

Miguel Garcia

JJ Flores Roofing

1/4/2024 | 254 Photos



Casa Ortiz - Roof Inspection Report



Section 1

Roof inspection report for Casa Ortiz - Webb County, The detailed report is attached below.



Roof Inspection Report

December 29, 2023

Roof Inspection report – Casa Ortiz

Location: 915 Zaragoza St., Laredo, Texas 78040

Overview:

Date of inspection: 09/20/23
Roof Area BUR: 5,800 SF
Roof Area Metal: 2,628 SF
Roof Age: Approx. 25-30 years
Weather Conditions: Clear

Observation:

The roof inspection was performed on a historical building with the main roof consisting of a Built-Up-Roof (BUR) system and lower level canopy style roof with a metal roof system. The BUR roof system is composed of several layers of bitumen asphalt, along with insulation, multiple ply sheets, a base layer, and a cap sheet embedded with granules. The BUR roof system is attached to the roof deck which consists of either wood, metal, or concrete that was installed using a mopped down technique. The BUR roof system sits on three different roof sections and each section is on a different elevation. The roof exhibits a slope of $\frac{1}{2}$ " inch per foot, directing water towards existing gutters and downspouts, flashing is installed around roof penetrations, walls, and AC units. The metal roof system consists of corrugated and standing seam metal panels constructed from 24-Gauge metal that are fastened to the underlying structure using sheet metal screws equipped with neoprene rubber washers that are driven through the panels and into the roof deck. Each panel measures 36" in width and averages approximately 10 feet in length. The roof exhibits a slope of 3" per foot and terminates at the eaves of the canopy.

Roof Inspection Report Findings:

Built-Up-Roof System:

The Built-Up-Roof (BUR) system displays extensive wear and considerable deterioration throughout. Alligator skin patterns, roof blisters, and the separation of numerous joints and seams were observed. Additionally, the counter flashing is coming apart, certain parapet walls exhibit cracks, and flashing surrounding the air conditioning ducts that penetrate the roof is showing signs of failure. This situation leaves the roof susceptible to potential damage from wind and adverse weather conditions, thereby compromising its ability to prevent the infiltration of water and moisture.

Metal Roof Panels:

The Metal Roof system displays extensive wear and some deterioration, buckling or waviness of some panels was observed throughout, evidence of rusting was also observed, loose metal fasteners along with deteriorated sealing washers were also identified-this may pose a risk of panel dislodgment and may compromise the stability of the roof structure.

Gutters & Downspouts:

The gutter system shows indications of severe rust and paint peeling on several sections. The overall structural integrity and functional performance of the gutter system within the roofing assembly is in poor condition.

Conclusion:

The roof assessment reveals extensive wear, deterioration, and structural concerns with both the Built-Up-Roof (BUR) system and the metal roofing. The Alligator skin patterns, missing granules, and compromised joints on the BUR system, along with buckling, rusting, and loose fasteners on the metal roofing, require immediate attention. The compromised flashings and potential water infiltration further contribute to the urgency.

Recommendations:

- *Immediate repairs are recommended for the BUR system, including addressing the alligator patterns, repairing seams, and replacing damaged flashings.*
- *Urgent repairs are recommended for the metal roofing, addressing the buckling, rusting, and securing or replacing the metal fasteners.*
- *Consideration for a complete roof replacement or restoration may be necessary based on the extent of the observed issues.*

If you have any questions or concerns regarding the roof inspection report, feel free to contact me at 956-722-7688 or at 956-763-6004.

Sincerely,

*Robert Martinez
JJ Flores Roofing
1810 Aguila Azteca Dr.
Laredo, Texas 78043
956-722-7688
956-763-6004*



Front of building

Project: Casa Ortiz
Date: 12/29/2023, 10:25am
Creator: Miguel Garcia



Debris on roof

Project: Casa Ortiz
Date: 12/29/2023, 10:26am
Creator: Miguel Garcia



Punctures on membrane

Project: Casa Ortiz
Date: 12/29/2023, 10:26am
Creator: Miguel Garcia



Debris on roof

Project: Casa Ortiz
Date: 12/29/2023, 10:26am
Creator: Miguel Garcia



Blister on roof membrane

Project: Casa Ortiz
Date: 12/29/2023, 10:26am
Creator: Miguel Garcia



Debris on roof

Project: Casa Ortiz
Date: 12/29/2023, 10:26am
Creator: Miguel Garcia



Rust observed on gutter

Project: Casa Ortiz
Date: 12/29/2023, 10:27am
Creator: Miguel Garcia



Rust observed

Project: Casa Ortiz
Date: 12/29/2023, 10:27am
Creator: Miguel Garcia



Debris on roof

Project: Casa Ortiz
Date: 12/29/2023, 10:27am
Creator: Miguel Garcia



Rust observed

Project: Casa Ortiz
Date: 12/29/2023, 10:28am
Creator: Miguel Garcia



Severe wear & tear on roofing membrane

Project: Casa Ortiz
Date: 12/29/2023, 10:30am
Creator: Miguel Garcia



Severe wear & tear on roofing membrane

Project: Casa Ortiz
Date: 12/29/2023, 10:30am
Creator: Miguel Garcia

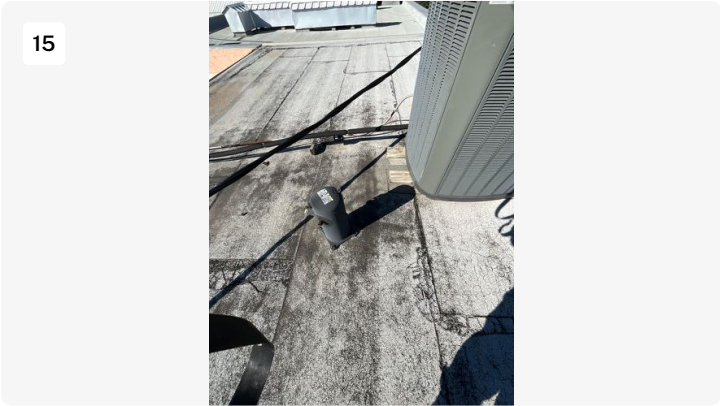


Ponding water stains observed

Project: Casa Ortiz
Date: 12/29/2023, 10:30am
Creator: Miguel Garcia



Project: Casa Ortiz
Date: 12/29/2023, 10:30am
Creator: Miguel Garcia



Alligator skin and discoloration present on BUR membrane

Project: Casa Ortiz
Date: 12/29/2023, 10:30am
Creator: Miguel Garcia



BUR membrane coming undone

Project: Casa Ortiz
Date: 12/29/2023, 10:30am
Creator: Miguel Garcia



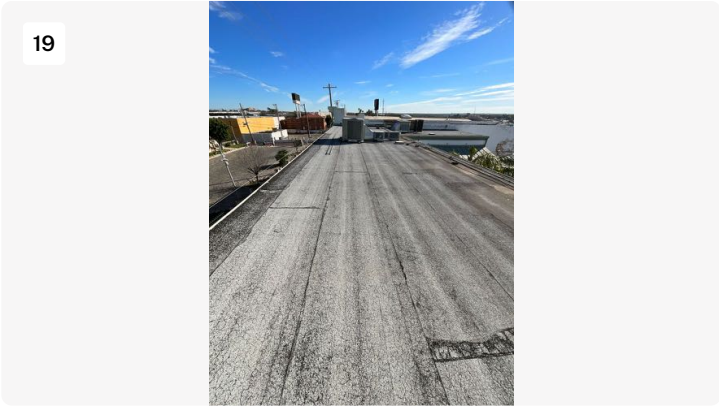
BUR membrane coming undone

Project: Casa Ortiz
Date: 12/29/2023, 10:31am
Creator: Miguel Garcia



BUR membrane is detaching and coming undone

Project: Casa Ortiz
Date: 12/29/2023, 10:31am
Creator: Miguel Garcia



Discoloration of BUR membrane observed

Project: Casa Ortiz
Date: 12/29/2023, 10:31am
Creator: Miguel Garcia



BUR membrane severely worn is observed

Project: Casa Ortiz
Date: 12/29/2023, 10:31am
Creator: Miguel Garcia



Base flashing coming undone

Project: Casa Ortiz
Date: 12/29/2023, 10:31am
Creator: Miguel Garcia



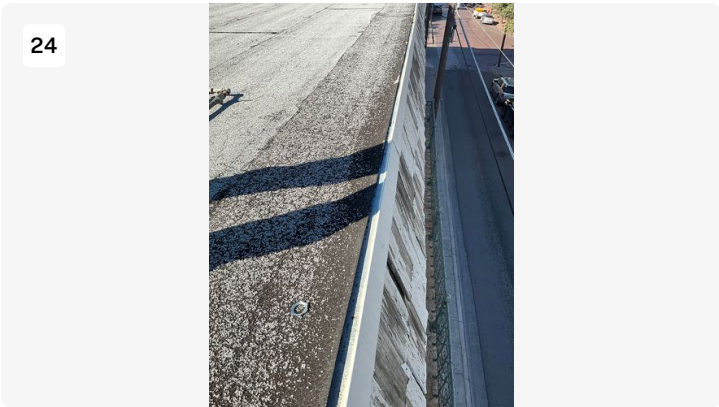
BUR membrane coming apart at roof edge/gutter transition

Project: Casa Ortiz
Date: 12/29/2023, 10:31am
Creator: Miguel Garcia



BUR membrane coming apart at roof edge/gutter transition

Project: Casa Ortiz
Date: 12/29/2023, 10:31am
Creator: Miguel Garcia



BUR membrane coming apart at roof edge

Project: Casa Ortiz
Date: 12/29/2023, 10:31am
Creator: Miguel Garcia



Poorly installed AV vent penetration, correct flashing re-
quired

Project: Casa Ortiz
Date: 12/29/2023, 10:32am
Creator: Miguel Garcia



Discoloration, water ponding stains, and severely worn
BUR membrane observed

Project: Casa Ortiz
Date: 12/29/2023, 10:32am
Creator: Miguel Garcia



BUR membrane, gutter, and SS metal overview

Project: Casa Ortiz
Date: 12/29/2023, 10:32am
Creator: Miguel Garcia



AC duct penetration observed with previous repair mate-
rial

Project: Casa Ortiz
Date: 12/29/2023, 10:32am
Creator: Miguel Garcia



AC duct penetration observed with previous repair material

Project: Casa Ortiz
Date: 12/29/2023, 10:32am
Creator: Miguel Garcia



AC duct penetration observed with previous repair material

Project: Casa Ortiz
Date: 12/29/2023, 10:32am
Creator: Miguel Garcia



AC duct penetration observed with previous repair material

Project: Casa Ortiz
Date: 12/29/2023, 10:32am
Creator: Miguel Garcia



Broken and disconnected PVC pipes

Project: Casa Ortiz
Date: 12/29/2023, 10:32am
Creator: Miguel Garcia



Alligator skin observed

Project: Casa Ortiz
Date: 12/29/2023, 10:32am
Creator: Miguel Garcia



Overview of section of roof with severe wear & tear

Project: Casa Ortiz
Date: 12/29/2023, 10:33am
Creator: Miguel Garcia



BUR membrane coming apart at roof penetration

Project: Casa Ortiz
Date: 12/29/2023, 10:33am
Creator: Miguel Garcia



BUR membrane coming apart at roof penetration

Project: Casa Ortiz
Date: 12/29/2023, 10:33am
Creator: Miguel Garcia



BUR membrane coming apart at roof penetration

Project: Casa Ortiz
Date: 12/29/2023, 10:33am
Creator: Miguel Garcia



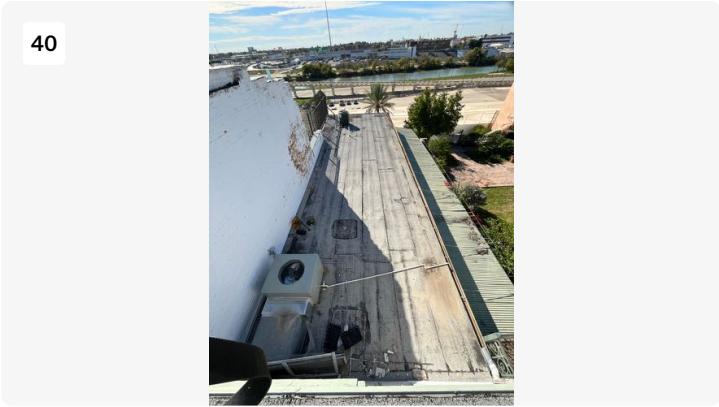
Roof blisters on BUR membrane

Project: Casa Ortiz
Date: 12/29/2023, 10:34am
Creator: Miguel Garcia



Voids at seams/joints of BUR membrane

Project: Casa Ortiz
Date: 12/29/2023, 10:37am
Creator: Miguel Garcia



Overview of lower section of BUR membrane

Project: Casa Ortiz
Date: 12/29/2023, 10:38am
Creator: Miguel Garcia



Previous repairs observed on BUR membrane

Project: Casa Ortiz
Date: 12/29/2023, 10:38am
Creator: Miguel Garcia



Discoloration and severe wear & tear on BUR membrane observed

Project: Casa Ortiz
Date: 12/29/2023, 10:38am
Creator: Miguel Garcia



Lower section roof with window screen open

Project: Casa Ortiz
Date: 12/29/2023, 10:38am
Creator: Miguel Garcia



Roof blister observed on BUR membrane

Project: Casa Ortiz
Date: 12/29/2023, 10:39am
Creator: Miguel Garcia



Severe wear & tear observed on BUR membrane, additionally there is paint peeling & cracking from the parapet wall

Project: Casa Ortiz
Date: 12/29/2023, 10:39am
Creator: Miguel Garcia



Alligator skin and discoloration observed throughout BUR membrane

Project: Casa Ortiz
Date: 12/29/2023, 10:40am
Creator: Miguel Garcia



BUR membrane is detaching at the seams/joints

Project: Casa Ortiz
Date: 12/29/2023, 10:40am
Creator: Miguel Garcia



Discoloration, missing granules, and seams detaching are observed

Project: Casa Ortiz
Date: 12/29/2023, 10:40am
Creator: Miguel Garcia



Discoloration, missing granules, and seams detaching are observed

Project: Casa Ortiz
Date: 12/29/2023, 10:40am
Creator: Miguel Garcia



Parapet wall cracking & peeling, BUR membrane is severely worn and degraded observed

Project: Casa Ortiz
Date: 12/29/2023, 10:40am
Creator: Miguel Garcia



Cracks & splits on BUR membrane, AC unit repair material is coming undone

Project: Casa Ortiz
Date: 12/29/2023, 10:40am
Creator: Miguel Garcia



Roof blister on BUR membrane is observed

Project: Casa Ortiz
Date: 12/29/2023, 10:41am
Creator: Miguel Garcia



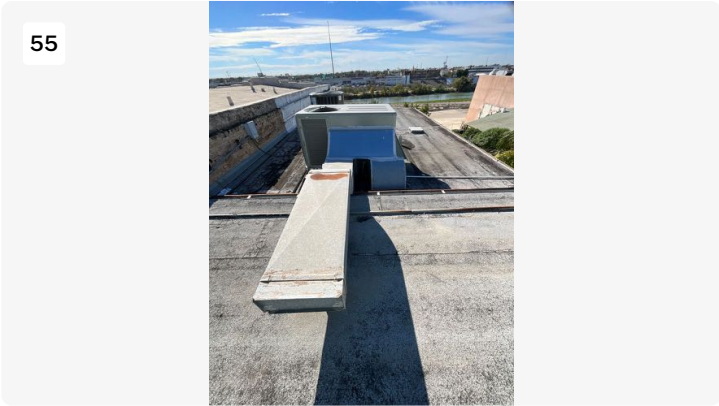
BUR membrane is coming undone

Project: Casa Ortiz
Date: 12/29/2023, 10:42am
Creator: Miguel Garcia



BUR membrane is cracking & tearing

Project: Casa Ortiz
Date: 12/29/2023, 10:42am
Creator: Miguel Garcia



AC unit overview

Project: Casa Ortiz
Date: 12/29/2023, 10:42am
Creator: Miguel Garcia



AC unit overview

Project: Casa Ortiz
Date: 12/29/2023, 10:42am
Creator: Miguel Garcia



Counter flashing is detaching from parapet wall due to missing fasteners

Project: Casa Ortiz
Date: 12/29/2023, 10:43am
Creator: Miguel Garcia



Cracks on parapet wall

Project: Casa Ortiz
Date: 12/29/2023, 10:43am
Creator: Miguel Garcia



BUR membrane is detaching and coming undone at the base

Project: Casa Ortiz
Date: 12/29/2023, 10:43am
Creator: Miguel Garcia



BUR membrane is detaching at the base, in addition the parapet wall is severely peeling & cracking

Project: Casa Ortiz
Date: 12/29/2023, 10:43am
Creator: Miguel Garcia



Exposed brick wall along with a excessive amount of trash and debris

Project: Casa Ortiz
Date: 12/29/2023, 10:48am
Creator: Miguel Garcia



Exposed brick wall along with a excessive amount of trash and debris

Project: Casa Ortiz
Date: 12/29/2023, 10:48am
Creator: Miguel Garcia



Exposed brick wall along with a excessive amount of trash and debris

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Date: 12/29/2023, 10:48am
Creator: Miguel Garcia



Counter flashing is detaching from the brick wall

Project: Casa Ortiz
Date: 12/29/2023, 10:48am
Creator: Miguel Garcia



Severe discoloration, loss of granules, worn & degraded, in addition to the BUR membrane detaching from under the counter flashing

Project: Casa Ortiz
Date: 12/29/2023, 10:48am
Creator: Miguel Garcia



Severe discoloration, loss of granules, worn & degraded, in addition to the BUR membrane detaching from under the counter flashing

Project: Casa Ortiz
Date: 12/29/2023, 10:48am
Creator: Miguel Garcia



Severe discoloration, loss of granules, worn & degraded, in addition to the BUR membrane detaching from under the counter flashing

Project: Casa Ortiz
Date: 12/29/2023, 10:48am
Creator: Miguel Garcia



Severe discoloration, loss of granules, worn & degraded, in addition to the BUR membrane detaching from under the counter flashing - Counter flashing is detaching as well

Project: Casa Ortiz
Date: 12/29/2023, 10:49am
Creator: Miguel Garcia



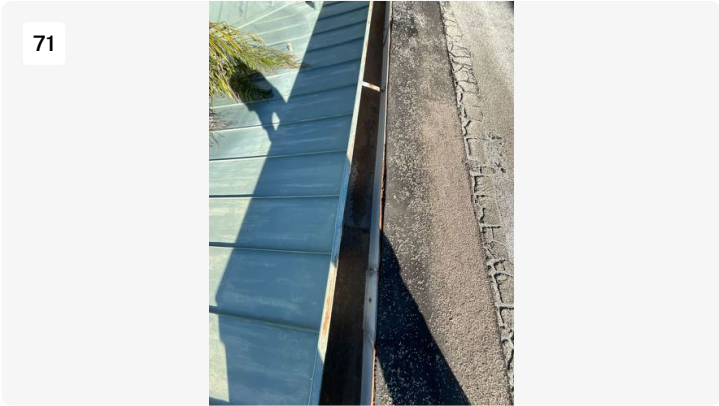
BUR membrane is degraded to the point of failure at the roof edges, part of the membrane have fallen off or disintegrated

Project: Casa Ortiz
Date: 12/29/2023, 10:49am
Creator: Miguel Garcia



BUR membrane coming apart and undone at the roof edge & gutter transition

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BUR membrane coming apart and undone at the roof edge & gutter transition

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Creator: Miguel Garcia



BUR membrane coming apart and undone at the roof edge & gutter transition

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AC ducts with repair material observed

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Date: 12/29/2023, 10:50am
Creator: Miguel Garcia



Overview of SS metal roof

Project: Casa Ortiz
Date: 12/29/2023, 10:50am
Creator: Miguel Garcia



Clogged outlets, and no pipe flashing installed is observed on SS metal roof

Project: Casa Ortiz
Date: 12/29/2023, 10:50am
Creator: Miguel Garcia



Cracking & peeling at parapet wall observed

Project: Casa Ortiz
Date: 12/29/2023, 10:50am
Creator: Miguel Garcia



Previous repair material is observed

Project: Casa Ortiz
Date: 12/29/2023, 10:50am
Creator: Miguel Garcia



Overview of SS metal roof

Project: Casa Ortiz
Date: 12/29/2023, 10:51am
Creator: Miguel Garcia



Voids on counter flashing sealant

Project: Casa Ortiz
Date: 12/29/2023, 10:51am
Creator: Miguel Garcia



Voids on counter flashing sealant

Project: Casa Ortiz
Date: 12/29/2023, 10:51am
Creator: Miguel Garcia



Voids on counter flashing sealant

Project: Casa Ortiz
Date: 12/29/2023, 10:51am
Creator: Miguel Garcia



Voids on counter flashing sealant

Project: Casa Ortiz
Date: 12/29/2023, 10:51am
Creator: Miguel Garcia



Fasteners coming undone and loose at counter flashing

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Date: 12/29/2023, 10:51am
Creator: Miguel Garcia



Voids on counter flashing sealant

Project: Casa Ortiz
Date: 12/29/2023, 10:51am
Creator: Miguel Garcia



Cracks on parapet wall at SS metal section

Project: Casa Ortiz
Date: 12/29/2023, 10:51am
Creator: Miguel Garcia



Voids on counter flashing sealant

Project: Casa Ortiz
Date: 12/29/2023, 10:51am
Creator: Miguel Garcia



Cracks on parapet wall at SS metal section

Project: Casa Ortiz
Date: 12/29/2023, 10:51am
Creator: Miguel Garcia



Cracks on parapet wall at SS metal section

Project: Casa Ortiz
Date: 12/29/2023, 10:52am
Creator: Miguel Garcia



Cracks on parapet wall at SS metal section

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Date: 12/29/2023, 10:52am
Creator: Miguel Garcia



Cracks on parapet wall at SS metal section

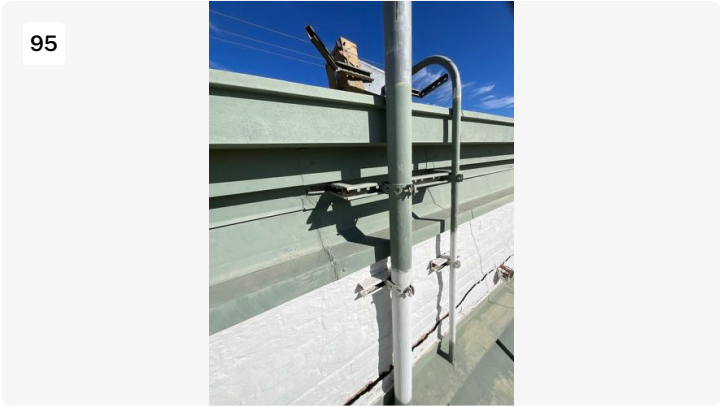
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Creator: Miguel Garcia



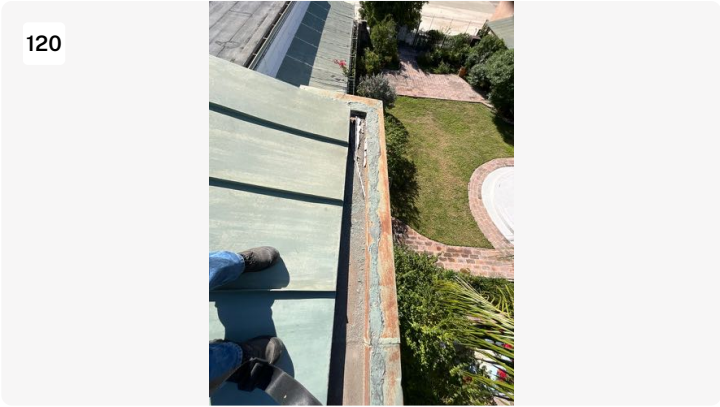
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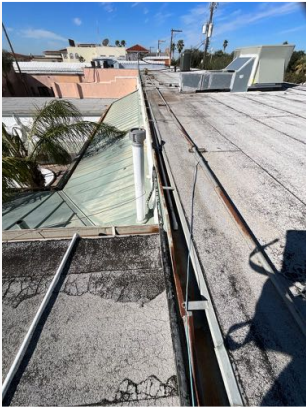


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Project: Casa Ortiz
Date: 12/29/2023, 10:56am
Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 10:56am
Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 10:56am
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Creator: Miguel Garcia

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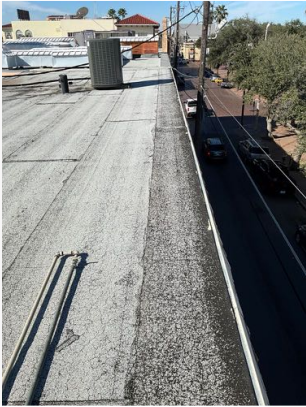
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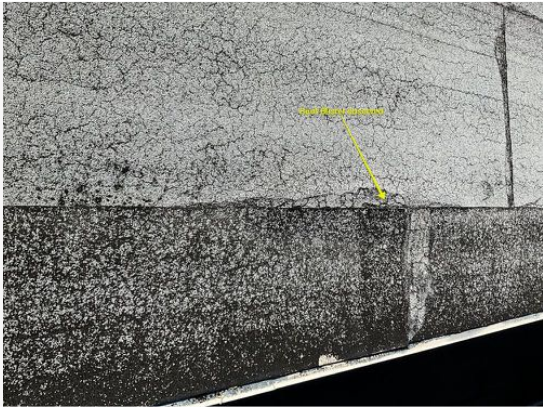
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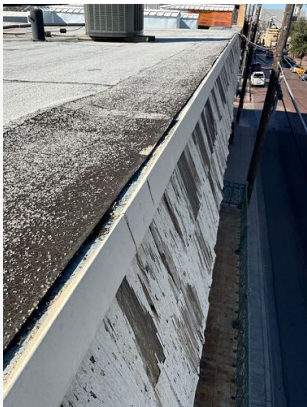
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Date: 12/29/2023, 10:57am
Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 10:57am
Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 10:58am
Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 10:58am
Creator: Miguel Garcia

132



Project: Casa Ortiz
Date: 12/29/2023, 10:58am
Creator: Miguel Garcia

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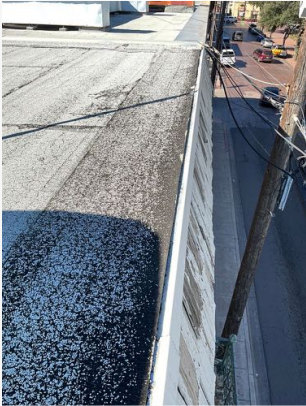
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Date: 12/29/2023, 10:58am
Creator: Miguel Garcia

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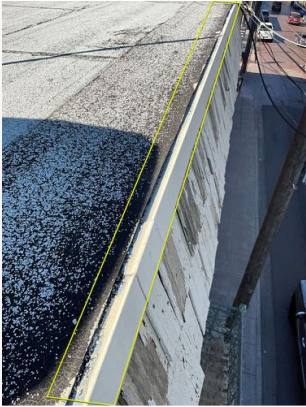
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Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 10:58am
Creator: Miguel Garcia

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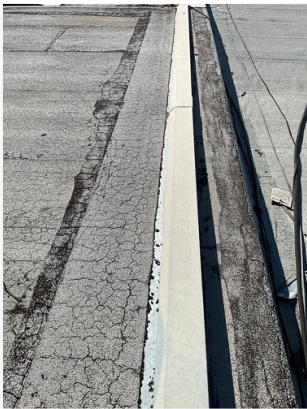
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Project: Casa Ortiz
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Project: Casa Ortiz
Date: 12/29/2023, 10:59am
Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 10:59am
Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 10:59am
Creator: Miguel Garcia



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Date: 12/29/2023, 10:59am
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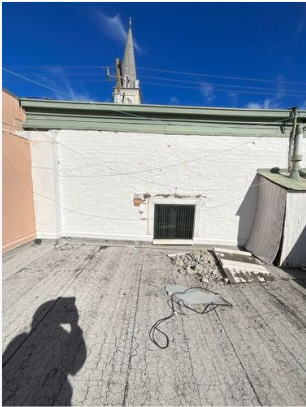
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Date: 12/29/2023, 11:02am
Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 11:02am
Creator: Miguel Garcia

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Project: Casa Ortiz
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Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 11:02am
Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 11:02am
Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 11:02am
Creator: Miguel Garcia

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Project: Casa Ortiz
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Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 11:03am
Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 11:03am
Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 11:03am
Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 11:03am
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Project: Casa Ortiz
Date: 12/29/2023, 11:03am
Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 11:03am
Creator: Miguel Garcia

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Project: Casa Ortiz
Date: 12/29/2023, 11:03am
Creator: Miguel Garcia

159



Project: Casa Ortiz
Date: 12/29/2023, 11:03am
Creator: Miguel Garcia

160



Project: Casa Ortiz
Date: 12/29/2023, 11:03am
Creator: Miguel Garcia





169



Project: Casa Ortiz
Date: 12/29/2023, 11:04am
Creator: Miguel Garcia

170



Project: Casa Ortiz
Date: 12/29/2023, 11:04am
Creator: Miguel Garcia

171



Project: Casa Ortiz
Date: 12/29/2023, 11:04am
Creator: Miguel Garcia

172



Project: Casa Ortiz
Date: 12/29/2023, 11:05am
Creator: Miguel Garcia

173



Project: Casa Ortiz
Date: 12/29/2023, 11:05am
Creator: Miguel Garcia

174



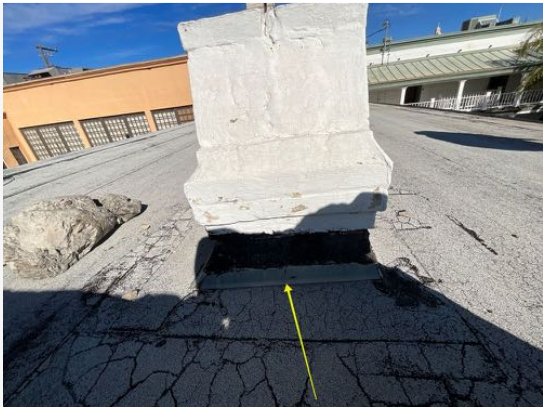
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Date: 12/29/2023, 11:05am
Creator: Miguel Garcia

175



Project: Casa Ortiz
Date: 12/29/2023, 11:05am
Creator: Miguel Garcia

176



Project: Casa Ortiz
Date: 12/29/2023, 11:05am
Creator: Miguel Garcia

177



Project: Casa Ortiz
Date: 12/29/2023, 11:05am
Creator: Miguel Garcia

178



Project: Casa Ortiz
Date: 12/29/2023, 11:05am
Creator: Miguel Garcia

179



Project: Casa Ortiz
Date: 12/29/2023, 11:05am
Creator: Miguel Garcia

180



Project: Casa Ortiz
Date: 12/29/2023, 11:05am
Creator: Miguel Garcia

181



Project: Casa Ortiz
Date: 12/29/2023, 11:05am
Creator: Miguel Garcia

182



Project: Casa Ortiz
Date: 12/29/2023, 11:06am
Creator: Miguel Garcia

183



Project: Casa Ortiz
Date: 12/29/2023, 11:06am
Creator: Miguel Garcia

184



Project: Casa Ortiz
Date: 12/29/2023, 11:06am
Creator: Miguel Garcia

185



Project: Casa Ortiz
Date: 12/29/2023, 11:06am
Creator: Miguel Garcia

186



Project: Casa Ortiz
Date: 12/29/2023, 11:06am
Creator: Miguel Garcia

187



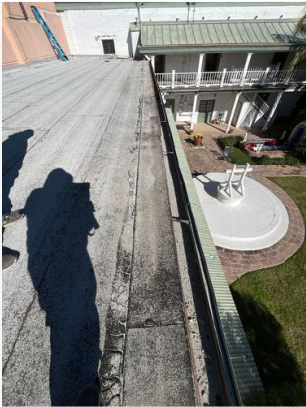
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Date: 12/29/2023, 11:06am
Creator: Miguel Garcia

188



Project: Casa Ortiz
Date: 12/29/2023, 11:06am
Creator: Miguel Garcia

189



Project: Casa Ortiz
Date: 12/29/2023, 11:06am
Creator: Miguel Garcia

190



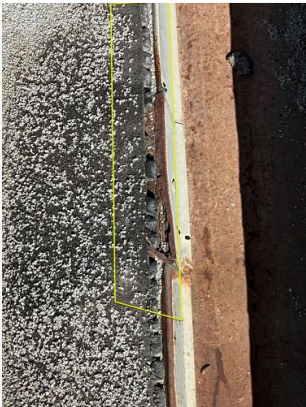
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Date: 12/29/2023, 11:06am
Creator: Miguel Garcia

191



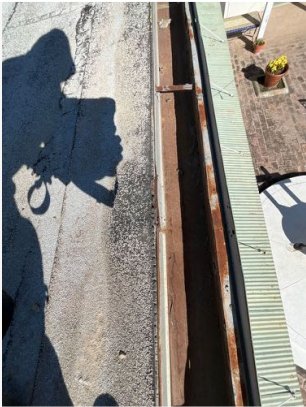
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Date: 12/29/2023, 11:07am
Creator: Miguel Garcia

192



Project: Casa Ortiz
Date: 12/29/2023, 11:07am
Creator: Miguel Garcia

193



Project: Casa Ortiz
Date: 12/29/2023, 11:07am
Creator: Miguel Garcia

194



Project: Casa Ortiz
Date: 12/29/2023, 11:07am
Creator: Miguel Garcia

195



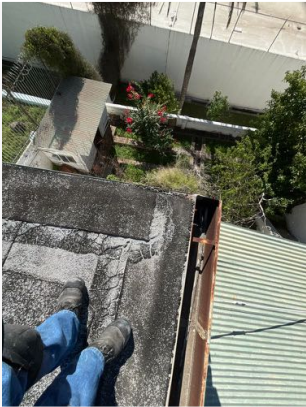
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Date: 12/29/2023, 11:07am
Creator: Miguel Garcia

196



Project: Casa Ortiz
Date: 12/29/2023, 11:11am
Creator: Miguel Garcia

197



Project: Casa Ortiz
Date: 12/29/2023, 11:11am
Creator: Miguel Garcia

198



Project: Casa Ortiz
Date: 12/29/2023, 11:11am
Creator: Miguel Garcia

199



Project: Casa Ortiz
Date: 12/29/2023, 11:11am
Creator: Miguel Garcia

200



Project: Casa Ortiz
Date: 12/29/2023, 11:11am
Creator: Miguel Garcia

201



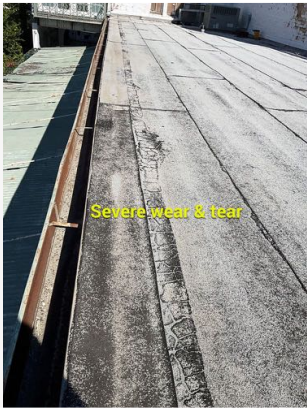
Project: Casa Ortiz
Date: 12/29/2023, 11:12am
Creator: Miguel Garcia

202



Project: Casa Ortiz
Date: 12/29/2023, 11:12am
Creator: Miguel Garcia

203



Project: Casa Ortiz
Date: 12/29/2023, 11:12am
Creator: Miguel Garcia

204



Project: Casa Ortiz
Date: 12/29/2023, 11:12am
Creator: Miguel Garcia

205



Project: Casa Ortiz
Date: 12/29/2023, 11:12am
Creator: Miguel Garcia

206



Project: Casa Ortiz
Date: 12/29/2023, 11:12am
Creator: Miguel Garcia

207



Project: Casa Ortiz
Date: 12/29/2023, 11:12am
Creator: Miguel Garcia

208



Project: Casa Ortiz
Date: 12/29/2023, 11:12am
Creator: Miguel Garcia

209



Project: Casa Ortiz
Date: 12/29/2023, 11:12am
Creator: Miguel Garcia

210



Project: Casa Ortiz
Date: 12/29/2023, 11:12am
Creator: Miguel Garcia

211



Project: Casa Ortiz
Date: 12/29/2023, 11:12am
Creator: Miguel Garcia

212



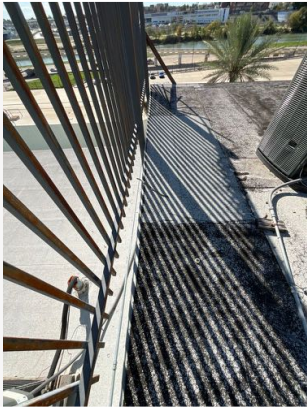
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Date: 12/29/2023, 11:13am
Creator: Miguel Garcia

213



Project: Casa Ortiz
Date: 12/29/2023, 11:13am
Creator: Miguel Garcia

214



Project: Casa Ortiz
Date: 12/29/2023, 11:13am
Creator: Miguel Garcia

215



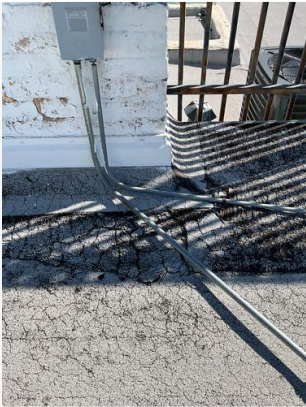
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Date: 12/29/2023, 11:13am
Creator: Miguel Garcia

216



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Date: 12/29/2023, 11:13am
Creator: Miguel Garcia

217



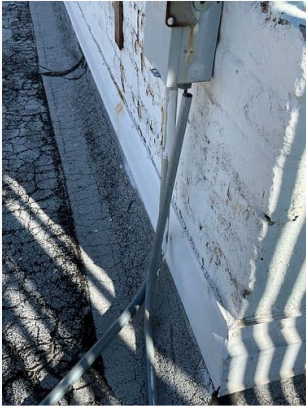
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Date: 12/29/2023, 11:13am
Creator: Miguel Garcia

218



Project: Casa Ortiz
Date: 12/29/2023, 11:13am
Creator: Miguel Garcia

219



Project: Casa Ortiz
Date: 12/29/2023, 11:13am
Creator: Miguel Garcia

220



Project: Casa Ortiz
Date: 12/29/2023, 11:13am
Creator: Miguel Garcia

221



Project: Casa Ortiz
Date: 12/29/2023, 11:14am
Creator: Miguel Garcia

222



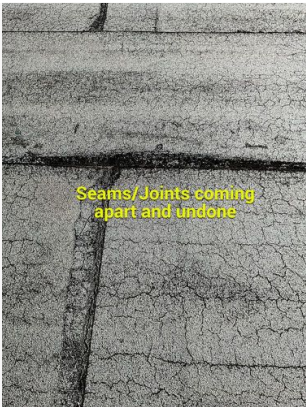
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Date: 12/29/2023, 11:14am
Creator: Miguel Garcia

223



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Date: 12/29/2023, 11:14am
Creator: Miguel Garcia

224



Project: Casa Ortiz
Date: 12/29/2023, 11:14am
Creator: Miguel Garcia

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Date: 12/29/2023, 11:14am
Creator: Miguel Garcia

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Date: 12/29/2023, 11:14am
Creator: Miguel Garcia

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Creator: Miguel Garcia

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Date: 12/29/2023, 11:14am
Creator: Miguel Garcia

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Date: 12/29/2023, 11:14am
Creator: Miguel Garcia

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Date: 12/29/2023, 11:14am
Creator: Miguel Garcia

231



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Date: 12/29/2023, 11:14am
Creator: Miguel Garcia

232



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Date: 12/29/2023, 11:15am
Creator: Miguel Garcia

233



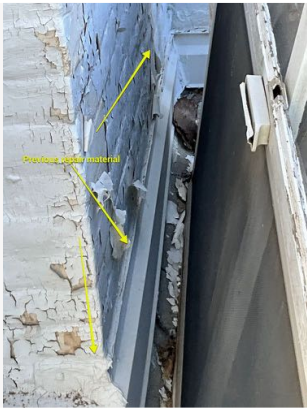
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Date: 12/29/2023, 11:15am
Creator: Miguel Garcia

234



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Date: 12/29/2023, 11:15am
Creator: Miguel Garcia

235



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Creator: Miguel Garcia

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Creator: Miguel Garcia

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Creator: Miguel Garcia

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Date: 12/29/2023, 11:15am
Creator: Miguel Garcia

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Date: 12/29/2023, 11:15am
Creator: Miguel Garcia

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Date: 12/29/2023, 11:15am
Creator: Miguel Garcia

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Date: 12/29/2023, 11:15am
Creator: Miguel Garcia

242



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Date: 12/29/2023, 11:23am
Creator: Miguel Garcia

243



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Date: 12/29/2023, 11:23am
Creator: Miguel Garcia

244



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Date: 12/29/2023, 11:23am
Creator: Miguel Garcia

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Date: 12/29/2023, 11:23am
Creator: Miguel Garcia

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Date: 12/29/2023, 11:23am
Creator: Miguel Garcia

247



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Date: 12/29/2023, 11:23am
Creator: Miguel Garcia

248



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Date: 12/29/2023, 11:24am
Creator: Miguel Garcia

249



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Date: 12/29/2023, 11:24am
Creator: Miguel Garcia

250



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Date: 12/29/2023, 11:24am
Creator: Miguel Garcia

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Date: 12/29/2023, 11:24am
Creator: Miguel Garcia

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Date: 12/29/2023, 11:24am
Creator: Miguel Garcia

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Date: 12/29/2023, 11:24am
Creator: Miguel Garcia

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Date: 12/29/2023, 11:24am
Creator: Miguel Garcia