

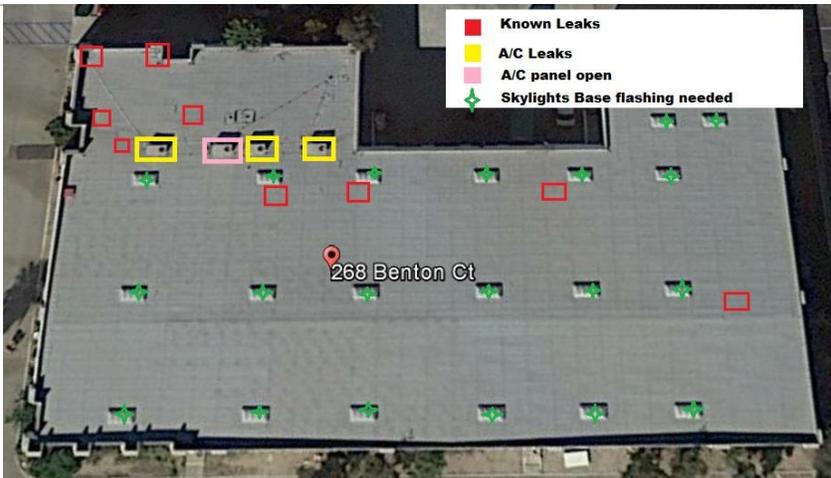
# ROOF INSPECTION REPORT

## Sample Commercial Roof Inspection Report

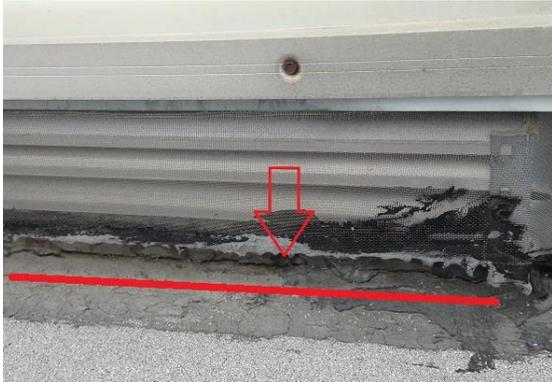
The following information is given under a conditional privilege or on a professional opinion basis. As there is a mutual business interest in understanding the conditions of the roof, the opinions, assumptions or limitations given are stated succinctly to reach that goal.



Observed facts; Tilt up concrete building with palletized roof assembly  
Professional Opinions:  
Generally in good condition overall with deferred roof maintenance.  
Limitations & assumptions  
No destructive testing was done for any of the information below.  
This is a picture of the front of the building.



Observed facts; Cap sheet roof - mid life. That Pink A /C has a panel fallen off that needs to be reset in place.  
Professional Opinions: Cap sheet was in reasonable condition for its age- generally serviceable.  
Limitations & assumptions  
No testing was done for age.  
Colors blocks show various locations and their problems.



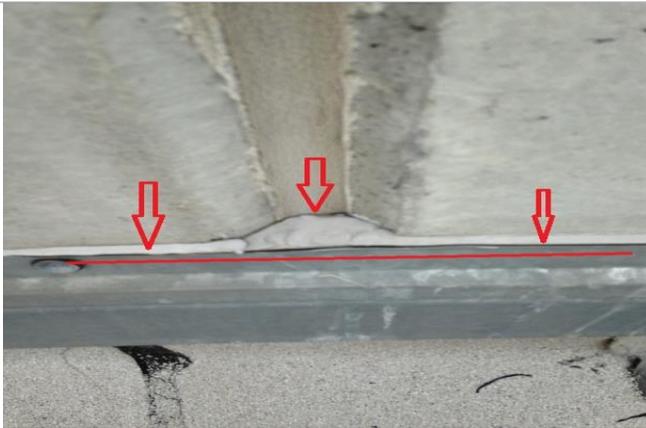
Observed facts; There are 20 skylights on the building approx size 4 x 8'  
Professional Opinions: The skylights themselves look Ok but the roofing around them is quite suspect.  
Limitations & assumptions: I did not dig into the roofing to see how far down those cracks go.  
This is a picture of the the side of a skylight. The close up shows a large crack in red line area. This is a very typical condition on all 20 skylights.

Observed facts; There are 4 A/C's on the roof.  
Professional Opinions: they are direct draft which means they are on a metal duct going directly down into the building.  
Limitations & assumptions This is not a HVAC inspection or report.  
This is the "pink" A/c in the photo above. Notice the side panel is not in place. Water blows in here and leaks.

Observed facts; There are sump drains and overflows on the roof.  
Professional Opinions: The debris needs to be kept clear of the drains to prevent backup and leaks.  
Limitations & assumptions The drain function was not tested for water flow.  
This is a sample picture of the drains, note the patches and sealants used as evidence of long standing leaks.



Observed facts; The direct draft a/c's have cap sheet (roofing paper) running up the sides of the duct beneath it.  
Professional Opinions: This roof sheet and others like it need to run all the way up under that wood for a proper seal. This is leaking from the water flowing down the sides of the A/c's, all (4).  
Limitations & assumptions  
Not sure if it ever ran all the way but shrinkage over years can happen.



Observed facts; Tilt up concrete building have joints between the panels. This is a photo of one typical joint.  
Professional Opinions: The rubber between the panels must be complete and continuous for a proper seal.  
Limitations & assumptions  
Not every joint was examined.  
The red line shows the metal wall flashing which is open to water intrusion. This is typical of all wall flashings in various states of open.



Observed facts; There are also through wall holes for drainage. These are called scuppers. The higher one is the overflow scupper.  
Professional Opinions: The metal in the scupper is rusty and the sealants have cracked.  
Limitations & assumptions  
No digging into the seals was done to test the penetration.



Observed facts; This repair patch does not run up under the wall flashings  
Professional Opinions: This will lead to water going behind the “patch and the same leak recurrence.  
Limitations & assumptions  
This sheet was not pulled back to see if the holes under were ever actually fixed. Those red arrows and lines are letting water in.



Observed facts; Someone tried to patch this corner, the wall flashing seals are open again despite the patches.  
Professional Opinions: These patches may have done by an inexperienced roofer. The sealant work doesn't make sense to me.  
Limitations & assumptions  
The effectiveness of this work is suspect as it still leaks directly below. The actual water may be flowing under the roof from a higher point some 20 feet away down to leak through here.



Observed facts; The cap sheet is loose in areas letting water in under it.  
Professional Opinions:  
Mostly open corners and edges but this is what opens first as a roof gets older. This spot may not be a leak today as the sheets under it are still good.  
Limitations & assumptions  
Not every corner or open area or sheet was found; this is just a sample of some overall conditions.



Observed facts; The a/c's are on the roof and the condensate lines run along the roof through white PVC pipes.  
Professional Opinions: There are considerable stains on the roof from rust likely from the exposed metal and water leakage.  
Limitations & assumptions  
This is a typical shot of the equipment and the stained waterway on the roof  
Notice the white cap sheet surface is somewhat worn off leaving black spots. This is signs of age.



Observed facts; The cracks at the base of the skylights are common to all skylights  
Professional Opinions: This can easily be the source of SOME of the roof leaks but not all.  
Limitations & assumptions  
Not every leak was isolated to its source just the close proximity was noted to the known leaks and cracks or holes in the roofing.



Observed facts; The top roof layer (cap sheet) is generally good but showing worn through areas.  
Professional Opinions: This roof has life still and usually to handle it, if desired, a new roof coating would be done to add 5 to 10 more years of life before a full reroof is done.  
Limitations & assumptions  
Exactly how long the roof will last is unknown.

## ROOF Recommendations:

I have personally visited this building and discussed roof conditions.

I found leaks in many places:

Mostly it's the skylights base flashings that are wide open that need to be sealed properly, causing some of your problems.

The ac's also need to be sealed up because of their water proofing failure and there are leaks there too

The wall's metal flashings are in need of of sealant which will be good preventative care.

Failed patches done by others need to be corrected.

Overall roof maintenance needs to be done to catch other things before they become a problem.

Therefore, I suggest the roof be given a good through professional roof maintenance as soon as possible.

Note: any roof maintenance will not substitute for a new roof or completely new roof coating.

### ***Maintenance is only intended to address the visible issues.***

The only full guarantee approach is to reroof or recoat, but a good bet, short of that, is to do some through maintenance and see how you fare.

We do offer call backs on our work, if needed, for a limited time at which time we could do more work, that is, if the same leak continues or new springs up.

Also, our maintenance warranty is transferable to a new buyer.

The reroofing price ranges for a full reroof goes from \$        to \$        The cost for full roof coating goes for about 30% less than a long-term roof.

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