



## ROOF PROPOSAL

OCT 04, 2025

We can help you with  
Roofing, Cooling, Heating, Solar,  
Insulation, Windows & Water Treatment

[support@ecosolutionsusa.com](mailto:support@ecosolutionsusa.com) - [Ecosolutionsusa.com](http://Ecosolutionsusa.com)  
(928) 782-1011 - ROC #: 332876, 337967, 337966, 340005

## KACHINA MEDICAL PLAZA C

9282103234

2451 S Avenue A Suite C  
Yuma, AZ  
85364

# INTRODUCTION AND SUMMARY OF FINDINGS - KACHINA SUITE C

EcoEnergy Solutions was contacted by Agustin Jimenez, Director of Operations and Maintenance for Viva Health, to inspect multiple roof leaks at the Kachina Medical Plaza, Building B, Suite C. Our team performed a complete inspection of the flat roof system, which consists of roll roofing with a white reflective coating.

During our inspection, we found intensive damage throughout the entire roof. The roof shows multiple areas of deterioration, including open seams, worn coating, and several active water intrusion points. We also found multiple critical problems that require immediate attention to prevent further interior damage. Additionally, the perimeter flashing around the entire building has been attached incorrectly to the stucco parapet wall, leaving gaps that allow water to penetrate behind the flashing and into the wall system.

Per Mr. Jimenez, there is a possibility that the buildings may be torn down within the next three years. However, to provide flexibility based on future plans, we have prepared three options to address the current roof conditions. These options will allow the facility to manage the roof effectively, whether demolition proceeds as planned or the buildings remain in service for a longer period.

Each option varies in scope, cost, and longevity:

**Option 1:** Targeted repairs to control active leaks and extend the roof's service life short-term.

**Option 2:** Full roof restoration using reinforced coating for a medium-term solution.

**Option 3:** Complete spray foam roof system for long-term waterproofing, insulation, and energy efficiency.

These recommendations are based on the current roof condition, observed water intrusion points, and the goal of offering cost-effective and reliable solutions depending on the building's future plans.

Thank you,  
Fernando Zavala  
EcoEnergy Solutions  
(928) 920-6031  
fernando@ecosolutionsusa.com.



# ABOUT US

**ECOENERGY SOLUTIONS** is a **FULL-SERVICE ENERGY EFFICIENCY COMPANY** in air conditioning, roofing, solar energy, insulation, spray foam, windows, and water treatment. We provide our services to both businesses and residential establishments in **Arizona** and **California**.

**Our team of experts is committed to offering our clients the best options for a more comfortable lifestyle** by enhancing the energy efficiency of their homes or commercial buildings. In conclusion, EcoEnergy Solutions is dedicated to providing our clients with sustainable and eco-friendly solutions that improve comfort, save energy, and reduce their carbon footprint.



**EXPERIENCE**



**CERTIFIED**



**QUALITY ASSURANCE**



**CUSTOMER SATISFACTION**



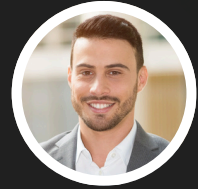
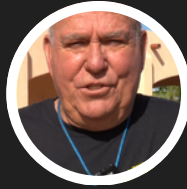
**ECOENERGY  
SOLUTIONS**





# CUSTOMER SATISFACTION

WHAT OUR CLIENTS ARE SAYING ABOUT US?



**I was truly amazed by how quickly they got the job done!** The entire team at EcoEnergy has been incredibly kind and professional throughout the process. Their efficiency, attention to detail, and dedication made the experience smooth and stress-free. I couldn't be more satisfied with the results!

**LETICIA VALDEZ**

## OUR CERTIFICATIONS & LICENSES

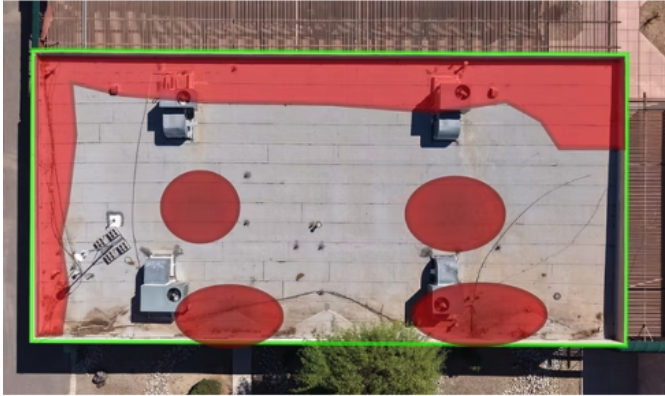


★ ROC 332876   ★ ROC 337967   ★ ROC 337966   ★ ROC 340005   ★ ROC 356402

COOLING • HEATING • DUCT CLEANING • ROOFING • SOLAR • INSULATION • WATER TREATMENT



# ON-SITE INSPECTION PHOTOS



The areas marked in red indicate where we found damage during the interior inspection. After completing the roof inspection, we discovered additional areas with issues and leaks that will be included in our proposal for repair.



We performed an initial walkthrough of the building's interior and found multiple large leaks and ceiling stains throughout the entire facility.



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Reinforce the first six roof rolls near the gutter and scupper areas with 6-inch polyester fabric.

Apply roof coating or mastic over all reinforced seams for a watertight seal.



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Apply roof coating or mastic over all reinforced seams for a watertight seal.



Clean and reseal all roof drains and scupper openings.

Reinforce drain perimeters and scuppers using mastic and fabric to prevent ponding or water intrusion.





Identify and seal all open seams and delaminated roll roofing using three-course mastic with polyester fabric.



Detach, clean, and properly reattach any loose flashing.

Seal all gaps and terminations using compatible sealant to ensure a watertight transition between the roof and wall.



Seal around all rooftop air conditioning units, curbs, and penetrations.

Reseal all pipe flashings and electrical penetrations to prevent water intrusion.



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Reseal all pipe flashings and electrical penetrations to prevent water intrusion.





Inspect and repair any large cracks in the stucco walls adjacent to the roof.



Reinforce drain perimeters and scuppers using mastic and fabric to prevent ponding or water intrusion.



# POLYURETHANE SPRAY ROOFING SYSTEM



**TOP QUALITY**



## POLYURETHANE SPRAY ROOFING SYSTEM

CAN KEEP YOUR HOME COOL, WHEN THE BEAT  
HEAT OF SUMMER HITS, MILLIONS OF AMERICANS  
CRANK UP THE AIR CONDITIONING TO STAY COOL,  
BUT DOING SO CAUSES HOME COOLING COSTS TO  
JUMP UP, WHIT SPRAY FOAM INSULATION FROM  
ECOENERGY SOLUTIONS LOWERING YOUR  
COOLING COSTS AND KEEPING YOUR HOME COOL  
THIS SUMMER WILL BE A BREEZE

## BENEFITS

### BENEFITS

- REDUCES WASTE
- SELF FLASHING
- DURABLE
- LOW MAINTENANCE





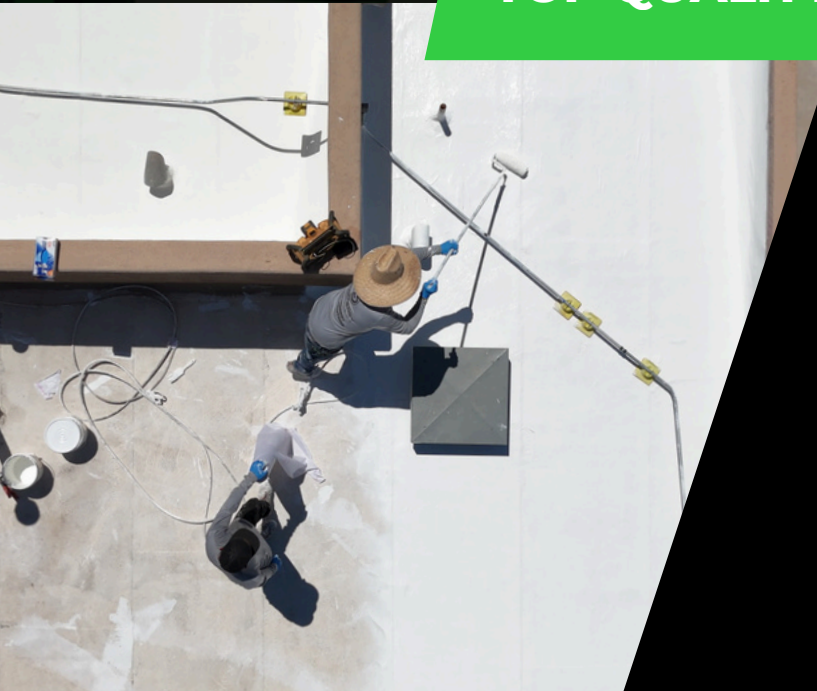






# CRRRC® LISTED HIGHLY ELASTOMERIC COATING

TOP QUALITY



**Extend the life of your roof while improving energy efficiency. Our elastomeric roof coatings from EcoEnergy Solutions** provide exceptional durability, UV stability, and long-lasting protection. With a bright white finish, this coating reflects sunlight, lowering roof temperatures and reducing energy use. Keep your building cooler, cut costs, and protect your investment.

As part of every project, we seal all roofing penetrations and scuppers with fiber-reinforced white mastic for added strength and long-lasting performance.

## BENEFITS

These are the benefits that elastomeric coatings offer you:

- ✓ **Extends roof life**
- ✓ **UV stable and weather resistant**
- ✓ **Bright white surface lowers energy costs**
- ✓ **Seamless protection against leaks**
- ✓ **Penetrations and scuppers sealed with fiber white mastic**
- ✓ **Cost-effective alternative to replacement**
- ✓ **Low maintenance**

## BENEFITS







# ROOF AND STUCCO WALL REPAIRS

## Description

### Site Preparation and Safety

Set up caution tape around the work zone for protection according to OSHA requirements.

Perform a full roof walk to identify and mark all active leaks, open seams, and deteriorated areas.

Clean the roof surface to remove all loose debris, dirt, and existing coating that may interfere with adhesion.

Clear all roof drains, scuppers, and gutters to ensure proper drainage before starting repairs.

### Roof Seams and Laps

Identify all areas with separated seams or delaminated roll roofing.

Apply three-course mastic with fiber-reinforced polyester fabric to all open seams and cracks.

Install 6-inch polyester reinforcement fabric along all laps for the first six roof rolls near the gutter and scupper sections.

Apply topcoat or mastic over all reinforced areas to provide a watertight seal.

### Roof Penetrations and HVAC Equipment

Clean and reseal all penetrations around five rooftop air conditioning units.

Seal all curbs, line sets, conduits, and electrical penetrations with approved roof mastic.

Inspect for and repair any open fasteners or gaps at equipment bases.

Verify continuous watertight seals around all units and flashing transitions.

### Perimeter Flashing Repairs

Inspect the entire roof perimeter flashing where it meets the stucco parapet wall.

Detach, clean, and properly reattach any loose flashing.

Seal all gaps and terminations using compatible sealant to ensure a watertight transition between the roof and wall.

### Drains and Scuppers

Remove debris from all roof drains and scupper outlets.

Reseal drain perimeters with mastic and reinforcement fabric to prevent water intrusion.

Rebuild weak or deteriorated scupper edges using three-course mastic and fabric.

### Stucco Wall Repairs

Inspect and identify large cracks or openings in the exterior stucco walls adjacent to the roof.

Clean and repair cracks using masonry patch or compatible exterior-grade sealant.

Seal wall-to-roof transitions and flashing edges to stop water penetration between the wall and roof.

### Final Roof Tune-Up and Inspection



Perform a complete inspection of all completed repairs.

Spot-seal any minor gaps or pinholes.

Provide before-and-after photos for documentation.

Provide before-and-after photos for documentation.

**Warranty**

1-Year Workmanship Warranty.

1-Year Labor Warranty.

<b>Quote subtotal</b>	\$5,220.00
<b>Total</b>	\$5,220.00

# FULL ROOF RESTORATION

Includes everything from Roof and Stucco Wall Repairs

\$5,220.00

<b>Description</b>
<p>This option provides a complete roof restoration by installing a fully reinforced polyester fabric system with a rubberized acrylic elastomeric coating across the entire roof surface. The restoration process strengthens the existing roof, seals all seams and penetrations, and provides a continuous watertight barrier. This system restores the roof's integrity, enhances its reflectivity, and extends its service life while reducing heat transfer and improving energy efficiency.</p>
<b>Site Preparation and Safety</b>
<p>Set up caution tape around the work zone for protection according to OSHA requirements.</p>
<p>Perform a complete roof walk to identify and mark all active leaks, open seams, and areas with deteriorated coating.</p>
<p>Protect HVAC units, walls, and surrounding areas with drop cloths and coverings during surface preparation and coating.</p>
<p>Clean the entire roof surface using power washing or mechanical cleaning to remove dirt, chalk, and loose material for proper adhesion.</p>
<p>Ensure all roof drains, scuppers, and gutters are cleared for full water flow prior to application</p>
<b>Surface Preparation and Repairs</b>
<p>Inspect the entire roof for damaged or separated seams and make necessary repairs using three-course mastic with polyester reinforcement fabric.</p>
<p>Seal all roof penetrations, flashings, and transitions with compatible roof sealant.</p>
<p>Repair cracks, voids, and minor surface imperfections to create a smooth substrate for coating application.</p>
<p>Allow all repair materials to cure completely before coating installation begins.</p>
<b>Primer Application</b>
<p>Apply an acrylic primer compatible with the existing roof surface and the selected coating system.</p>
<p>Primer will be applied evenly across the entire roof to improve adhesion and ensure consistent coverage.</p>
<p>Allow primer to dry completely before proceeding to fabric installation.</p>
<b>Polyester Reinforced Fabric Installation</b>
<p>Roll out polyester fabric across the entire roof surface in continuous runs, overlapping each sheet by a minimum of 4 inches.</p>
<p>Embed the polyester fabric into a base coat of rubberized acrylic elastomeric coating while wet to ensure full saturation and adhesion.</p>
<p>Smooth and remove any wrinkles, bubbles, or trapped air to maintain a uniform reinforced membrane.</p>
<p>Apply additional base coating at overlaps and details to reinforce the system at transitions, seams, and roof penetrations.</p>
<b>Elastomeric Coating Application</b>
<p>After the fabric layer has cured, apply the first full coat of rubberized acrylic elastomeric coating over the entire roof surface using rollers or spray equipment.</p>

Allow the first coat to fully dry before applying the second coat for complete coverage and durability.

Total combined dry film thickness will meet or exceed manufacturer specifications for long-term weather protection.

Verify uniform color, texture, and thickness across the entire roof.

**Drains, Scuppers, and Penetrations**

Reseal and reinforce all roof drains, scuppers, and penetrations with fabric and coating to ensure a continuous watertight system.

Confirm that all drainage points remain unobstructed and allow for proper water flow.

**Final Inspection and Quality Control**

Conduct a detailed inspection of all coated areas to verify uniform coverage, adhesion, and waterproofing.

Repair any thin spots or imperfections detected during inspection.

Provide before-and-after photos for customer documentation.

**Cleanup and Disposal**

Remove all debris, masking, and empty containers from the job site.

Leave the roof and surrounding areas clean and free of coating residue.

Dispose of all waste materials in accordance with local regulations

**Warranty**

3-Year Labor Warranty

5-Year Workmanship Warranty

10-Year Manufactures Warranty

Quote subtotal	\$18,810.00
Total	\$18,810.00



# SPRAY FOAM ROOF SYSTEM

## Description

This option includes a complete roof restoration using closed-cell spray polyurethane foam applied over the existing roof. The foam creates a seamless, insulated, and waterproof surface that seals all penetrations, fills low areas, and improves drainage. Two coats of elastomeric coating are then applied for UV protection and long-term durability, providing the best insulation, waterproofing, and performance for the building.

## Site Preparation and Safety

- Set up caution tape around the work zone for protection according to OSHA requirements.
- Perform a complete roof walk to identify all penetrations, equipment, and drainage points before work begins.
- Protect all HVAC units, walls, and surrounding areas with coverings to prevent overspray during foam and coating application.
- Clear drains and scuppers to ensure proper water flow and drainage during application.

## Surface Preparation

- Verify that the existing roof surface is clean, dry, and free of contaminants before foam application.
- Mask and protect all non-roof areas, vertical walls, and penetrations to prevent overspray.
- Confirm proper slope and layout for even foam distribution.

## Spray Foam Application

- Apply closed-cell spray polyurethane foam across the entire roof surface at an average thickness of 1 inch.
- Ensure a smooth and even application to create a seamless waterproof membrane that eliminates all seams and joints.
- Build up low areas to improve drainage and ensure positive water flow to drains and scuppers.
- Extend foam up and around all curbs, parapet walls, and penetrations to create a fully sealed

## Elastomeric Coating Application

- After the foam has fully cured, apply two coats of elastomeric coating across the entire roof surface.
- Each coat will be applied at an average coverage rate of 4 gallons per 100 square feet per square for full UV protection and long-term performance.
- Allow sufficient drying time between coats as recommended by the manufacturer.

## Drains, Scuppers, and Penetrations

- Inspect and ensure all drains, scuppers, and penetrations are fully sealed with spray foam and coating.
- Confirm proper water flow and no obstructions after application.

## Final Inspection and Quality Control

- Conduct a full roof inspection to verify foam thickness, coating coverage, and surface uniformity.
- Address any thin areas or imperfections before final sign-off.
- Provide before-and-after photos for documentation and customer records.

**Cleanup and Disposal**

Remove all masking, coverings, and debris from the job site.

Clean surrounding surfaces to ensure no overspray remains.

Dispose of all waste materials in accordance with local regulations.

**Warranty**

5-Year Labor Warranty

5-Year Workmanship Warranty

15-Year Manufacturer’s Warranty

<b>Quote subtotal</b>	\$23,850.00
<b>Total</b>	\$23,850.00

# AUTHORIZATION

<input type="checkbox"/> Roof and Stucco Wall Repairs	\$5,220.00	<b>Name:</b> Kachina Medical Plaza C
<input type="checkbox"/> Full Roof Restoration	\$18,810.00	<b>Address:</b> 2451 S Avenue A Suite C, Yuma, AZ
<input type="checkbox"/> Spray Foam Roof System	\$23,850.00	

Estimates valid for 30 days from date of estimate.

## Customer Comments / Notes

Kachina Medical Plaza C:

Date:

By signing this form I agree to and confirm the following: I certify that I am the registered owner of the above project property, or have the legal permission to authorize the work as stated. I agree to pay the total project price and understand that this work will be completed in accordance with industry best practices.