

THE ROOF INSPECTION REPORT

The Roof Inspection Report will act as a complete document for the building owner to review and when properly prepared will allow the reader to review the conditions as though the reader were on the roof with the writer.

Determining the condition of the roofing system can be accomplished by a thorough visual review of the installed roofing system. Destructive testing (removal of existing components for review) can also be implemented for further evaluation of components and installation methods.

The typical Roof Inspection Report will contain the following data:

INFORMATION

Information obtained from the owner regarding the existing roofing system is helpful, such as leak history, previous problems encountered, previous roof repairs, active and valid warranties in place, and any specific information pertaining to the roofing system. This information along with knowledge of the activities that have been experienced is very helpful in evaluating the roofing system.

THE INSPECTION

A visual roof inspection involves access to the roof area or areas with specific inspection of typical and unusual flashing details. The overview of the roof area allows for an inspection of the installed roofing system for continuity and uniformity. Undulations in a roof deck may be a sign of water intrusion and deterioration of the roofing components. This type of condition can be the result of a structural defect and may not otherwise be detected. A written description of these conditions are a part of the Report.

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