

Re: Roof Repair 11021 West Pico Blvd

From: Edward Sefner (edwardsefner1961@gmail.com)

To: mmkassabian@yahoo.com

Date: Monday, May 15, 2023 at 03:44 PM PDT

Correction on the cost.
\$18500.00 for the flat area coating.

On Mon, May 15, 2023, 3:38 PM Edward Sefner <edwardsefner1961@gmail.com> wrote:

Hi Mark.

So sorry for the late reply to your email.

I was finishing up 2 projects.

I spoke with the men at BBQ galore.

We have succes with two areas of previous leaks at the parking lot wall and drain area , the corner near the vents and the lower roof apron.

The persistent problem is the area of flat roofing and near the units in the center of the roof.

I've covered adequately around the ac unit which leads me to the field of cap sheet which is deteriorating.

My recommendation is to complete the coating process at least of the entire flat roof, or approximately half of the overall roof area.

The barrel roof has no leaks but the flat roof holds to much water .

Micro holes are likely and also like a needle in the haystack to find.

This is why I recommend to total coverage.

The flat roof area would cost \$22000.00

Including all coating materials and labor to install.

I can assure you that you won't have anymore problems with your roof.

I've attached a satellite photo of your roof which shows the deterioration of the flat roof.

Next winter is going to be a heavy wet year again.

I'd like to know your building us watertight and the only way to guarantee that is the full coating.

I hope you agree.

Sincerely,

Ed 949-257-8223