FORTUS SHIELD™
ROOFING INTELLIGENCE

Yearly roof observation
Published Sep 20, 2026
Observed Sep 12, 2026

Cross-Dock 3 · Area A

Hollowmere Industrial (SAMPLE) · Property SMP-1203 · Central region, Central market

SAMPLE

Fair, with about 8 years left. Fix five things now, planning $7,850. Then restore the roof in 2031, while the membrane can still take a coating: planning $193,000, adding about 12 years.

CONDITION

Fair 58.4



ROOFER-based index, 0 to 100. Bands: Bad, Poor, Fair, Good, Excellent.

ROOF SYSTEM

Single-ply PVC, 60 mil, fully adhered

Size	48,200 sq ft
Drainage	4 drains, 2 scuppers
Installed	2014
Layers, top to deck	PVC · ½ in board · 3.5 in polyiso · steel (from records; no core cut yet)

ROOF AGE	REMAINING LIFE	SERVICE HISTORY
12 years	**8 years**	**5 jobs · $3,410**
Installed 2014	Range 6–11 years	Last 24 months

Roof plan



Numbers are the findings on page 2. Red: do now. Orange: soon. Grey: watch. SAMPLE buildings sit on an illustrative aerial, not a real location.

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CONDITION AND EVIDENCE — What we found

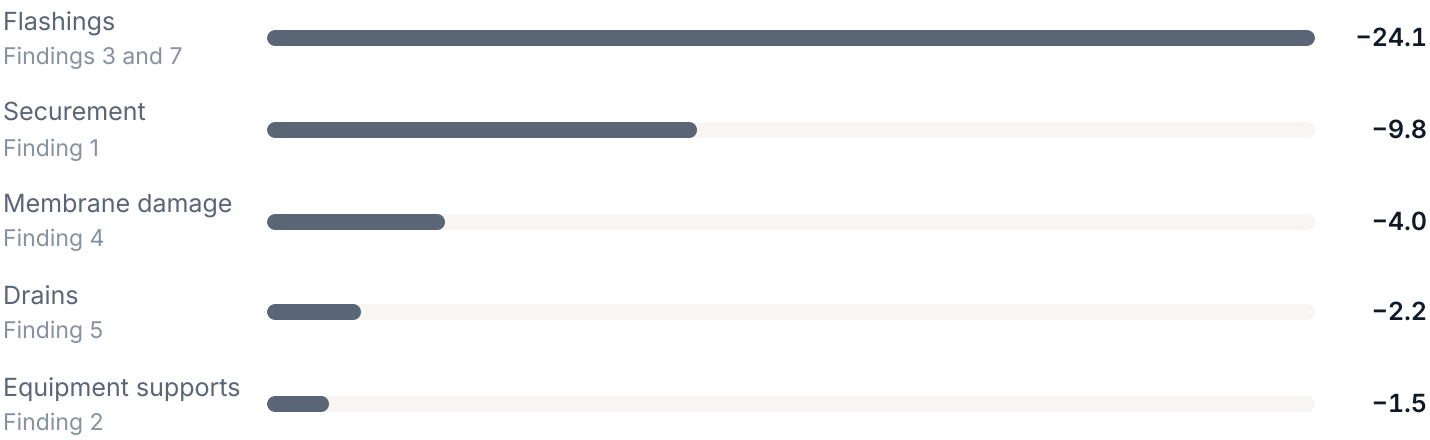
Summary

The PVC membrane is in fair condition for its 12 years F1 F4. Flashings are its weakest part: all 6 pitch pans and both equipment curbs are open at the laps F3 F7.

Fasteners are backing out across about 4,980 sq ft of the northwest field, which lets the membrane lift in wind F1. Drainage works; strainers are partly blocked and one small area ponds for under 48 hours F5 F6.

No moisture scan or core cut is on file, so the insulation's condition is not known Quality record.

What drives the rating



100 less 41.6 points = 58.4.

Findings, in roof-walk order

1 **Fasteners backing out · do now**

About 4,980 sq ft at 3 spots, northwest field. The membrane lifts there in wind. Repair line 3.



Photo 3



Photo 5

2 **Equipment rail pressing into the membrane · watch**

3 **Pitch pans open · do now**

6 pans, at RTU-4 and near drain 2. Sealer has shrunk away from the pipes. Repair line 1.

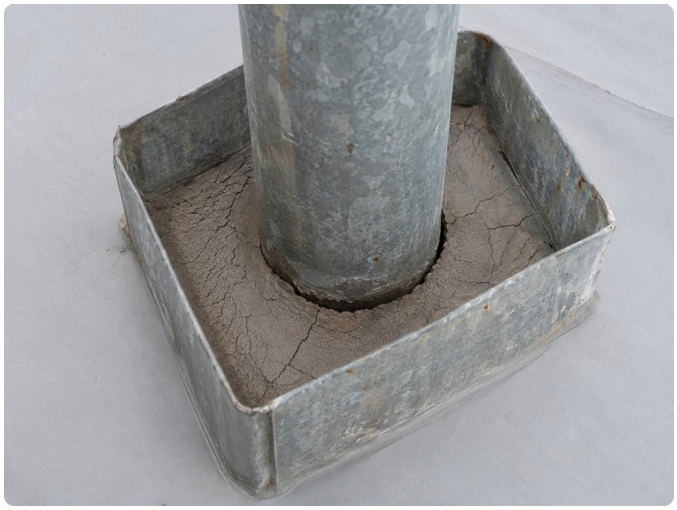


Photo 14



Photo 16

4 **Membrane punctures · soon**

3 small punctures beside the walkway, likely foot traffic. Repair line 5.



Photo 27

5 **Drains partly blocked · within 12 months**

4 drains with leaves and loose strainers. Repair line 4.



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OPTIONS AND PRODUCTS — What to do, and what it costs

Maintenance now

1. Reseal 6 pitch pans Finding 3 · photos 14–17	**$1,450** $1,100–$1,900
2. Re-flash 2 equipment curbs Finding 7 · photos 22–26	**$2,400** $1,800–$3,100
3. Re-secure backed-out fasteners and patch Finding 1 · photos 3–8	**$2,860** $2,100–$3,700
4. Clear and re-seat 4 drain strainers Finding 5 · photos 30–33	**$450** $350–$600
5. Patch 3 membrane punctures Finding 4 · photos 27–29	**$690** $520–$900
Maintenance total Provisional planning range. Watch items carry no cost.	**$7,850** $5,870–$10,200

Capital options

RESTORE · 2031 — RECOMMENDED

Clean, repair and coat

$193,000

Range	$139k–$256k
Adds about	12 years
Per year added	$16.1k

RECOVER · 2034

New membrane over the old

$337,000

Range	$241k–$434k
Adds about	20 years
Per year added	$16.9k

REPLACE · 2034

Planning assumptions

- Planning numbers are in today's dollars, from Fortus Shield's cost table for the region. They are provisional until a contractor bids.
- Each range is the cost table's spread for that kind of work; the planning number sits inside it.
- The capital year follows the remaining life. A restore needs dry insulation, which core cuts must confirm first.
- The index is ROOFER-based: 100 less points for each kind of defect, with caps.

Photos



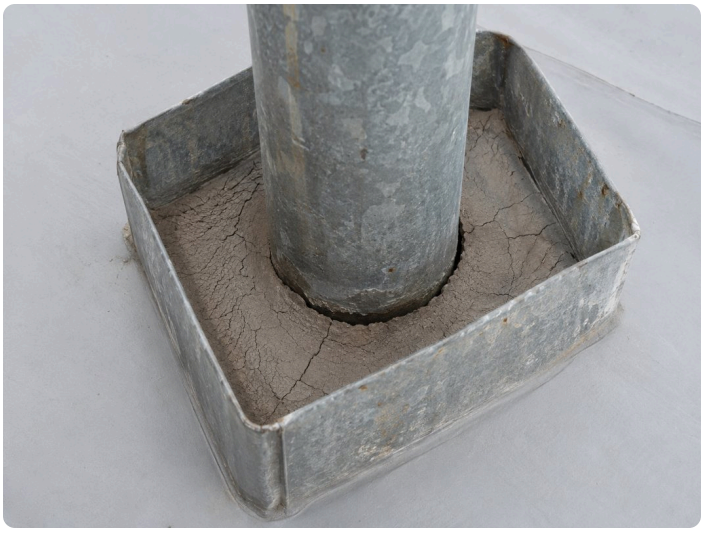
3. Fasteners backing out, northwest field. Finding 1.



5. Lifted membrane at a backed-out fastener. Finding 1.



11. Rail support under RTU-2. Finding 2.



14. Pitch pan at RTU-4, sealer shrunk. Finding 3.



