

Sentry Management, Inc.
2200 Defense Hwy Suite 405
Crofton, MD 21114

July 29, 2020

(410) 721-7171

Attn: Gil Gildea - gilgildea@gmail.com
Re: Newport Townhomes – 310 Burnside St Annapolis, MD 21403

Ms. Gildea,

Thank you for contacting Ruff Roofers regarding your roofing needs at the above location. We are pleased to propose the following assessment results bases upon our findings scan.

Low-Slope Membrane Roof

The low-slope roof consists of TPO single-ply membrane roof system over a Poly-Iso insulation board which appears to be recently installed within the past 3-5 years. Upon completion of the recent thermal scan, one area approximately [4'X8'] appeared to have moisture trapped beneath the membrane, possible caused from a small tool penetration and [3] brick chimneys with missing counter-flashings. It has been reported to us that there are multiple locations within the building that experience leaks during any significant rain event.

Many areas of damaged, loose, and unsecure vinyl siding were discovered at the time of our inspection. With only one small area of moisture being discovered during thermal roof scan. It is likely these damaged siding areas may be the source of the re-occurring building leaks. We would recommend removing the existing siding to ensure that all transition flashings, underlayment, membrane flashings etc. are present and properly terminated. Followed by installation of new siding of your choice.

I hope that the information provided to you has been accommodating. Should you or anyone else have any questions, please do not hesitate to call.

** Ruff Roofers hereby certifies the condition of the roof as stated above. The statement provided above is an assessment of the current conditions and should not be interpreted by the owner or any other individual as a warranty or guarantee.*

Respectfully,

Nicholas R. Yewell

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