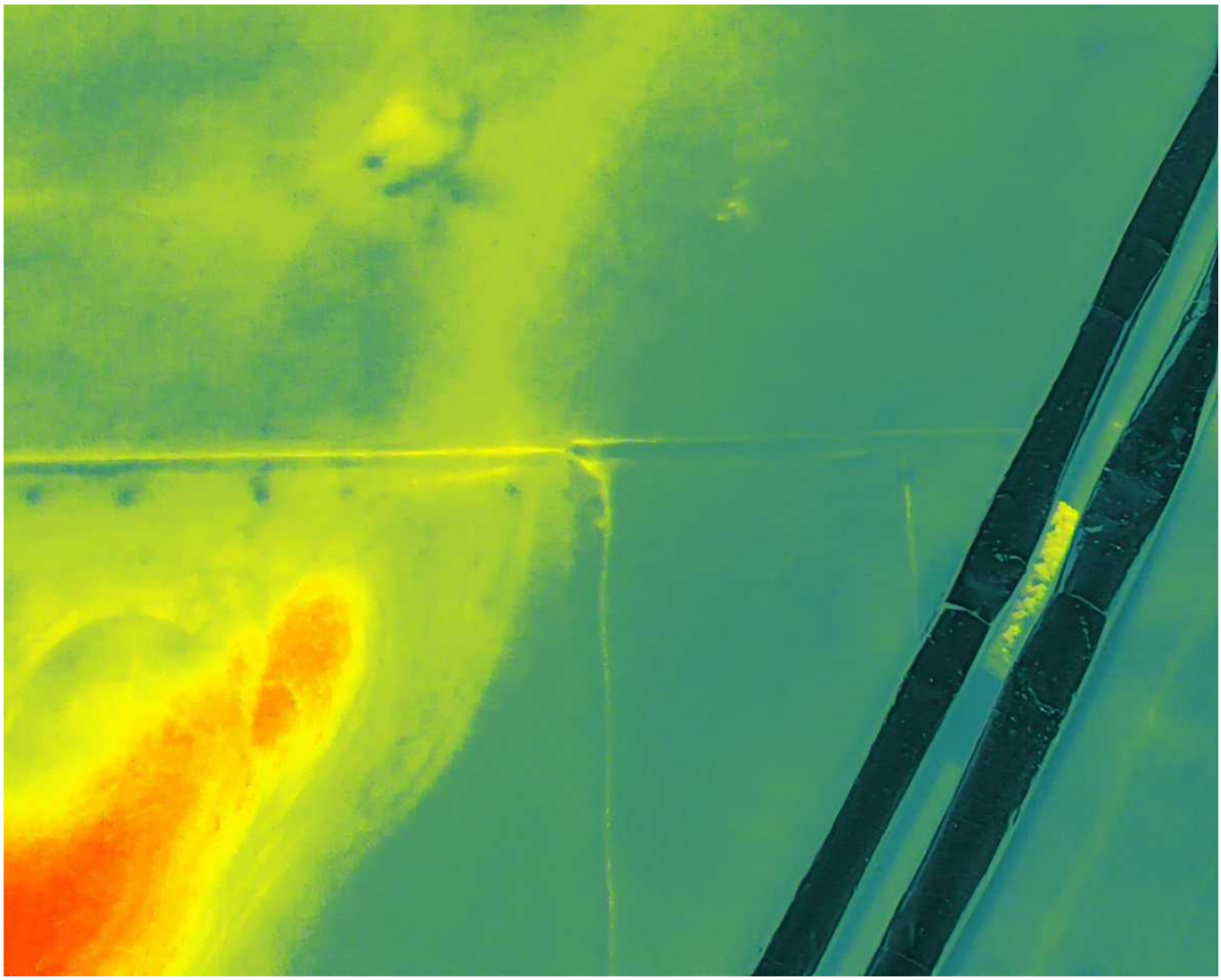

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Natural power wash markings from hail that was present (non damaging).

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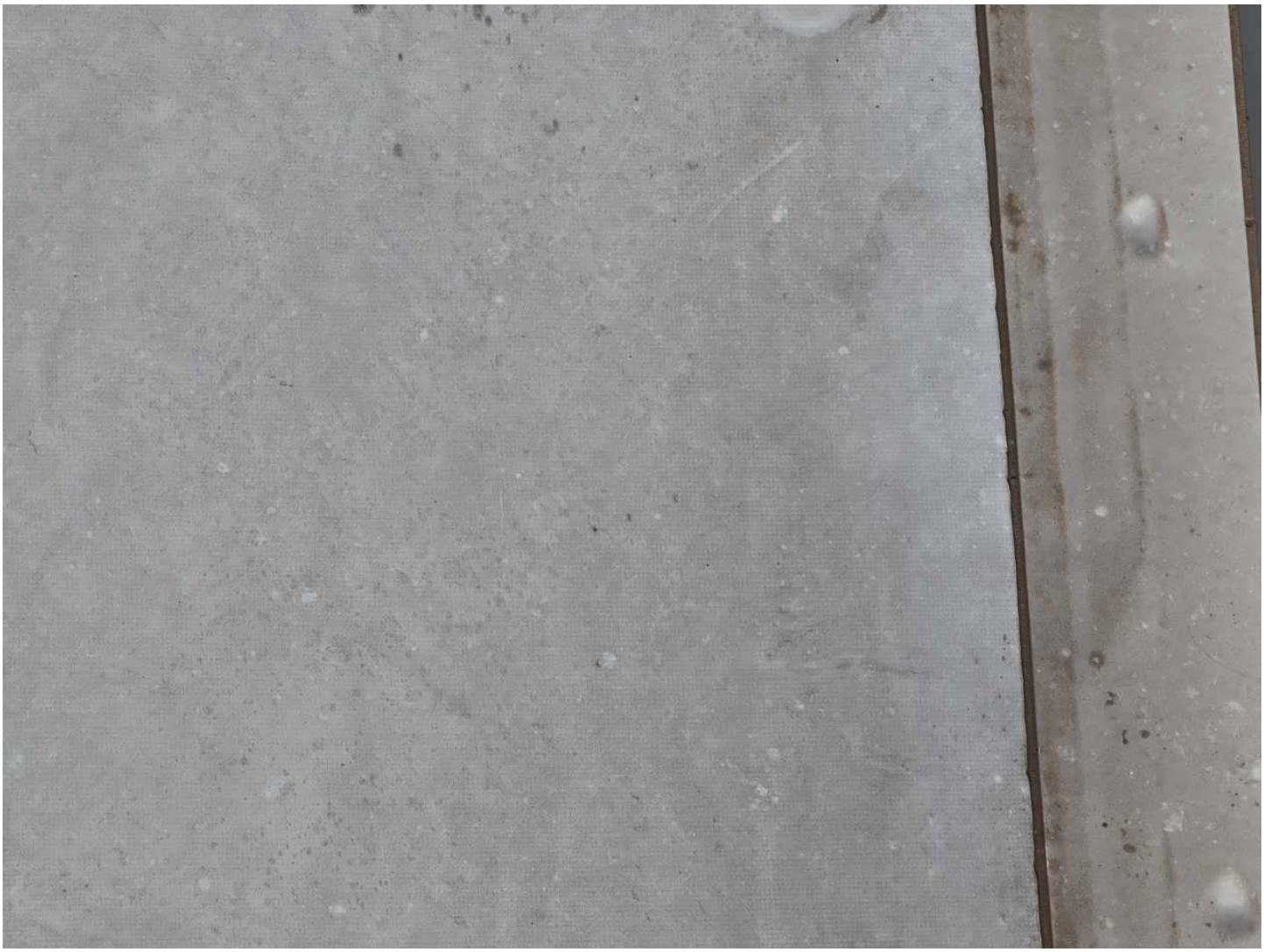

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Damaged roofing components need replaced for proper and integral maintenance.

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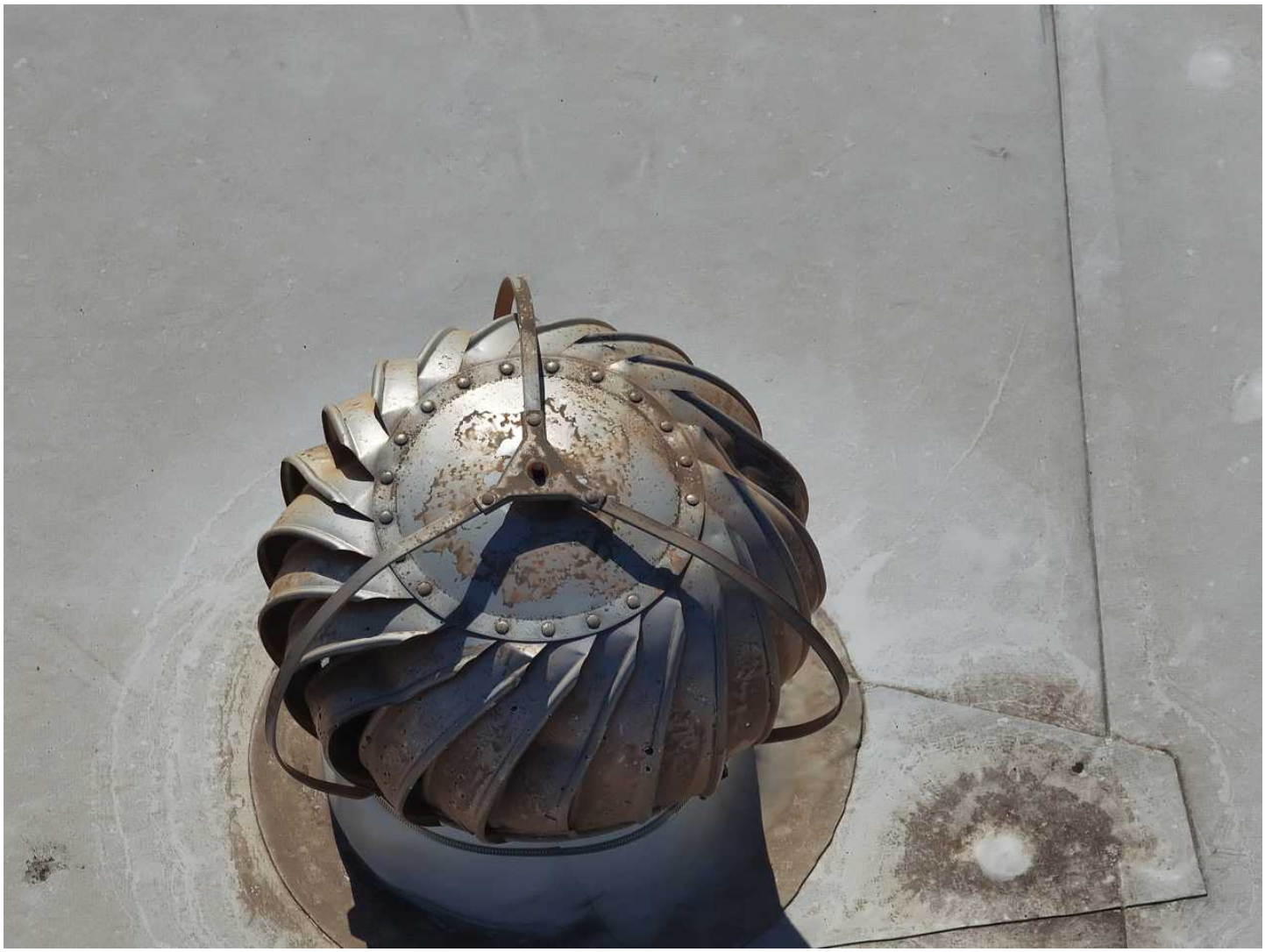

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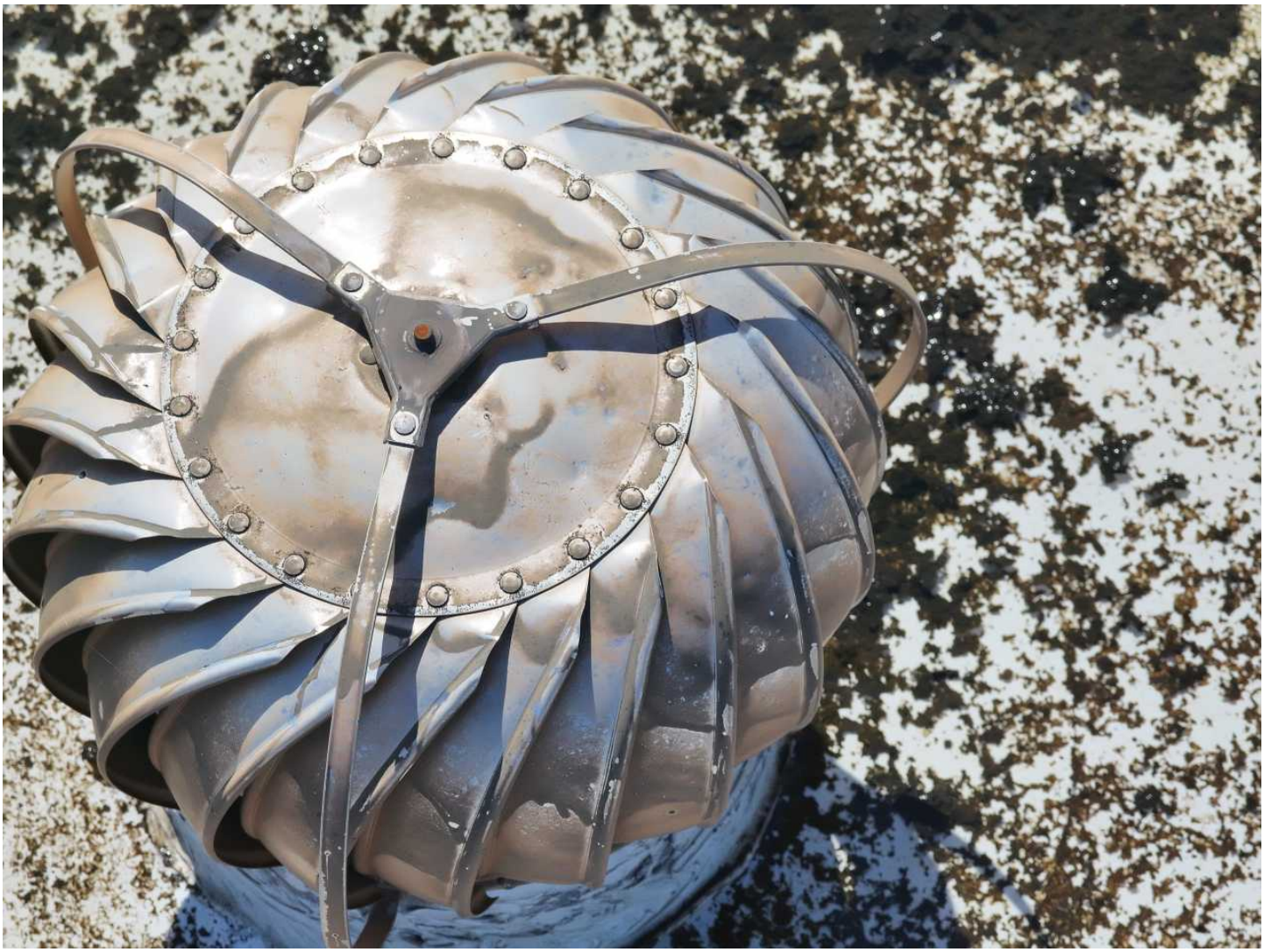

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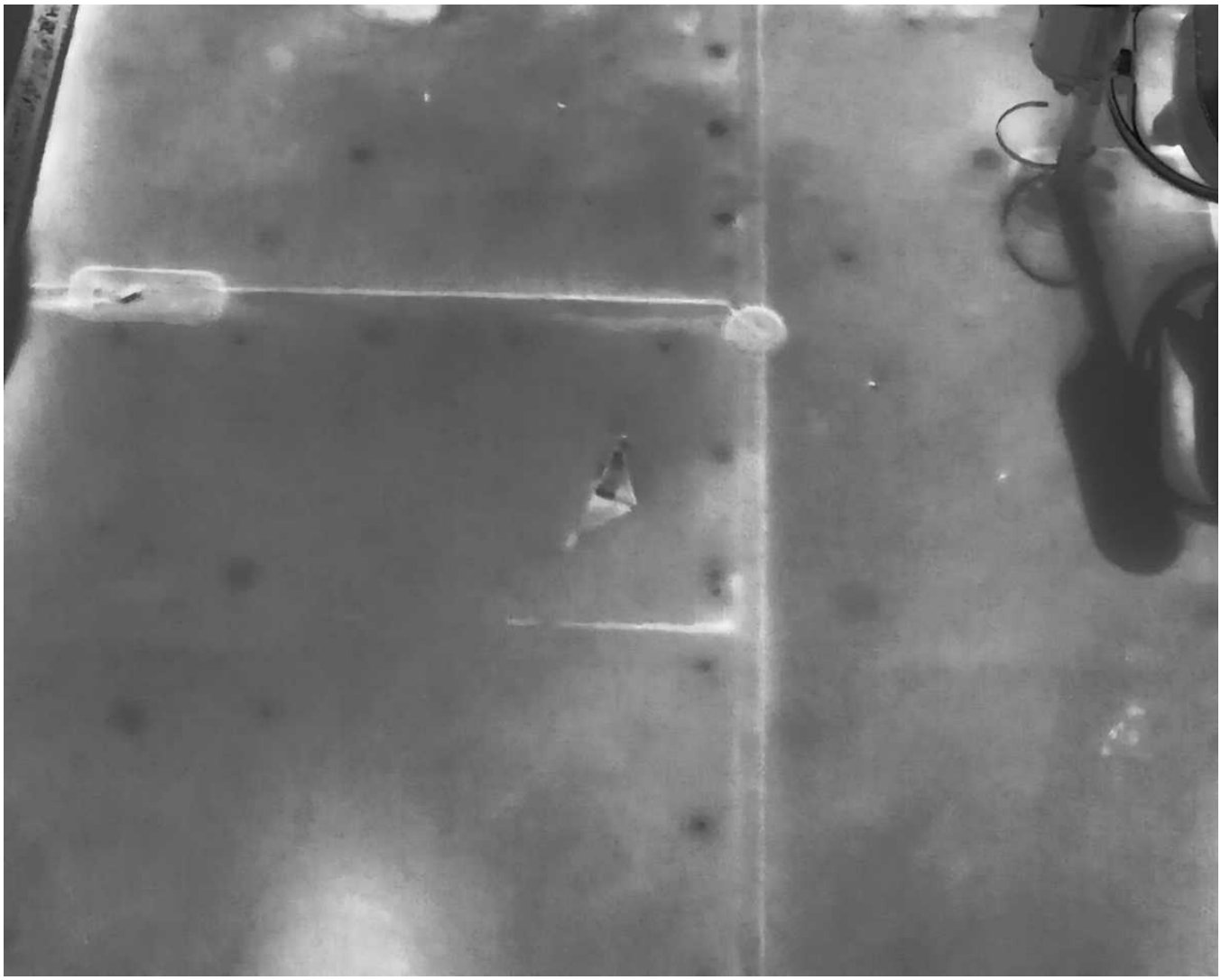
Splits are present on the roof that potentially were caused by irregular handing by roof repair companies.



75 75-Mechanical Damage Date Taken: 4/21/2025 Taken By: Angela Night

Splits are present on the roof that potentially were caused by irregular handing by roof repair companies.

76 76-Mechanical Damage Date Taken: 4/21/2025 Taken By: Angela Night

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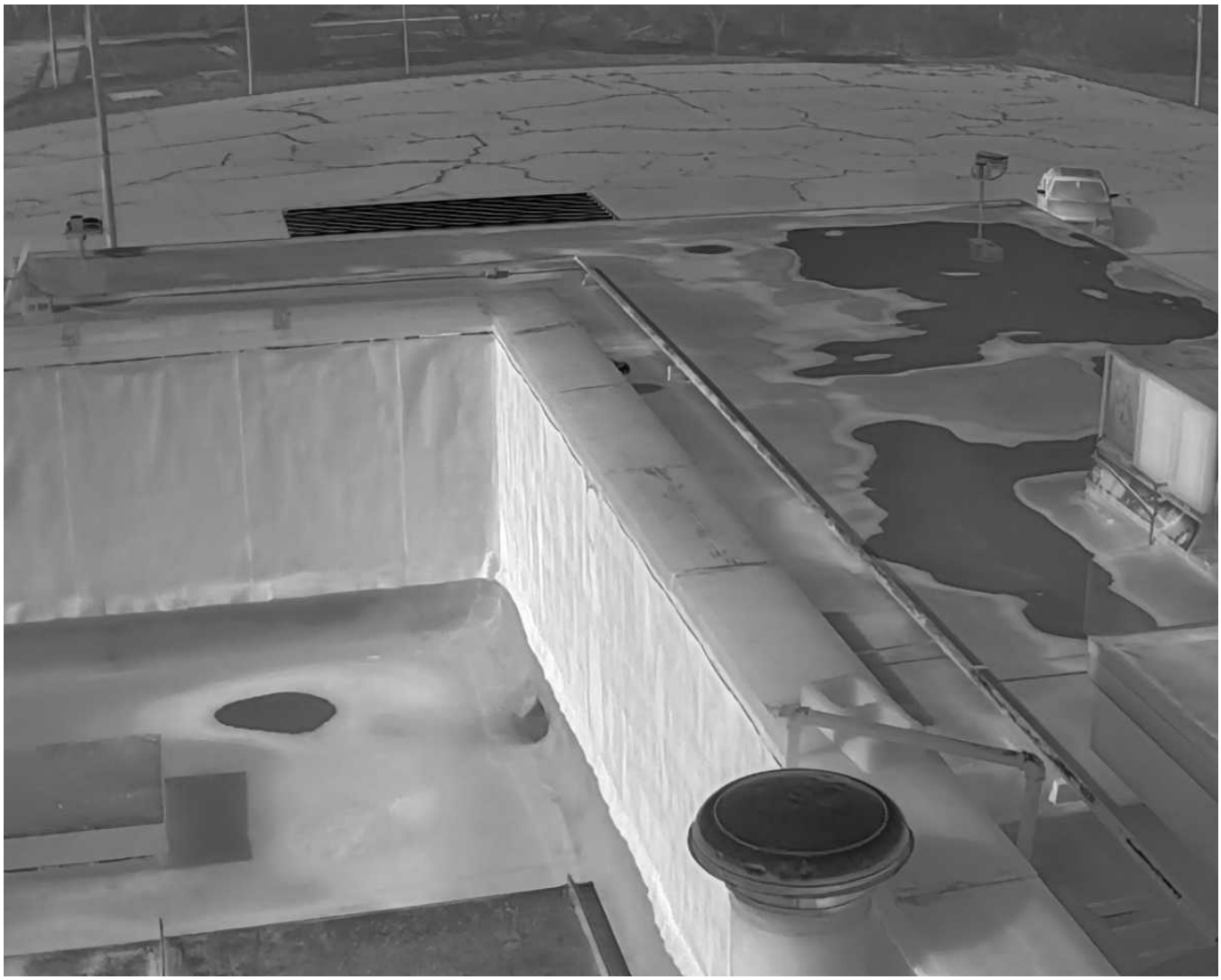
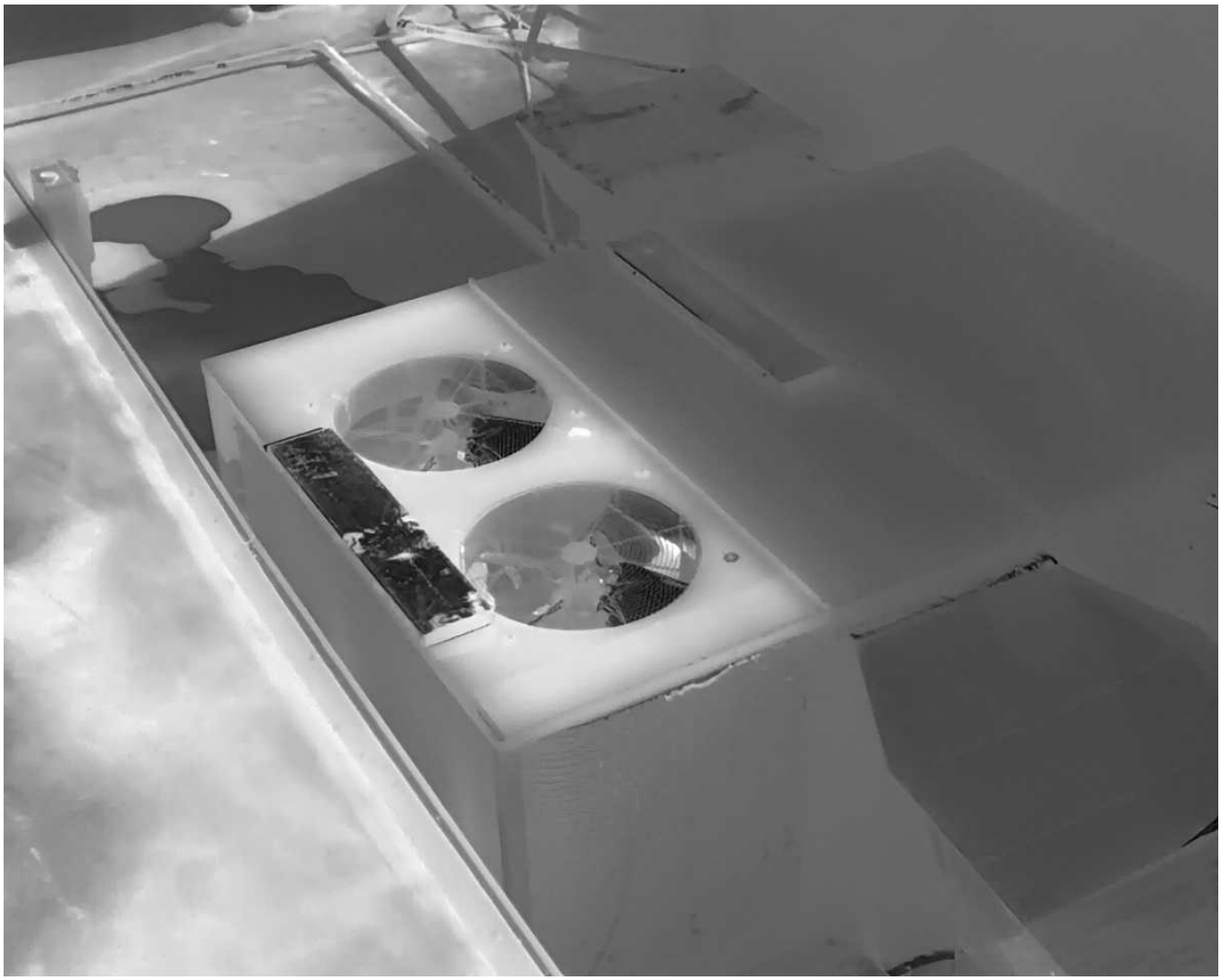


77 77-Loose Seams Date Taken: 4/21/2025 Taken By: Angela Night

Edges around the roof membrane are separating from their seams due to poor installation and gap movement.



78 78-HVAC Date Taken: 4/21/2025 Taken By: Angela Night

Exposed areas around mechanical systems were found atop the roof.

79 110-HVAC (Rectangular Duct) Date Taken: 4/21/2025 Taken By: Angela Night

Exposed areas around the mechanical ducts were found atop the roof.

80 109-HVAC (Rectangular Duct) Date Taken: 4/21/2025 Taken By: Angela Night

Exposed areas around the mechanical ducts were found atop the roof.

81 108-HVAC (Rectangular Duct) Date Taken: 4/21/2025 Taken By: Angela Night

Exposed areas around the mechanical ducts were found atop the roof.

82 107-HVAC (Rectangular Duct) Date Taken: 4/21/2025 Taken By: Angela Night

Exposed areas around the mechanical ducts were found atop the roof.

83 106-HVAC (Rectangular Duct) Date Taken: 4/21/2025 Taken By: Angela Night

Exposed areas around the mechanical ducts were found atop the roof.

84 83-HVAC (Rectangular Duct) Date Taken: 4/21/2025 Taken By: Angela Night

Exposed areas around the mechanical ducts were found atop the roof.

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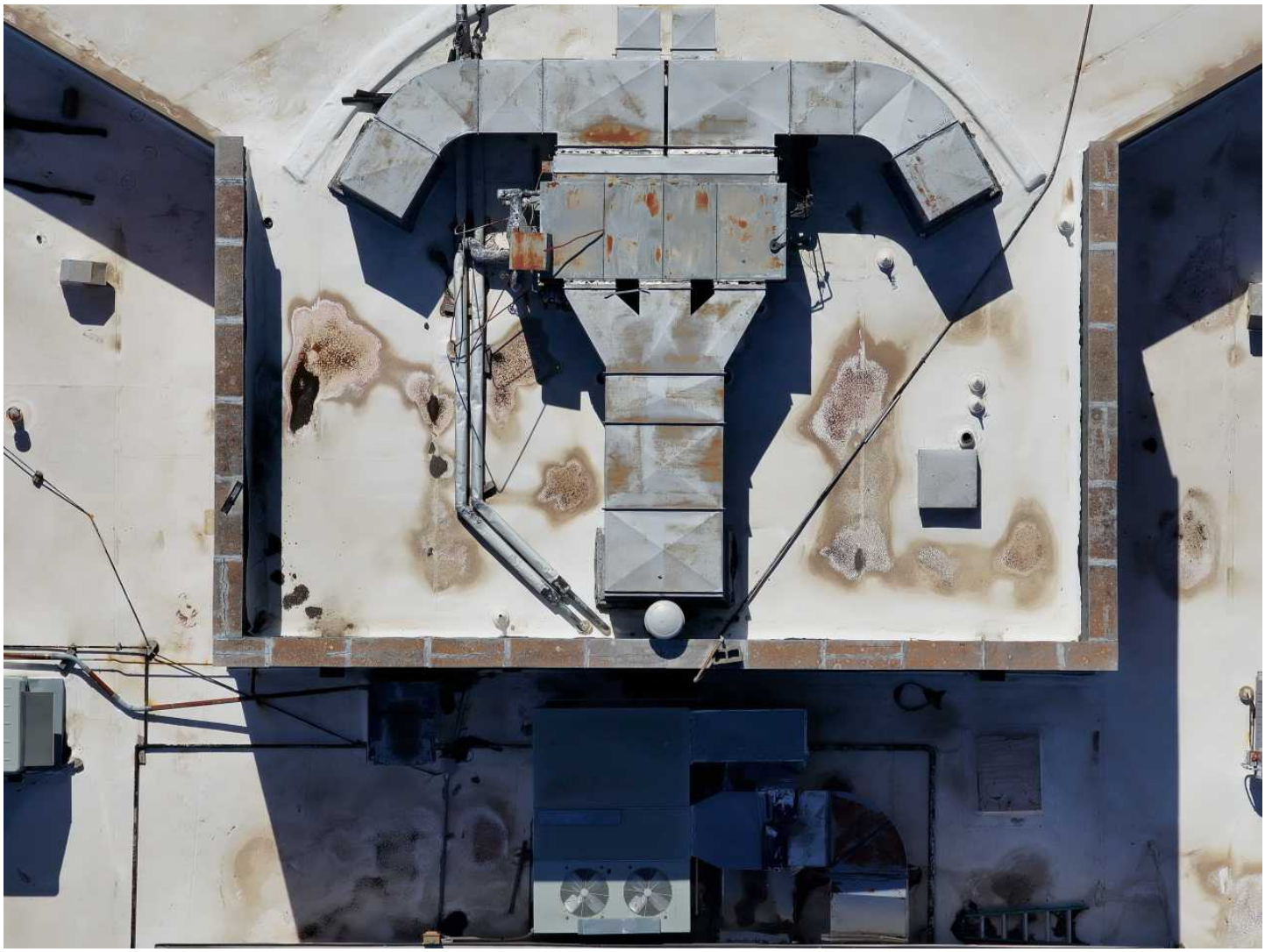
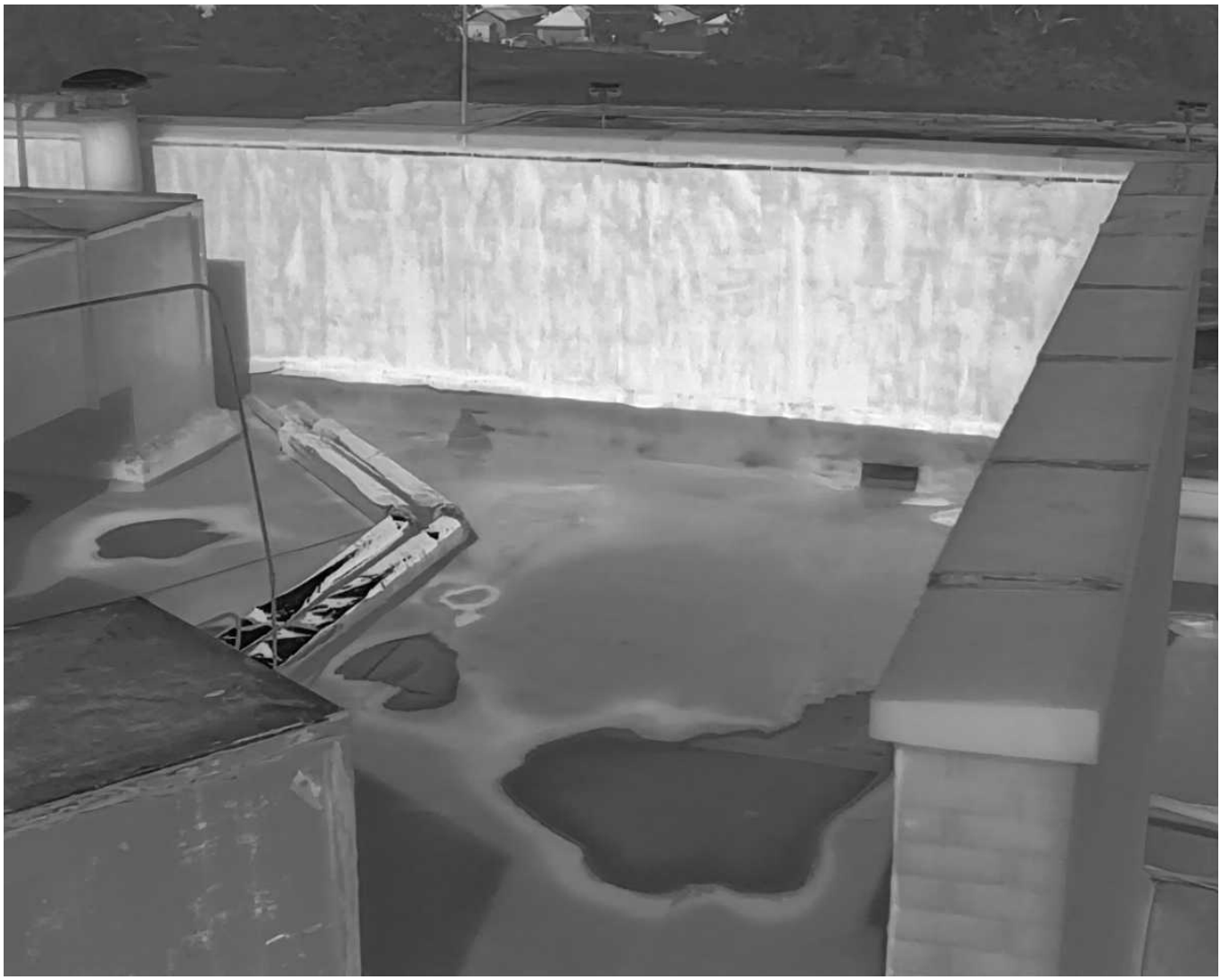


85 79-Parapet Date Taken: 4/21/2025 Taken By: Angela Night

The wall has reached full temps and will begin to loose its structural integrity.



86 80-Loose Seams Date Taken: 4/21/2025 Taken By: Angela Night

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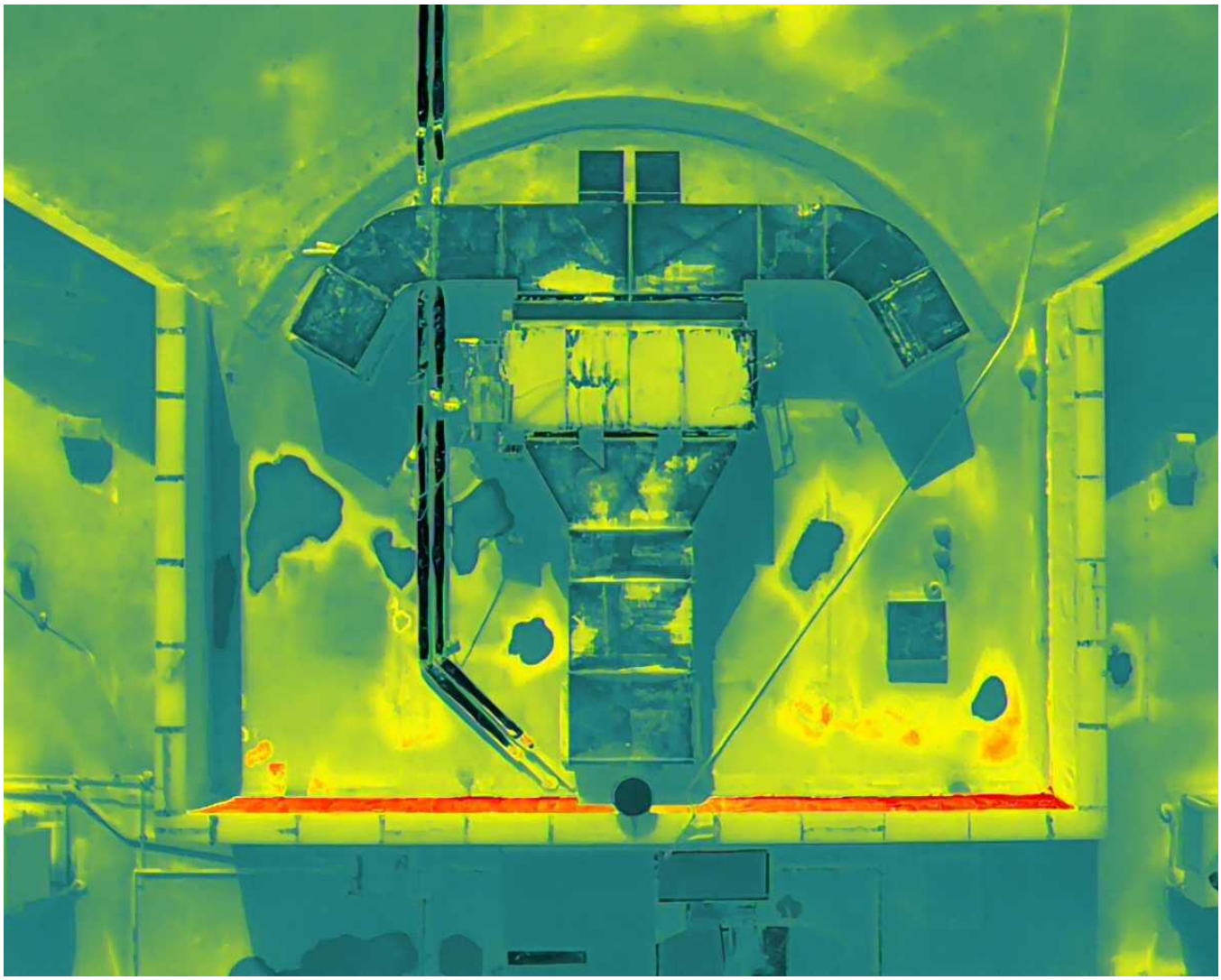
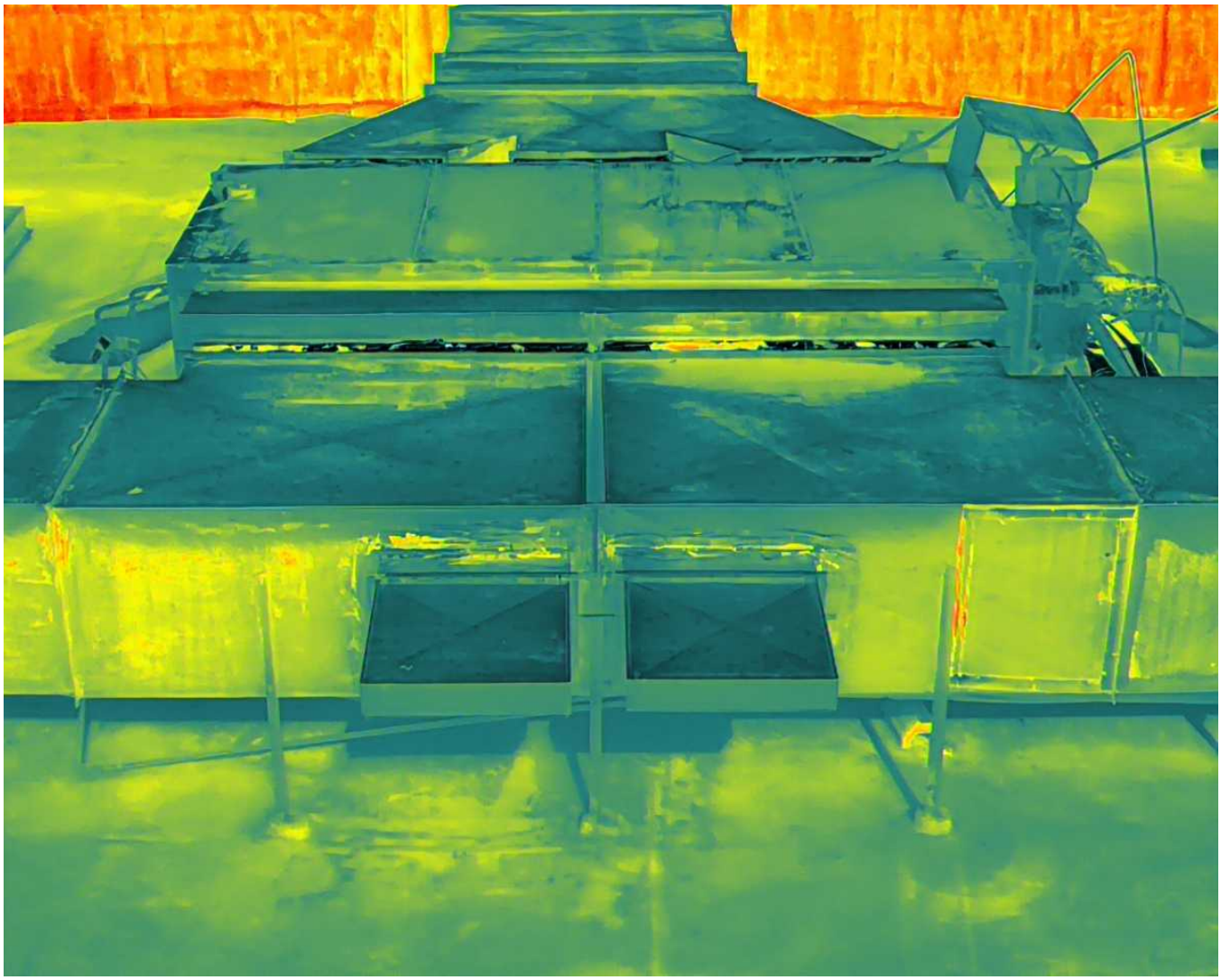


88 82-Parapet Date Taken: 4/21/2025 Taken By: Angela Night

IR was used in this instance to depict the concentration of high temperatures.



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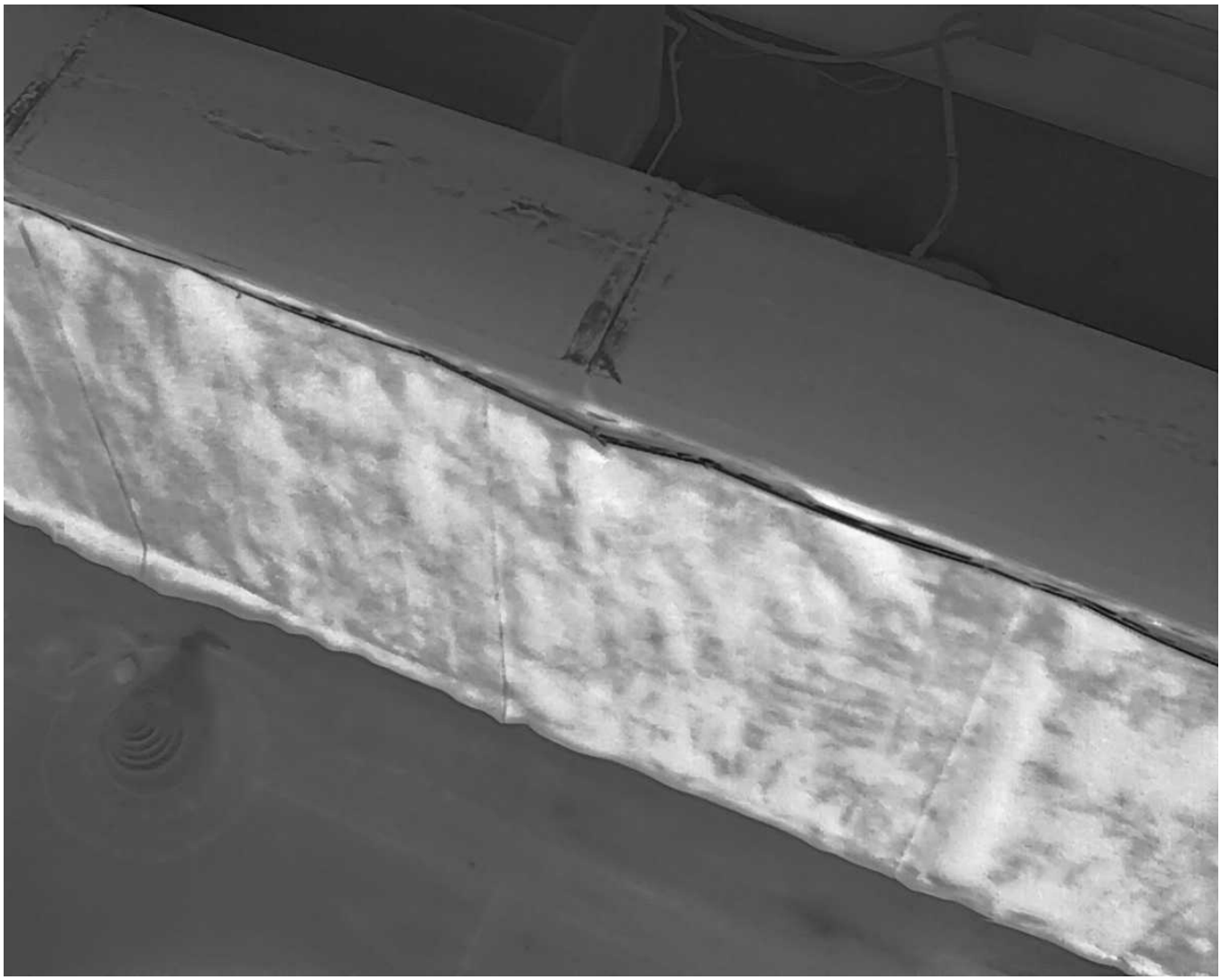

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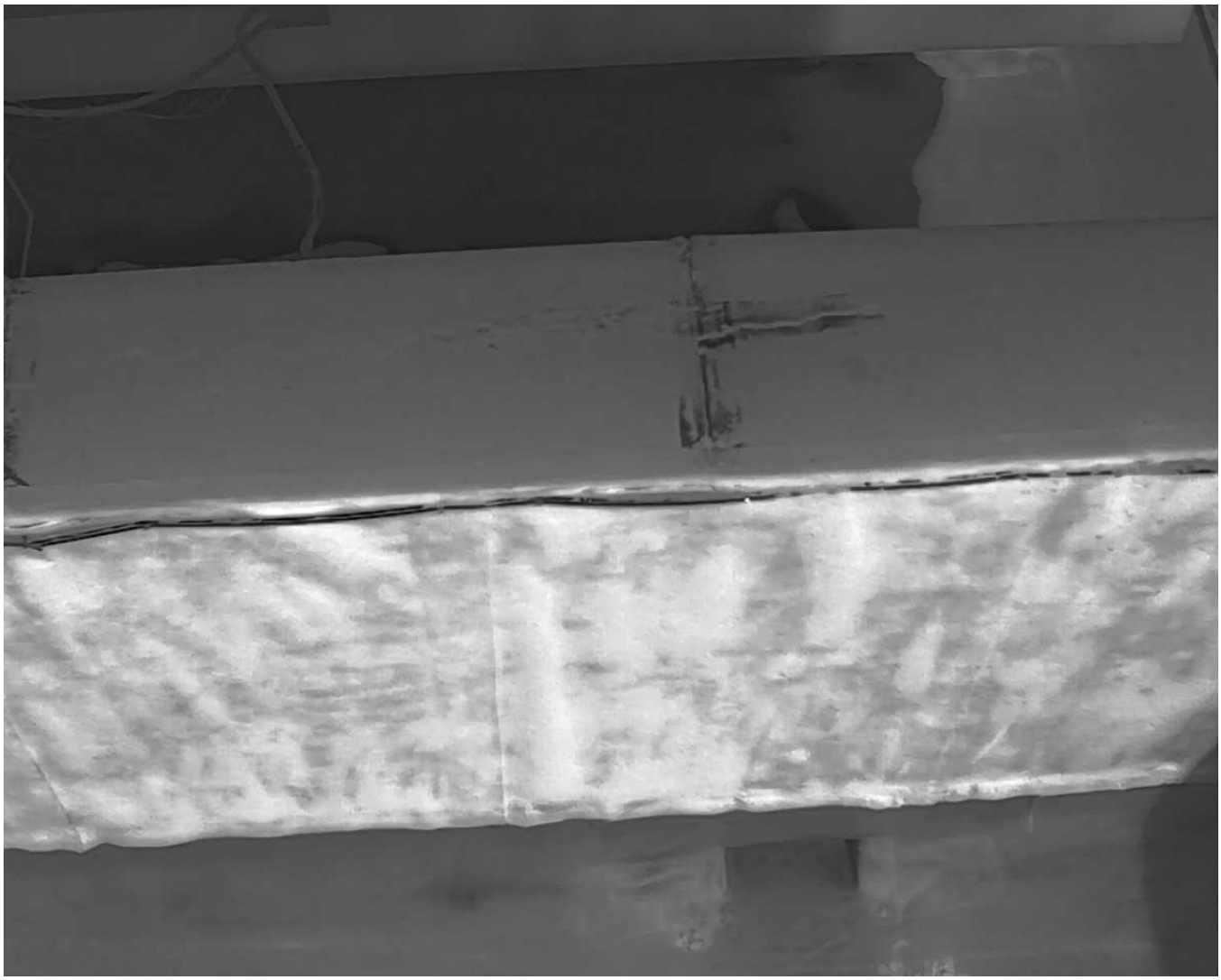

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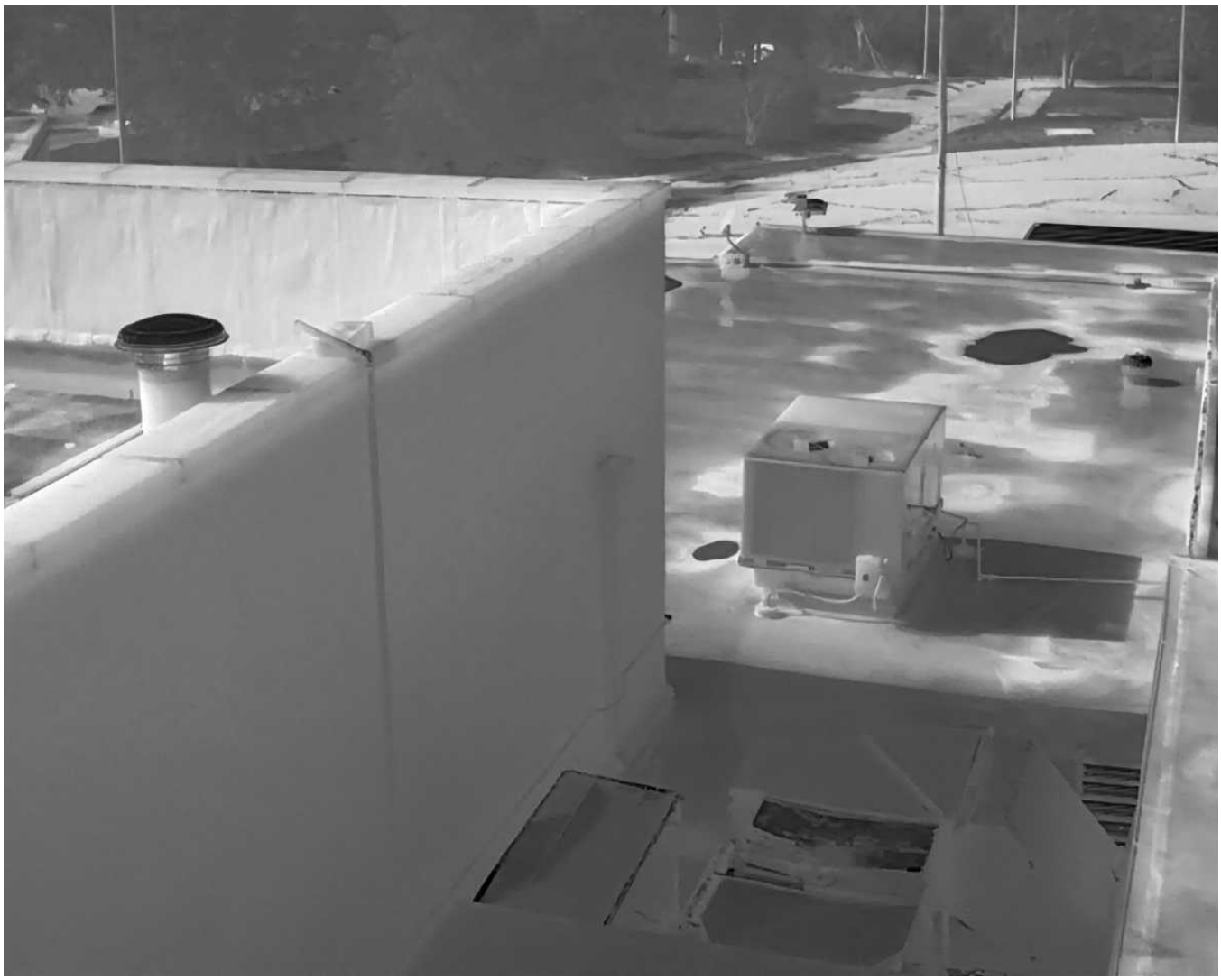

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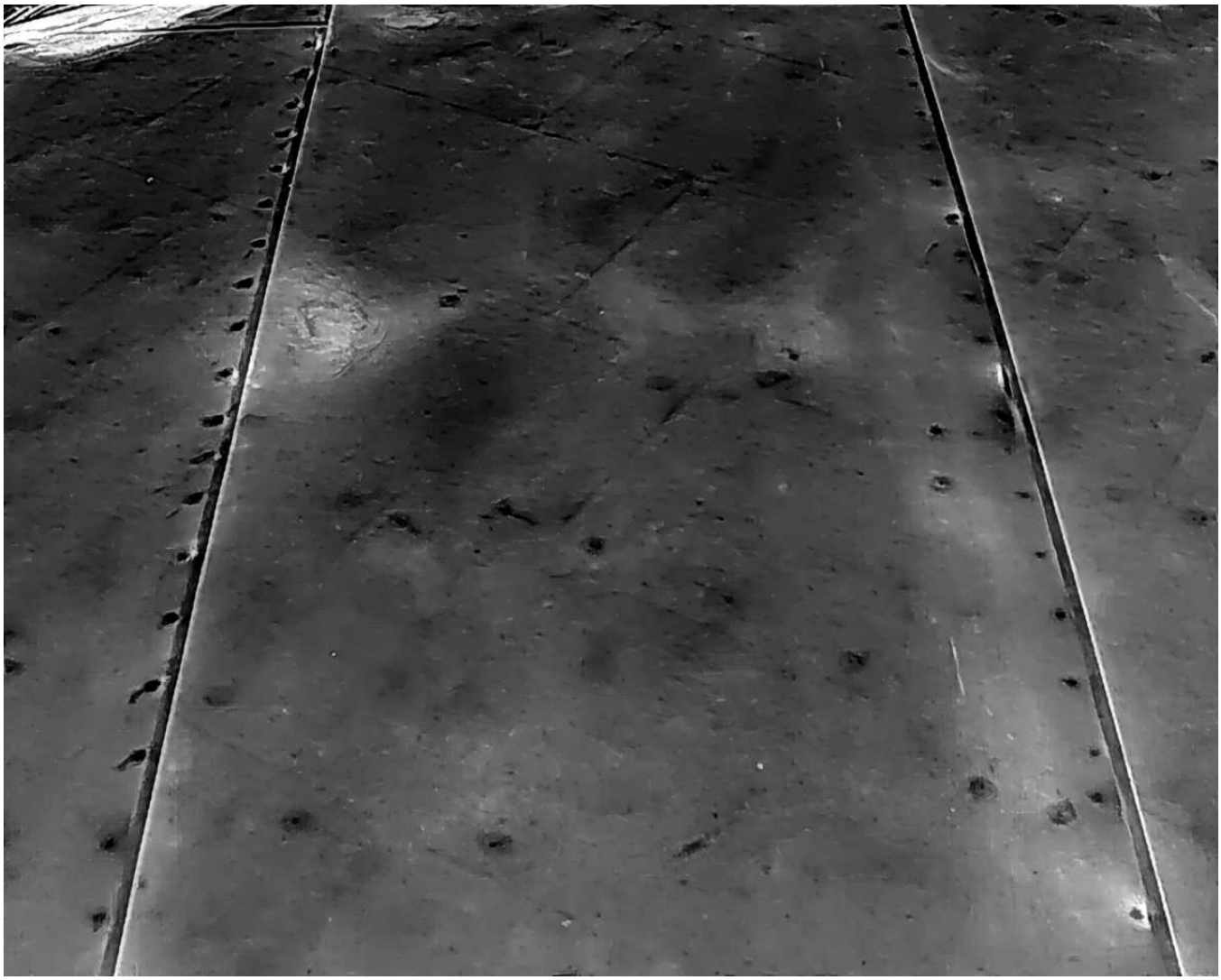

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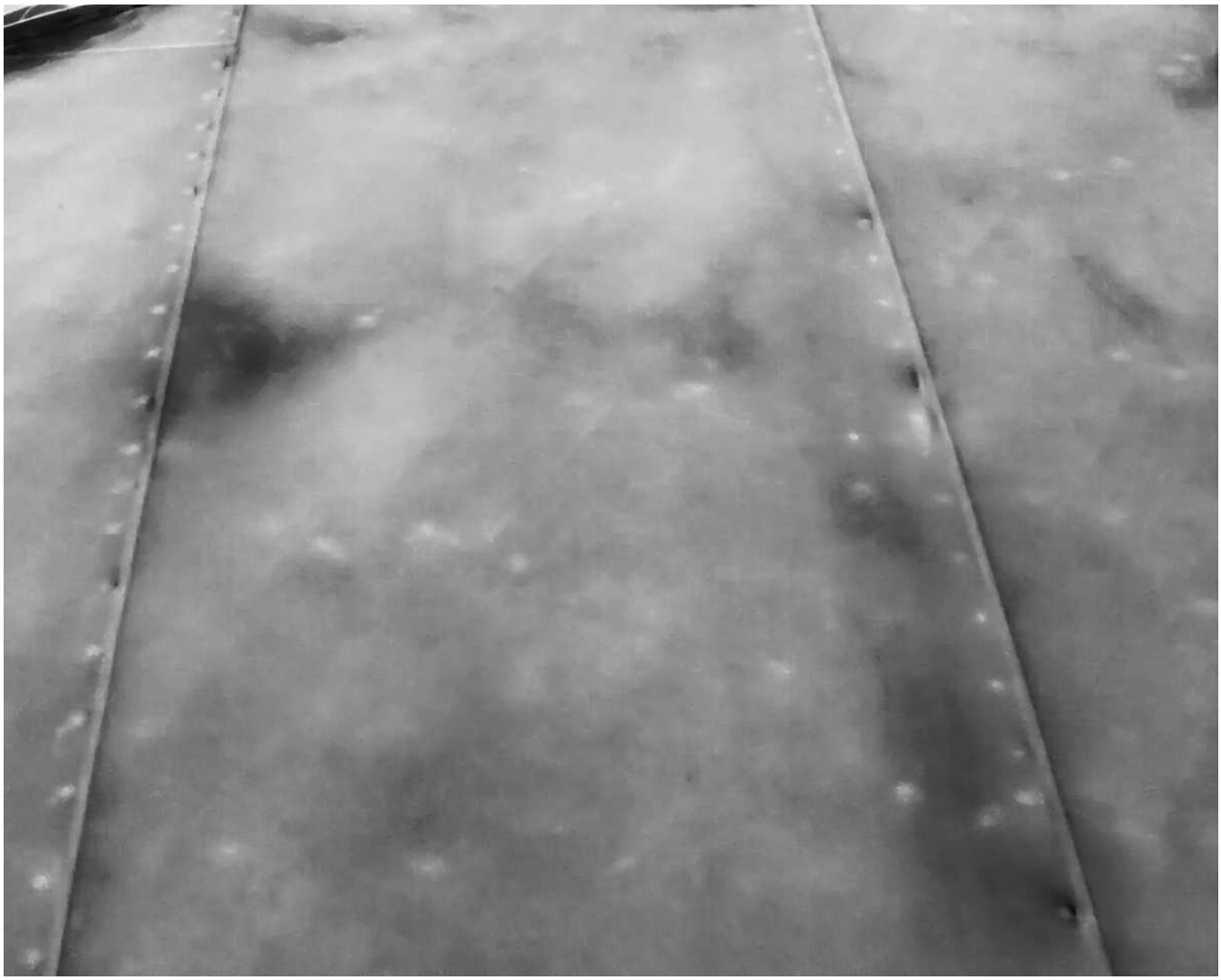

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111 111-Failed Flashing Date Taken: 4/21/2025 Taken By: Angela Night

Inadequate craftsmanship and unorganized placement indicative of a poor repair job or uncertified contractor.

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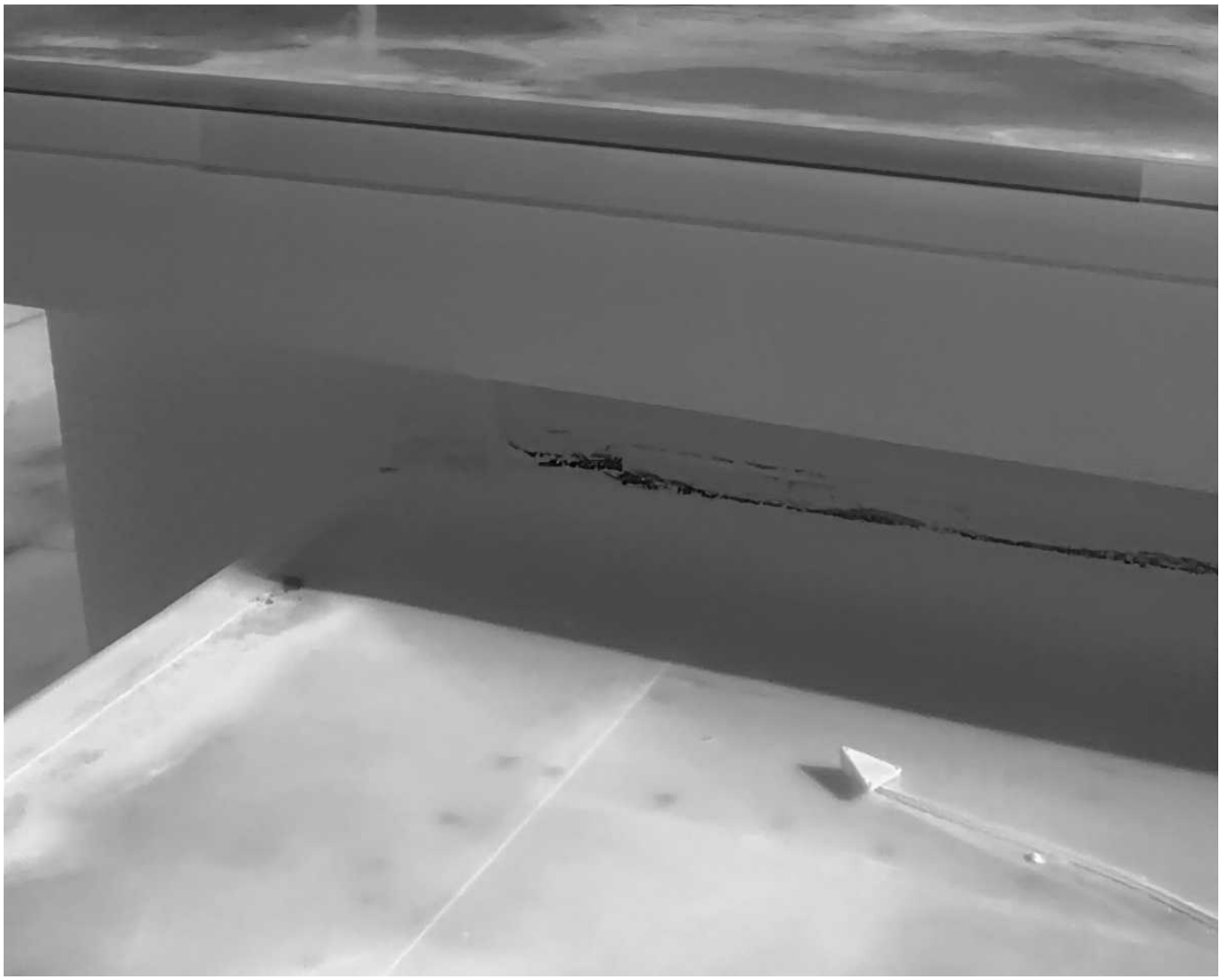

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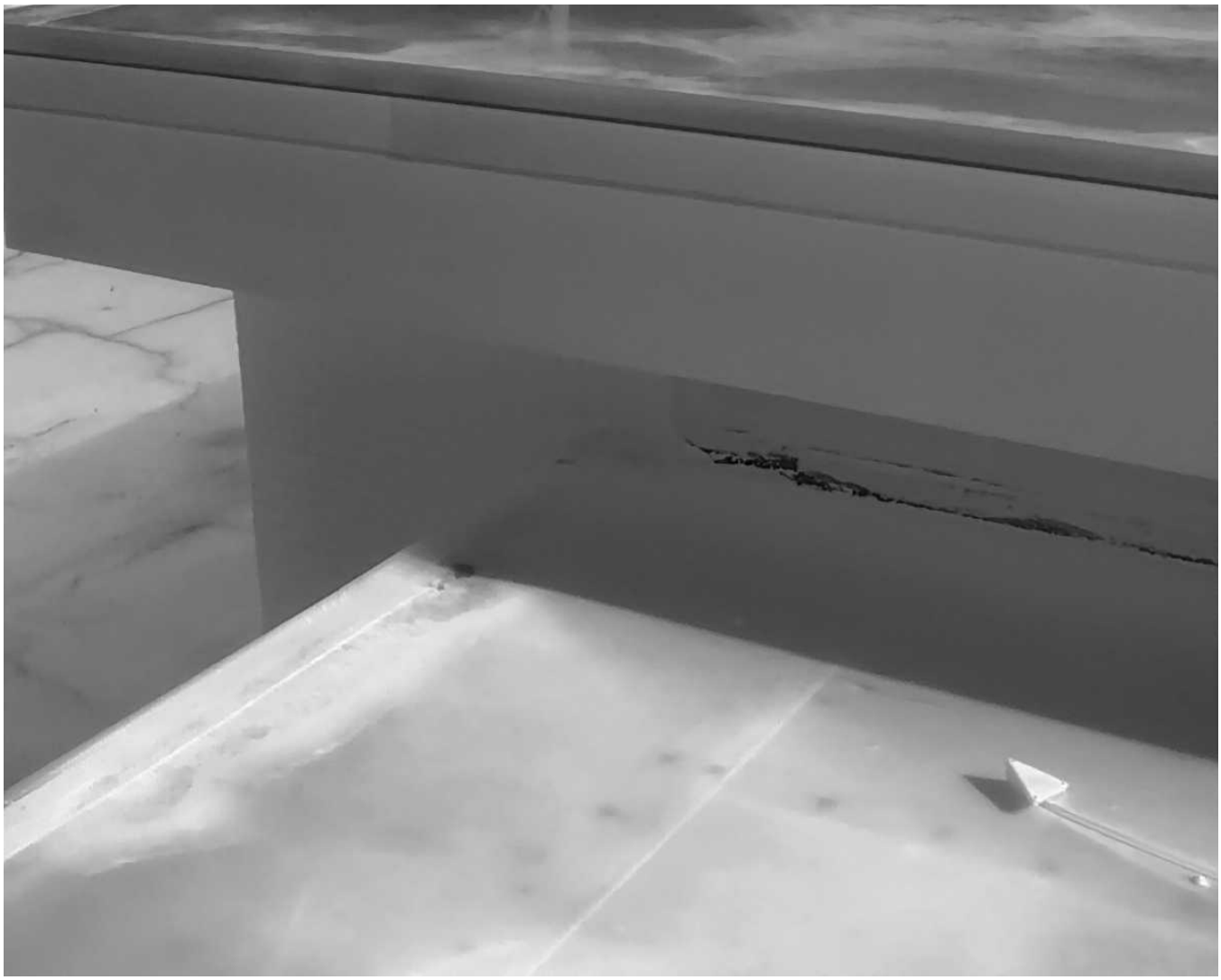

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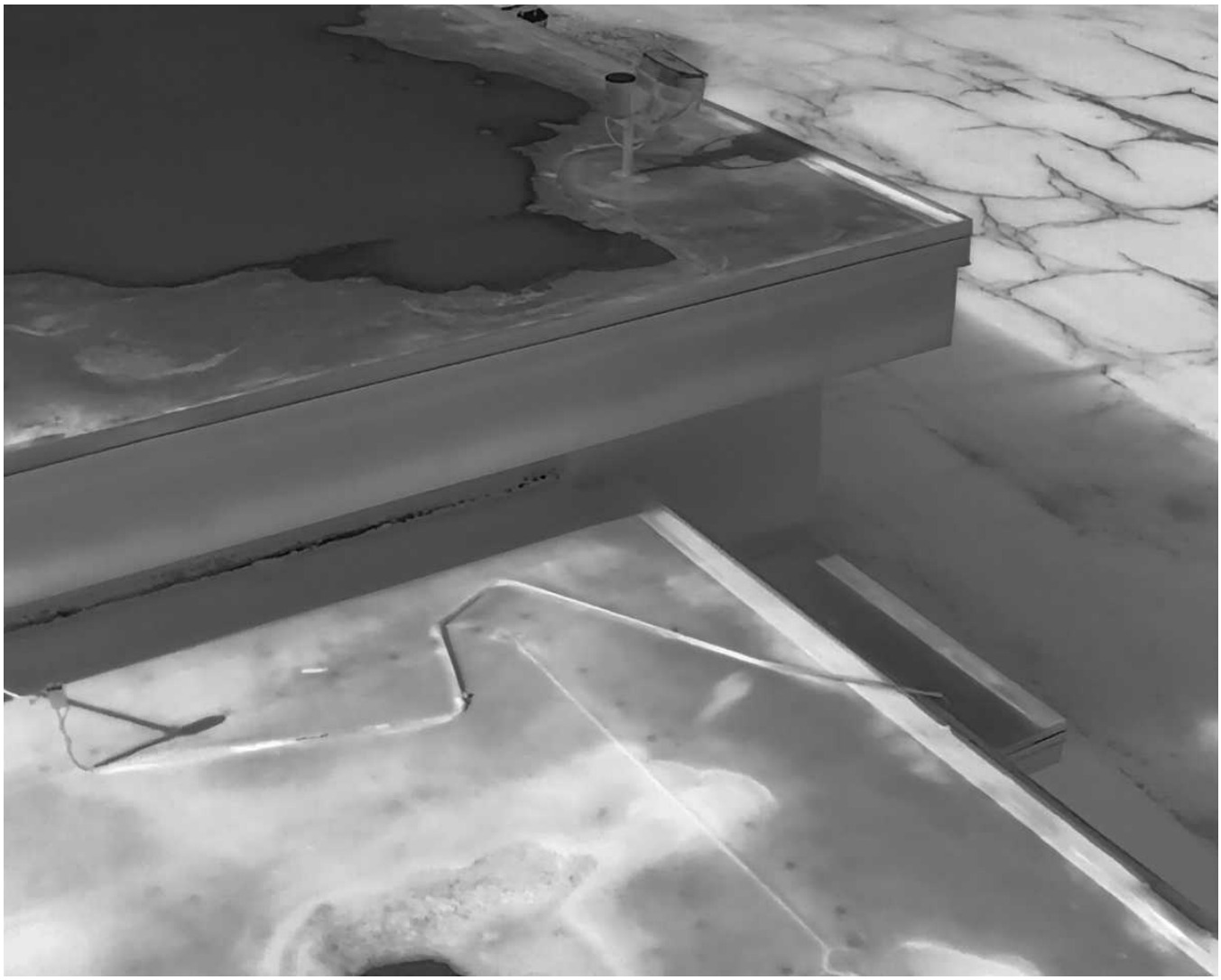

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121 121-Failed Flashing Date Taken: 4/21/2025 Taken By: Angela Night

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122 122-Conductor Head Date Taken: 4/21/2025 Taken By: Angela Night

Need scrapped around and resealed

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123 123-Conductor Head Date Taken: 4/21/2025 Taken By: Angela Night

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125 125-Conductor Head Date Taken: 4/21/2025 Taken By: Angela Night

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126 126-Conductor Head Date Taken: 4/21/2025 Taken By: Angela Night

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127 127-Misc Date Taken: 4/21/2025 Taken By: Angela Night

All unused fixtures, whether electrical or mechanical need not be left on the roof. A crowded roof can result in assessment delays, improper weight distribution and become a safety hazard.