

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

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December 29, 2023

Roof Inspection report – Casa Ortiz

Location: 915 Zaragoza St., Laredo, Texas 78040

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### **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 ½" 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.



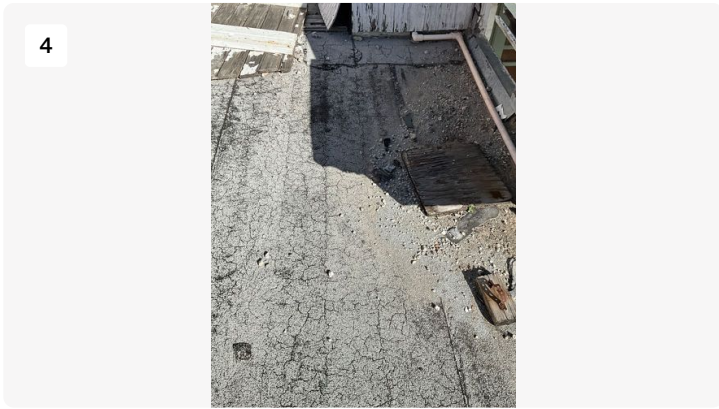
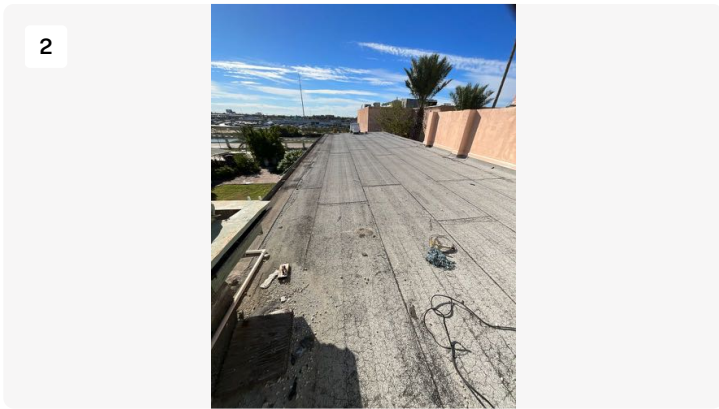
## **Recommendations:**

- *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,

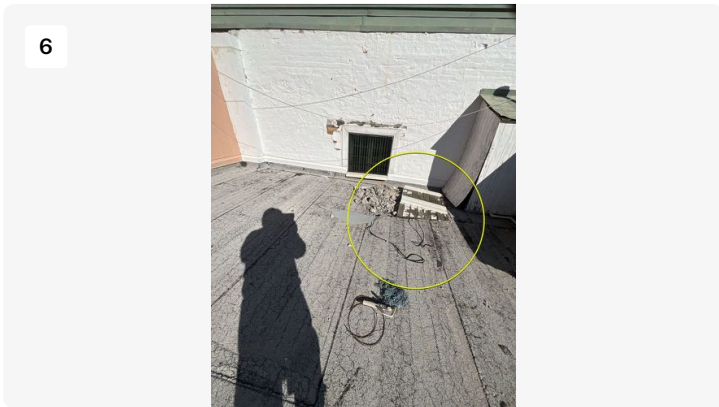
*Robert Martinez  
JJ Flores Roofing  
1810 Aguila Azteca Dr.  
Laredo, Texas 78043  
956-722-7688  
956-763-6004*





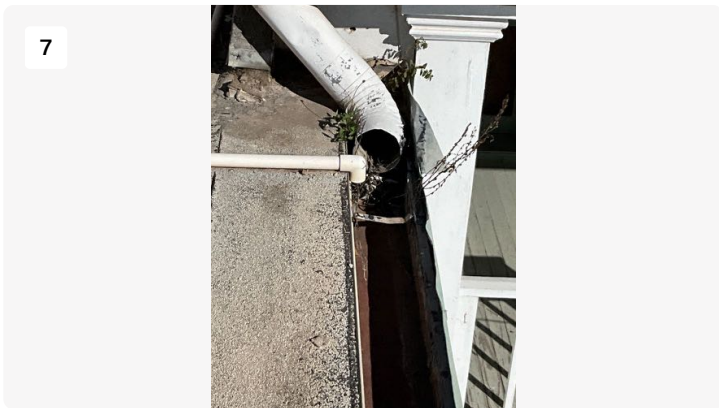
**Blister on roof membrane**

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



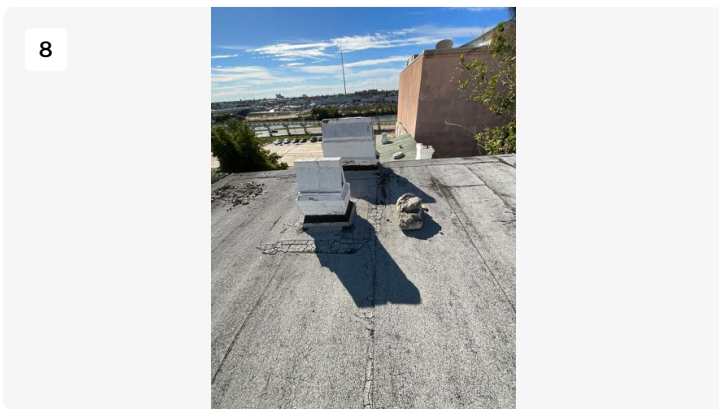
**Debris on roof**

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



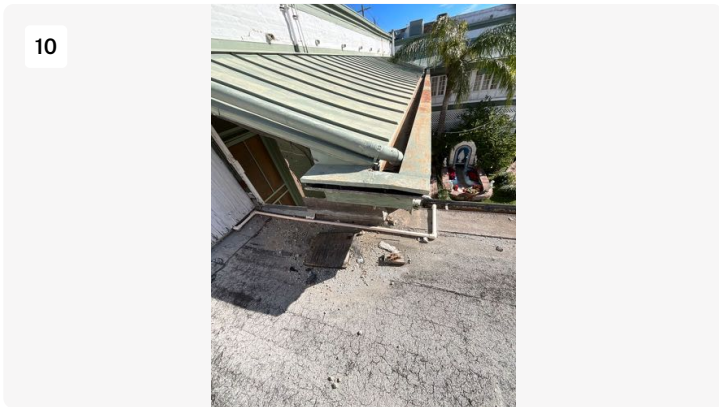
**Rust observed**

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



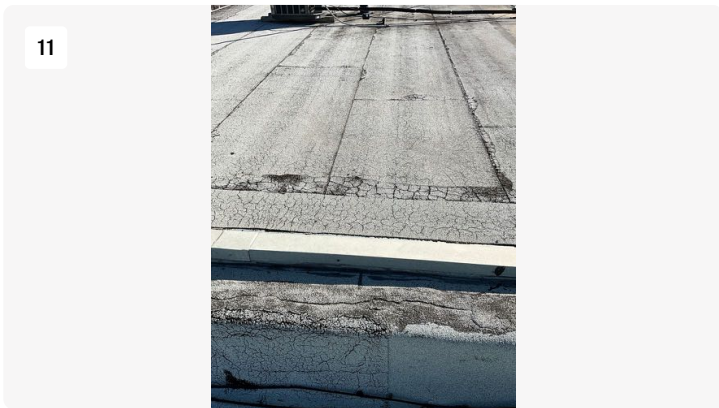
Debris on roof

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

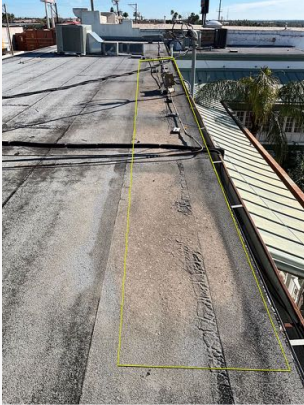


Severe wear & tear on roofing membrane

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



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Ponding water stains observed

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

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

15



Alligator skin and discoloration present on BUR membrane

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

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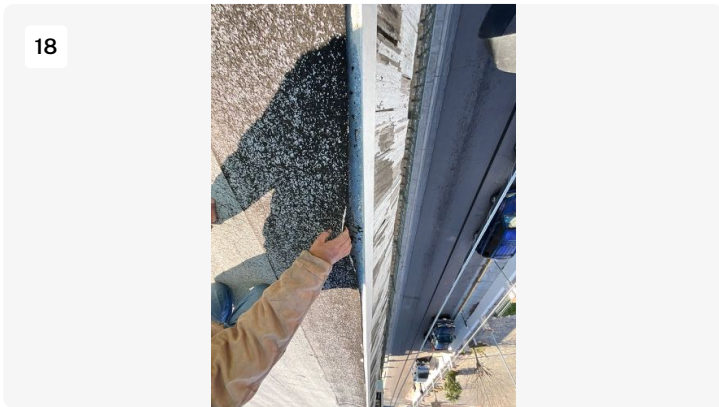
BUR membrane coming undone

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



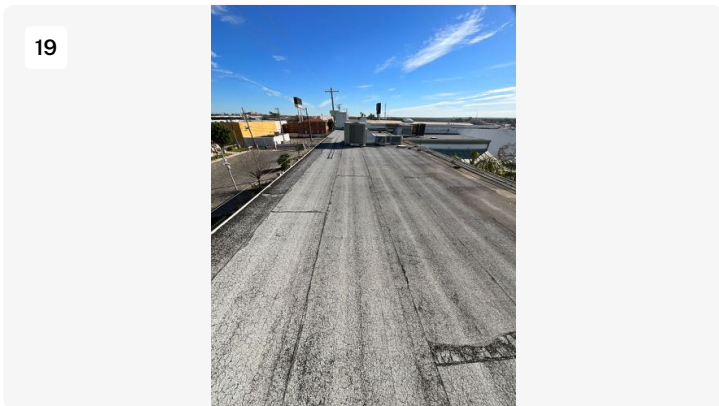
BUR membrane coming undone

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



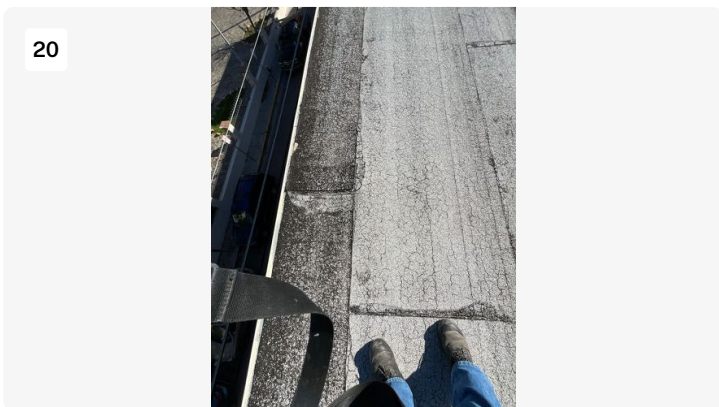
BUR membrane is detaching and coming undone

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



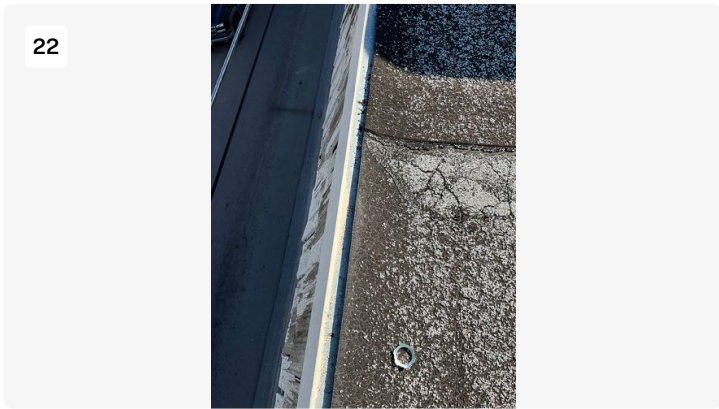
BUR membrane severely worn is observed

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



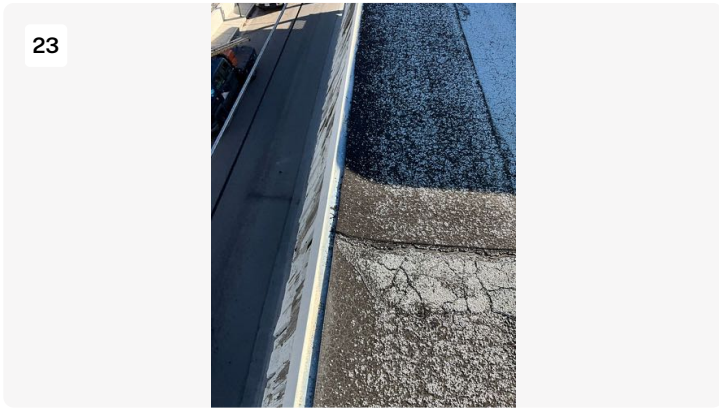
Base flashing coming undone

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



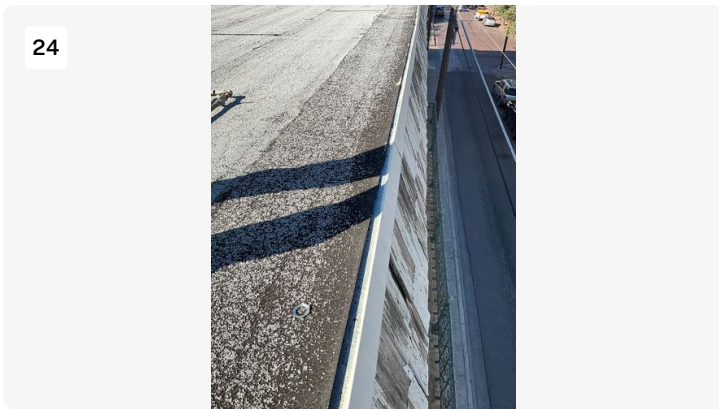
BUR membrane coming apart at roof edge/gutter transition

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



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Poorly installed AV vent penetration, correct flashing required

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

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

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

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BUR membrane, gutter, and SS metal overview

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

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AC duct penetration observed with previous repair material

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



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AC duct penetration observed with previous repair material

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

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AC duct penetration observed with previous repair material

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

31



AC duct penetration observed with previous repair material

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

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Broken and disconnected PVC pipes

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

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Alligator skin observed

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

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Overview of section of roof with severe wear & tear

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

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BUR membrane coming apart at roof penetration

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

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BUR membrane coming apart at roof penetration

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

37



BUR membrane coming apart at roof penetration

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

38



Roof blisters on BUR membrane

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

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Voids at seams/joints of BUR membrane

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

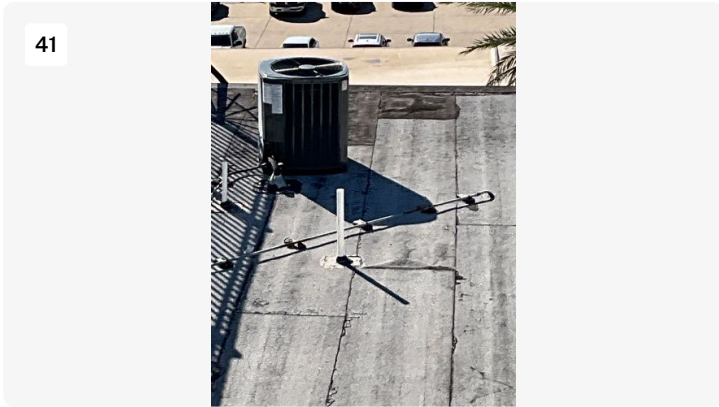
40



Overview of lower section of BUR membrane

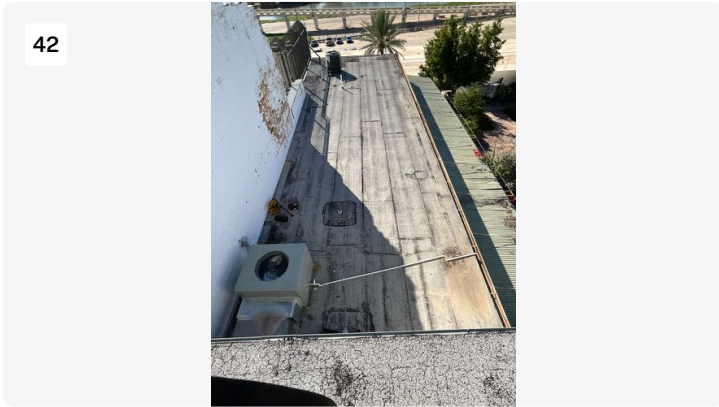
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Creator: Miguel Garcia





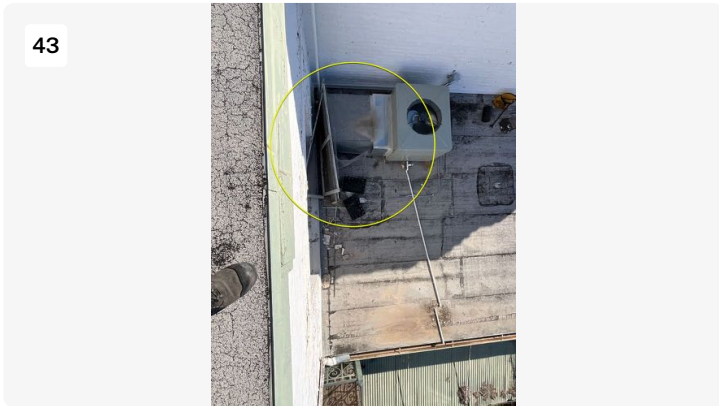
Previous repairs observed on BUR membrane

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

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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

46



Alligator skin and discoloration observed throughout BUR membrane

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

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BUR membrane is detaching at the seams/joints

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

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Discoloration, missing granules, and seams detaching are observed

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

49



Discoloration, missing granules, and seams detaching are observed

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

50



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

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

51



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

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

52

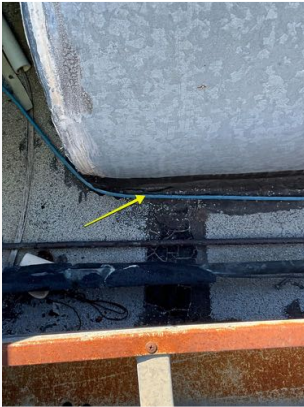


Roof blister on BUR membrane is observed

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



53



BUR membrane is coming undone

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

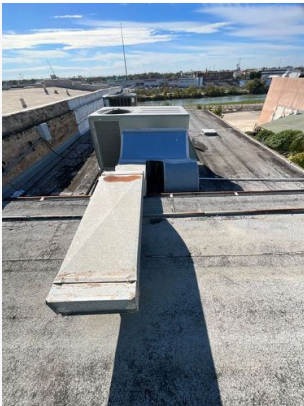
54



BUR membrane is cracking & tearing

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

55



AC unit overview

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

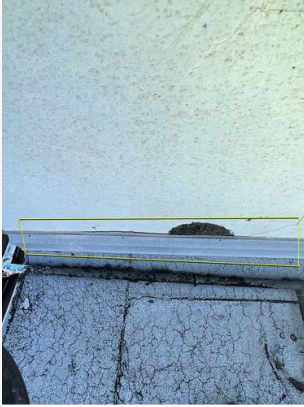
56



AC unit overview

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

57



Counter flashing is detaching from parapet wall due to missing fasteners

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

58



Cracks on parapet wall

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

59



BUR membrane is detaching and coming undone at the base

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

60



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



61



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

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

62



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

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

63



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

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

64



Counter flashing is detaching from the brick wall

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

65



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

66



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

67



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

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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

69



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

70



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

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

71



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

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

72



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

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



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AC ducts with repair material observed

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

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Overview of SS metal roof

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

75



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

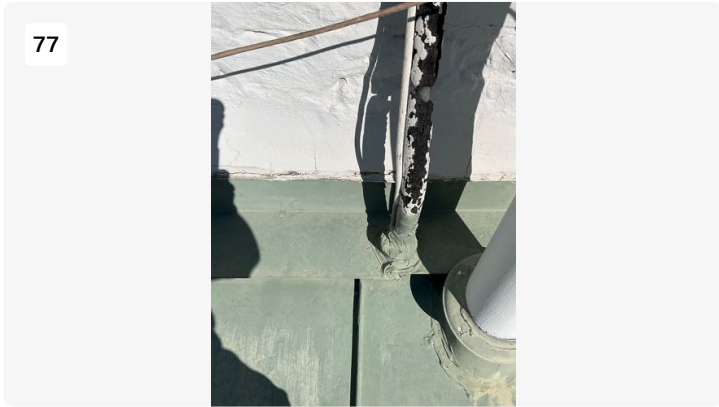
Project: Casa Ortiz  
Date: 12/29/2023, 10:50am  
Creator: Miguel Garcia

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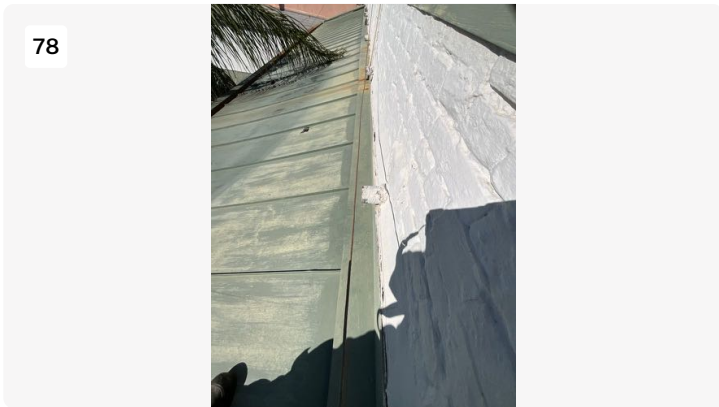
Cracking & peeling at parapet wall observed

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



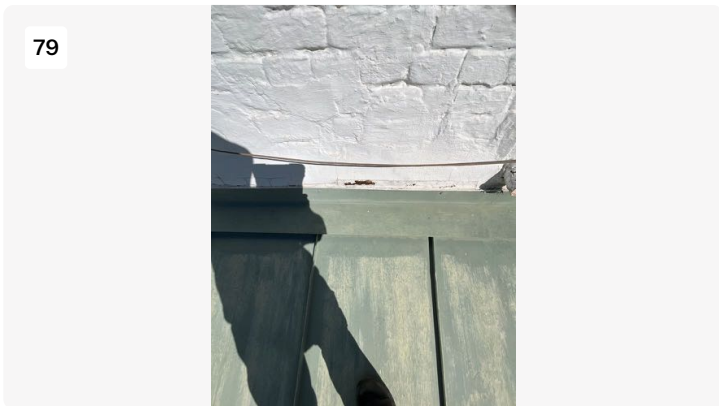
Previous repair material is observed

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



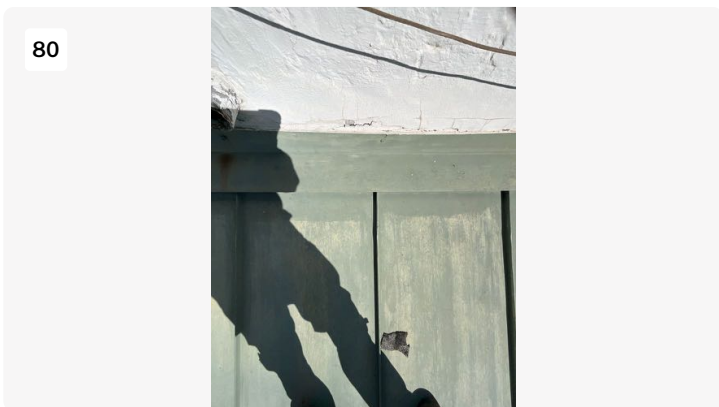
Overview of SS metal roof

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



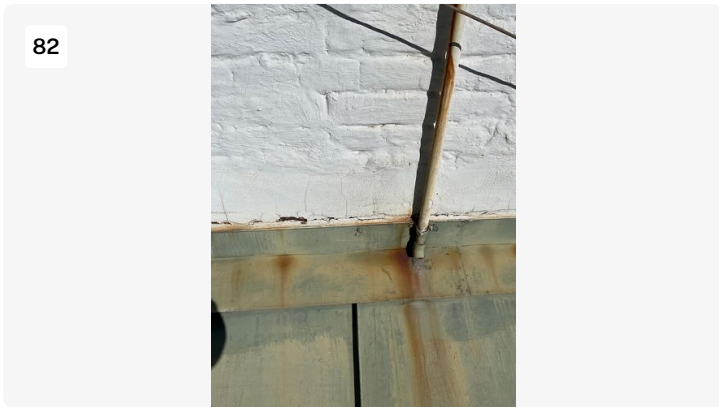
Voids on counter flashing sealant

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



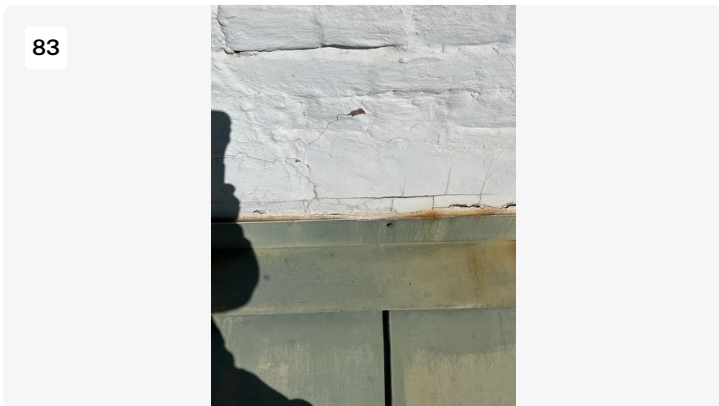
Voids on counter flashing sealant

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



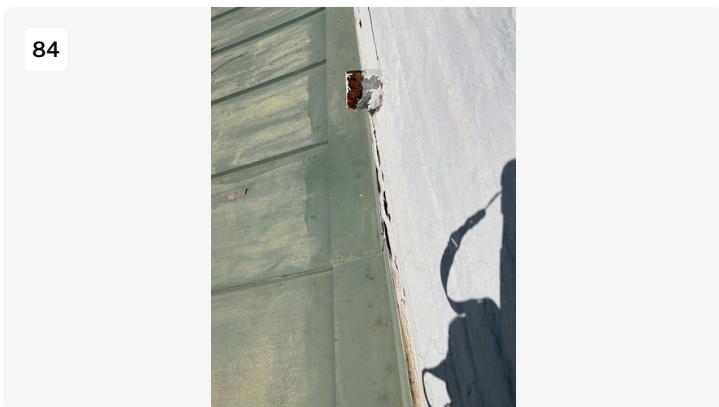
Voids on counter flashing sealant

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



Fasteners coming undone and loose at counter flashing

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

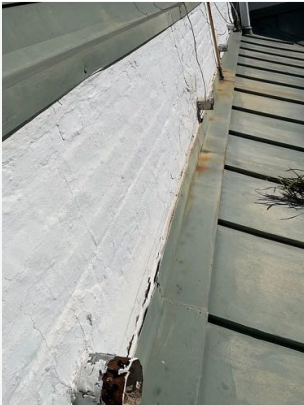
85



Cracks on parapet wall at SS metal section

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

86



Voids on counter flashing sealant

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

87



Cracks on parapet wall at SS metal section

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

88



Cracks on parapet wall at SS metal section

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



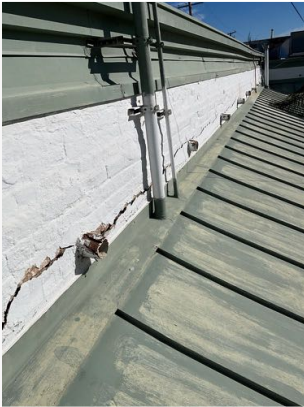
89



Cracks on parapet wall at SS metal section

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

90



Cracks on parapet wall at SS metal section

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

91



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

92



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



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

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

95



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

96



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

97



Project: Casa Ortiz  
Date: 12/29/2023, 10:53am  
Creator: Miguel Garcia

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Project: Casa Ortiz  
Date: 12/29/2023, 10:53am  
Creator: Miguel Garcia

99



Project: Casa Ortiz  
Date: 12/29/2023, 10:53am  
Creator: Miguel Garcia

100



Project: Casa Ortiz  
Date: 12/29/2023, 10:53am  
Creator: Miguel Garcia

101



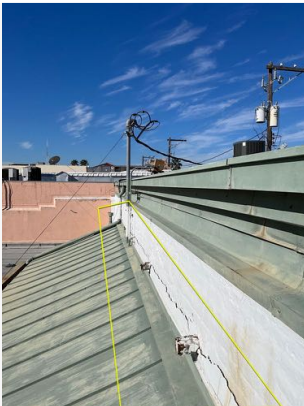
Project: Casa Ortiz  
Date: 12/29/2023, 10:53am  
Creator: Miguel Garcia

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Project: Casa Ortiz  
Date: 12/29/2023, 10:53am  
Creator: Miguel Garcia

103



Project: Casa Ortiz  
Date: 12/29/2023, 10:53am  
Creator: Miguel Garcia

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Project: Casa Ortiz  
Date: 12/29/2023, 10:53am  
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105



Project: Casa Ortiz  
Date: 12/29/2023, 10:53am  
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106



Project: Casa Ortiz  
Date: 12/29/2023, 10:53am  
Creator: Miguel Garcia

107



Project: Casa Ortiz  
Date: 12/29/2023, 10:53am  
Creator: Miguel Garcia

108



Project: Casa Ortiz  
Date: 12/29/2023, 10:53am  
Creator: Miguel Garcia

109



Project: Casa Ortiz  
Date: 12/29/2023, 10:54am  
Creator: Miguel Garcia

110



Project: Casa Ortiz  
Date: 12/29/2023, 10:54am  
Creator: Miguel Garcia

111



Project: Casa Ortiz  
Date: 12/29/2023, 10:54am  
Creator: Miguel Garcia

112



Project: Casa Ortiz  
Date: 12/29/2023, 10:54am  
Creator: Miguel Garcia



113



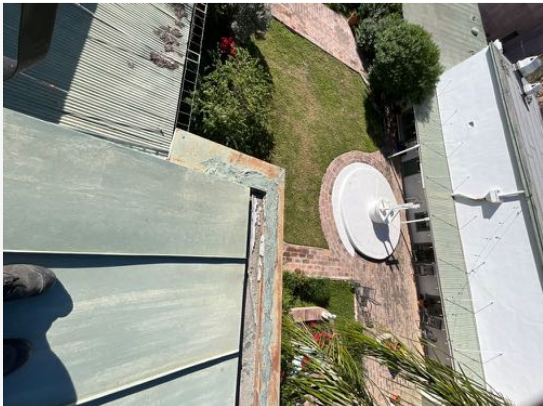
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Creator: Miguel Garcia

114



Project: Casa Ortiz  
Date: 12/29/2023, 10:54am  
Creator: Miguel Garcia

115



Project: Casa Ortiz  
Date: 12/29/2023, 10:54am  
Creator: Miguel Garcia

116



Project: Casa Ortiz  
Date: 12/29/2023, 10:55am  
Creator: Miguel Garcia

117



Project: Casa Ortiz  
Date: 12/29/2023, 10:55am  
Creator: Miguel Garcia

118



Project: Casa Ortiz  
Date: 12/29/2023, 10:55am  
Creator: Miguel Garcia

119



Project: Casa Ortiz  
Date: 12/29/2023, 10:55am  
Creator: Miguel Garcia

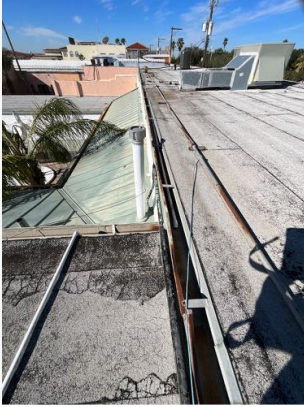
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Date: 12/29/2023, 10:55am  
Creator: Miguel Garcia



121



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

122



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

123



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

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Project: Casa Ortiz  
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Creator: Miguel Garcia



125



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

126



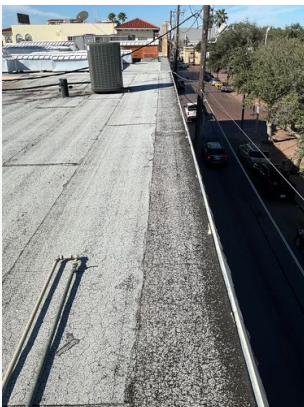
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Date: 12/29/2023, 10:57am  
Creator: Miguel Garcia

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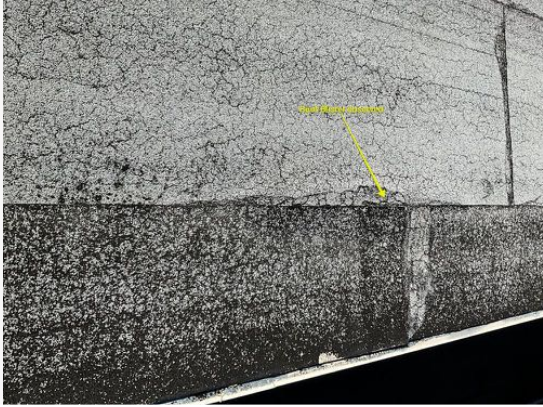
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Creator: Miguel Garcia

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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

130



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

131



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

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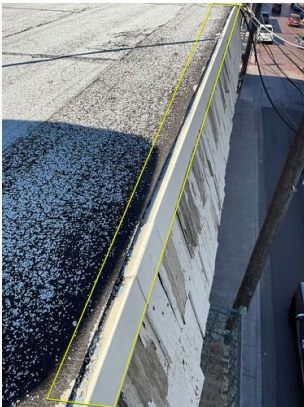
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Creator: Miguel Garcia

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

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

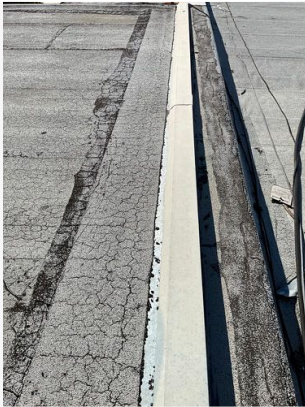


137



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

138



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

139



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

140



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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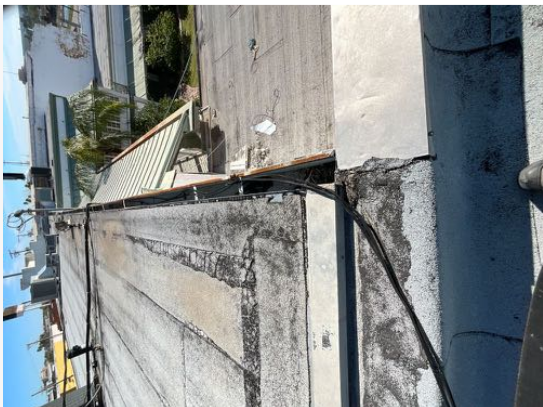
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Creator: Miguel Garcia

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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

145



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

146



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

147



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

148



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

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

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Creator: Miguel Garcia

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

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



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

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

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

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Creator: Miguel Garcia



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

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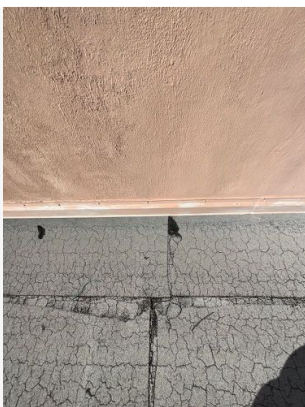
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Creator: Miguel Garcia

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Creator: Miguel Garcia

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

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

162



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

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

164



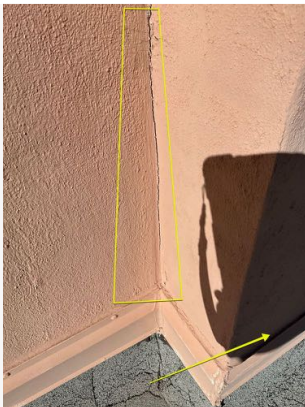
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Creator: Miguel Garcia

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Creator: Miguel Garcia

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

168



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



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Creator: Miguel Garcia

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

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



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

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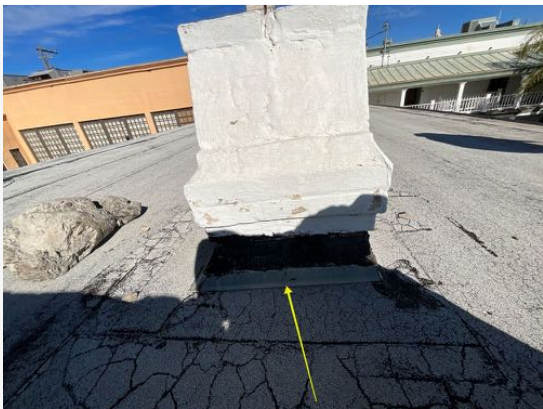
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178



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181



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182



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

183



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

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Creator: Miguel Garcia

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Creator: Miguel Garcia

187



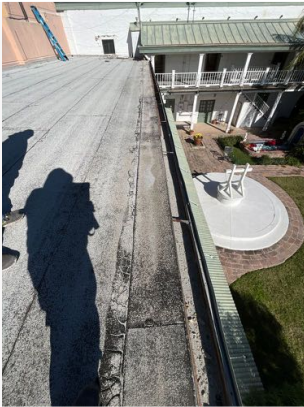
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189



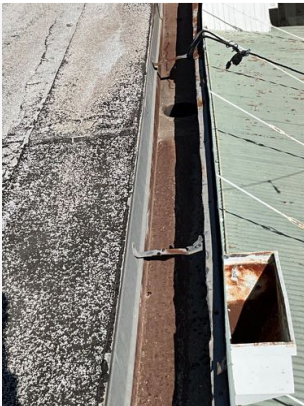
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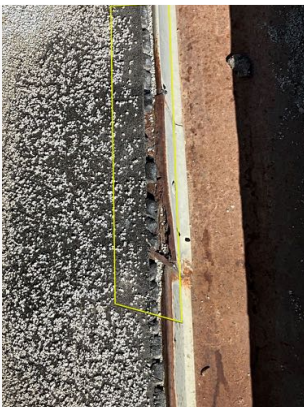
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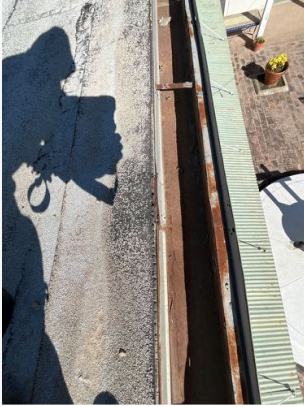
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193



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194



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195



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196



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Creator: Miguel Garcia

201



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Creator: Miguel Garcia

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203



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204



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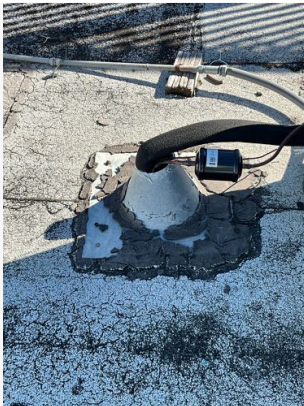
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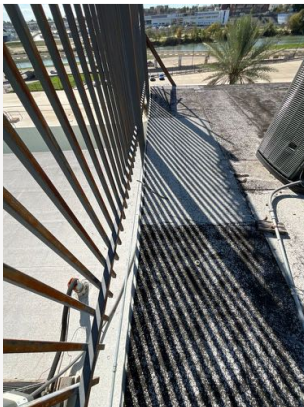
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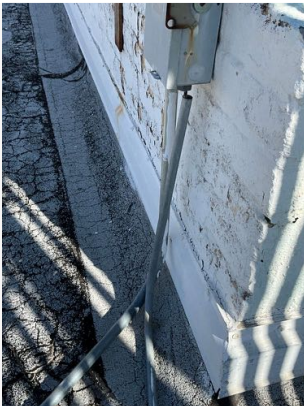
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222



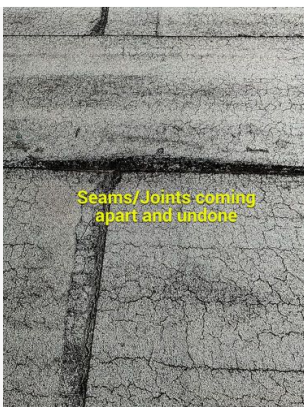
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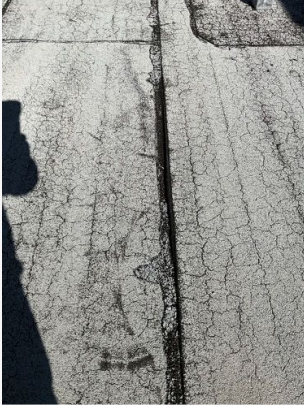
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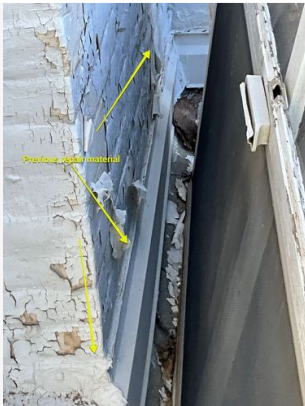
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