



ROOF INSPECTION

OCT 20, 2026

JESSICA PIERCE

5250 South Emblem Street
Derby, KS
67037

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INTRODUCTION

To whom it concerns,

I completed an inspection of 5250 South Emblem Street Derby, KS 67037 on 10/16/2026 . The roof consisted of 1 layer of EDPM flat roofing material and iso insulation tapered system that was visible from a hole in the EDPM.

Upon my inspection, I observed there to be large gravel rocks on the roof. The sidewalls had EDPM rolled up and over and covered with a metal coping cap. There were multiple locations with holes or deterioration in the roofing material, and one spot I was able to see the insulation system. The EDPM was stretched in a few areas, which shows signs of old age as the gravel rocks move down the slope bringing the roofing material with it. The HVAC solar system penetrations did not seem to be leaking. The other penetrations for the chimney and skylight were deteriorating and could be a cause for leaking. The outer side wall has wood rot and deterioration. The guttering on the North side seems to be working, but the downspouts dumps the water next to house. I would guess the ceiling of the house is concrete so integrity does not seem to be in question, just the roof. The roof in general shows major signs of neglect and I would recommend a full replacement, with a new tapered system with TPO roofing material instead of EDPM.

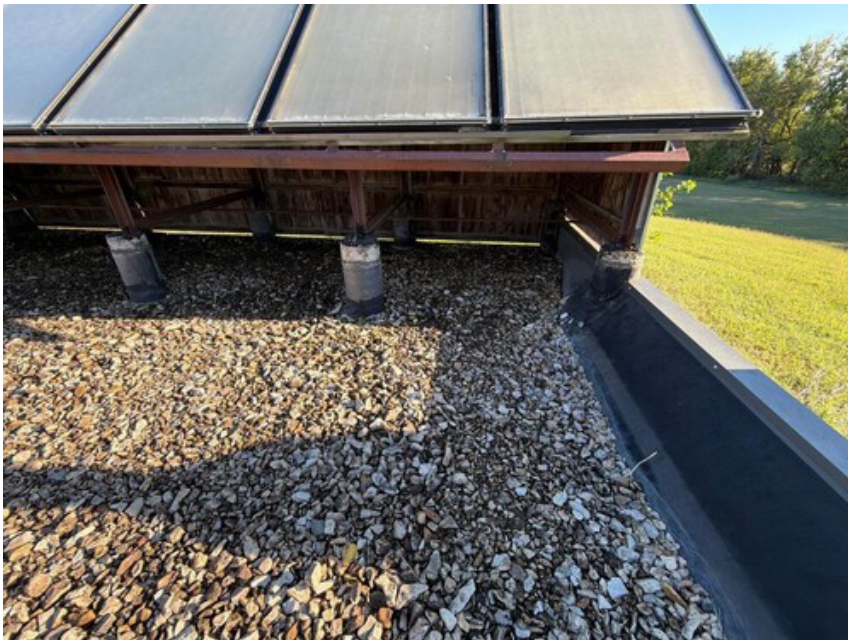
Best regards,

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INSPECTION



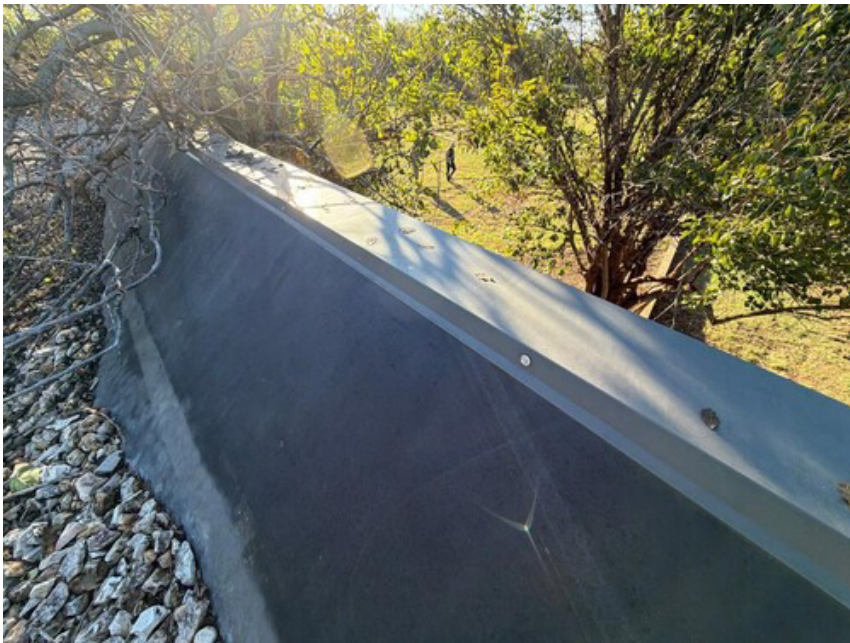
Area of hole into iso insulation tapered system,
bottom left of picture



solar system penetrations seem to be good



Skylight penetration, major deterioration



EDPM pulling away from side wall



EDPM pulling away from side wall



Over growth that may cause issues



Major chimney deterioration



Major chimney deterioration



Major side wall deterioration



Major side wall deterioration



Major side wall deterioration and gutter downspouts dumping next to the hosue



Over growth