

**City of Mesquite Convention Center  
Additional Due Diligence Field Verification of Scan Results 12-8-23**

**Report Prepared for: Rob Duff & Mark Kerby**

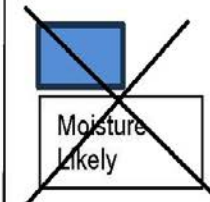
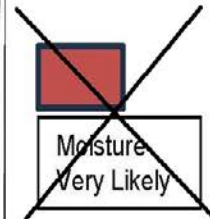
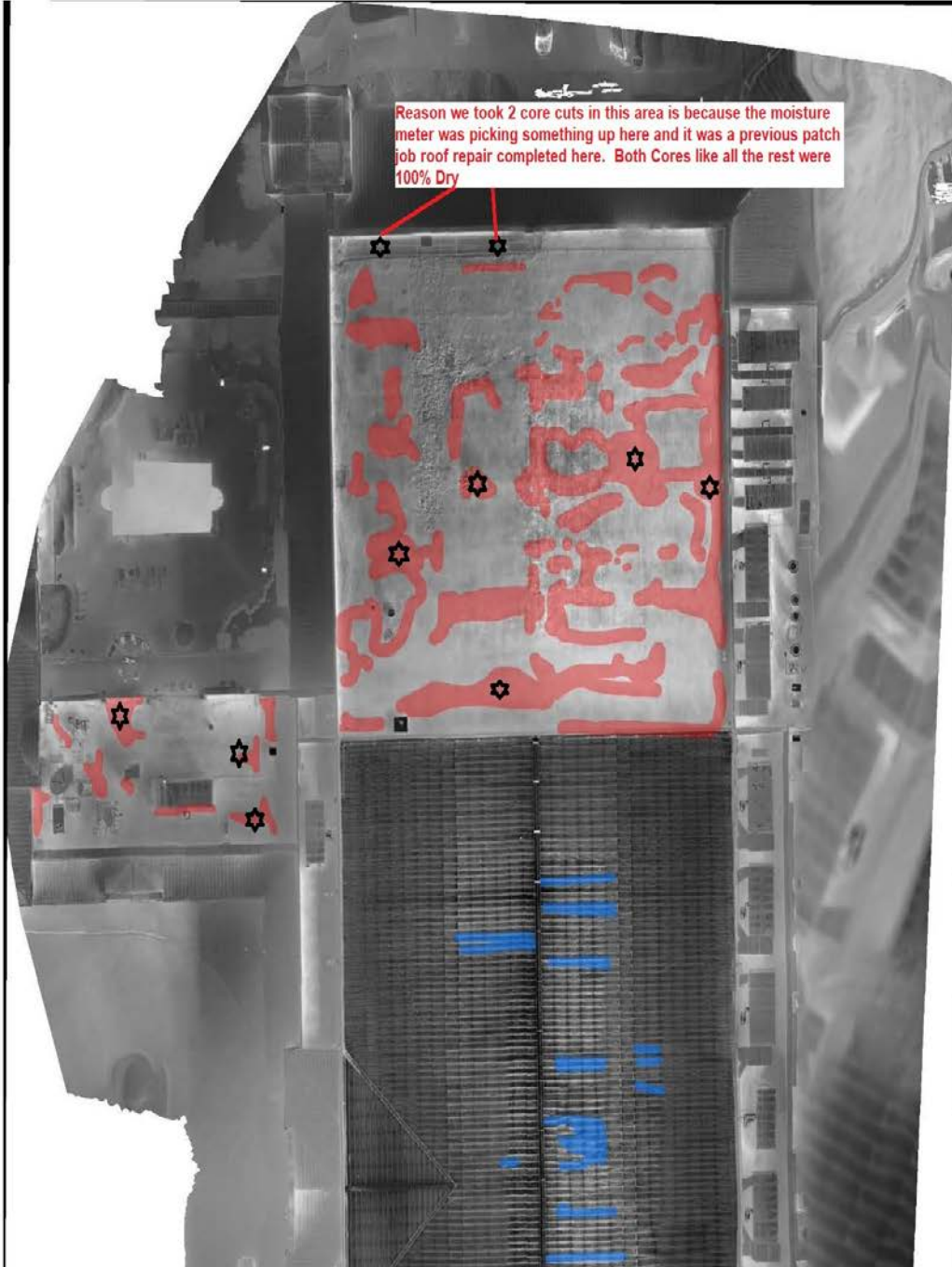
**Prepared by: Scott Melton Roof Management Specialist 214-505-1453**



**12-8-2023 BUR Roof Sections Mesquite Convention Center IR Scan - Field Verification & Due Diligence**

After getting the scan report back from Lone Star Drone, I was really shocked and in disbelief as the report they put together showed the whole roof basically holding moisture. IR Scans are an effective tool but do not show the presence of moisture, rather they show temperature differentials which can identify where the roof insulation might be holding moisture. There are many factors that can affect the results of the IR Scan, the time of year the scan is completed, the equipment being used, the time of day the scan is being completed, roof type and make up, and the expertise of the person doing the scan. It is important to note that while an IR Scan can provide valuable insights into the condition of the roof, it is a secondary diagnostic tool, and as we found out today, sometimes they are not accurate for one of the above reasons. We never simply rely on an IR Scan, we also field verify the results with core cuts and a Tramex moisture meter following the map of possible wet areas identified in the scan. Today we took 10 core cuts 3 on the smaller section and 7 on the larger section. Every single core cut was dry with no presence or signs of moisture. We also walked the majority of the 2 larger BUR roofing sections and tested the roof with our Tramex moisture meter which did not pick up any reading except in one area where the roof had been patched and we took 2 core cuts in that area and it was dry. We are 100% confident that our recommendation to restore this roof and save the City of Mesquite Money, was confirmed and field verified today. The results of the IR Scan had some anomaly where it was giving a false positive for one of the above-mentioned reasons. If we do run into small areas that have moisture, we have put a contingency in our proposal to address as needed.

## FIELD VERIFICATION & CORE SAMPLE MAP



★ Core Cuts Taken with all 100% Dry Results

We pretty much walked the roof and tested with the moisture meter all of the red areas and many other random areas on the roof. The only place we picked up any reading of moisture was identified above where the roof patch job was made and core samples were 100% dry.

As a roofing professional for over 25 years here in DFW and millions of square feet of roof restoration and replacement solutions, this is a perfect candidate for Roof Restoration.

Once we start the restoration and get the gravel off, it is possible we run into some small areas that have moisture, but those can be easily addressed and is why we put a contingency in our proposal to address unforeseen issues that arise.

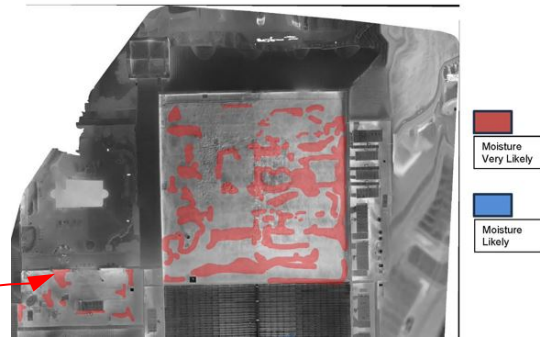


# Photo Documentation of Field Verification



## Small Roof By Roof Hatch:

We tested many random areas on this roof with our Tramex Moisture Meter and no signs of moisture as seen in the next photo.



Map from IR Scan and area tested



## Tramex Moisture Meter:

This is an up close showing no reading of moisture.

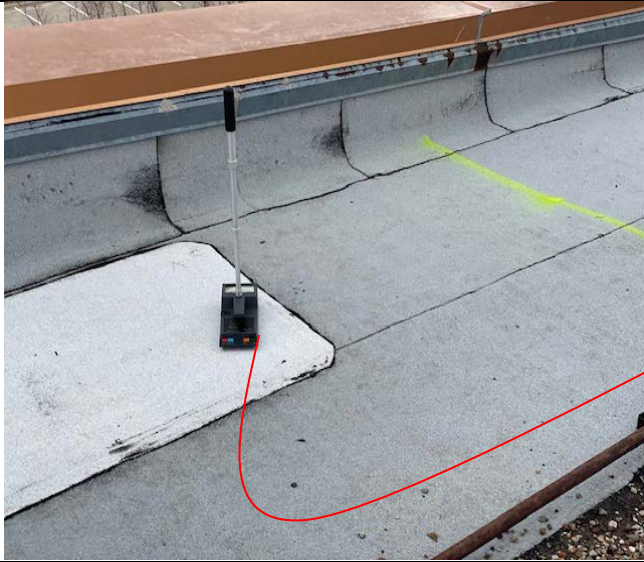


## Core Sample taken from Field Verification:

Here you can see the core sample taken in the area above showing no signs of moisture and a very solid BUR Roof membrane that is still intact, solid, monolithic, and strong, making it a perfect candidate to capture the remaining value in this roof through Roof Restoration.



# Photo Documentation of Field Verification



**Upper Roof Where Patch Job Completed:**  
This was the only area that picked up any signs of moisture. We took 2 core samples here and both were 100% dry.



Map from IR Scan and area tested



**Tramex Moisture Meter:**  
This is an up close showing some reading of moisture where a patch job has been applied recently.



**Core Sample taken from Field Verification:**  
Here you can see the core sample taken in the area above showing no signs of moisture and a very solid BUR Roof membrane that is still intact, solid, monolithic, and strong, making it a perfect candidate to capture the remaining value in this roof through Roof Restoration. We actually took 2 cores in this area mainly because we were picking up a reading on the Moisture Meter and plus the roof had been recently patched in this area.

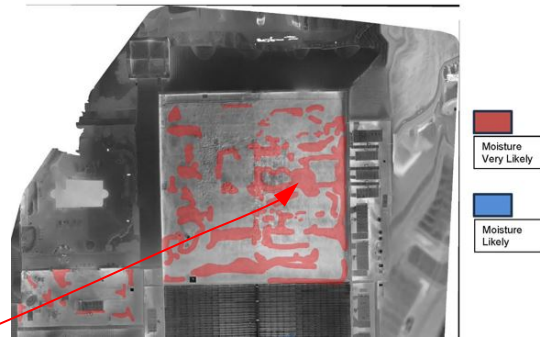


# Photo Documentation of Field Verification



## Upper Roof BUR Area:

We tested many random areas on this roof with our Tramex Moisture Meter and no signs of moisture as seen in the next photo.



Map from IR Scan and area tested



## Tramex Moisture Meter:

This is an up close showing no reading of moisture.



## Core Sample taken from Field Verification:

Here you can see the core sample taken in the area above showing no signs of moisture and a very solid BUR Roof membrane that is still intact, solid, monolithic, and strong, making it a perfect candidate to capture the remaining value in this roof through Roof Restoration.