



## Report Purpose

The Legacy Bill of Health is a **comprehensive, independent assessment** of your roof system. Built on aerial capture, targeted field verification, and Trust Panel oversight, it delivers a **clear, defensible** view of current condition and projected performance. Each report includes multiple areas of data and reporting types. It converts complex inspection data into an evidence-based narrative aligned for owners, insurers, lenders, and institutional stakeholders, enabling disciplined, forward-looking capital planning backed by documentation that withstands scrutiny.

IN DEPTH  
**100+**  
PAGES

## What the Assessment Includes

- Executive Summary | Executive Risk Dashboard
- Current State of Roof Before Legacy | Damaged Areas
- Capital Exposure Snapshot | ROI | Severe Weather History
- Detailed Roof TRU Score | Trust Panel Review
- Detailed Roof Scope | Recommended Scope of Repair
- Detailed Projected Saving with Legacy & Our Applied Methodology
- Current Condition | Condition Assessment
- Estimated Remaining Service Life
- Repair Vs. Replacement Cost Analysis
- Strategic Considerations

## Customer Value

This report enables informed decision-making by translating field observations into actionable intelligence. It **reduces uncertainty, supports budgeting accuracy,** and helps **prevent unexpected disruptions** caused by progressive roof system failures.

OVER  
**100+**  
PHOTOS

## Photographic Evidence

AS NEEDED SURFACE REPAIRS  
PERFORMED **QUARTERLY**  
TO EXTEND ROOF LIFE!

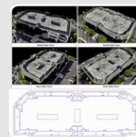


Trouble Spots  
Checked Quarterly  
**120+**

- Visual Confirmation
- Time-Stamped
- Detailed, High Resolution
- Geo-Referenced
- Close-Range Detailing
- Active Deterioration Zones
- New Issue Identification

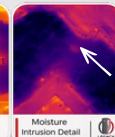
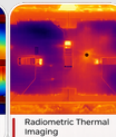
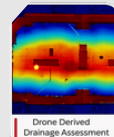
## IT ESTABLISHES

It establishes a **defensible, evidence-backed baseline** for a commercial roof as a capital asset through orthomosaic mapping, thermal diagnostics, and comprehensive visual inspection of membrane conditions, seams, penetrations, flashings, perimeter details, drainage behavior, and rooftop equipment. Deterioration patterns, prior repairs, and annotated areas of concern are systematically documented.



Date	Event Type	Magnitude	Duration
October 8, 2024	Wind	60 mph	-
September 26, 2024	Wind	73 mph	-
August 4, 2024	Wind	60 mph	-
January 31, 2024	Hail	1.50 in.	5 min.
October 19, 2022	Hail	60 mph	1.50 in.
September 29, 2022	Wind	60 mph	-
July 16, 2022	Hail	1.25 in.	-
July 16, 2022	Hail	1.25 in.	-
July 16, 2022	Hail	1.25 in.	-

View Complete History... 1



## ACTUAL CUSTOMER

LEGACY SAVED LANDLORD **\$300K**

TARGETED REPAIRS **\$2,500-\$3,000**

FULL REPLACEMENT COST: **\$257,550 - \$386,982**

## IT DELIVERS

Clear separation of cosmetic wear from structural exposure, including early moisture detection.

Defensible documentation that mitigates vendor bias and supports disciplined, long-term capital planning.