

The background of the entire page is a photograph of several rolled-up architectural blueprints. The blueprints are unrolled in a way that shows various technical drawings, including floor plans, elevations, and sections. The drawings are in black ink on white paper. The blueprints are arranged in a row, with some overlapping others. The lighting is bright, creating strong highlights and shadows. The overall color palette is dominated by the white of the paper and the blue of the background.

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A ROOF AND WATERPROOFING CONSULTING FIRM

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ROOF CONSULTING SERVICES

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ROOF CONSULTING SERVICES ARE MORE THAN FIELD INSPECTIONS

Roof and Waterproofing Consulting Services are more than field inspections, although field inspections are extremely important. Field inspections verify contractor compliance to the design documents – specifically specifications and detail drawings.

Roof Consulting for roof replacement / roof repairs involves the following services:

- Investigation
- Design
- Specifications
- Field Inspections
- Punch List
- Final Inspection

These services apply to new or existing buildings and can be integrated into architectural documents. On new buildings the Architect of Record will typically retain the services of the following professionals:

- Structural Engineer
- Electrical Engineer
- Mechanical Engineer
- Landscape Architect

The **Roof Consultant** is typically missing on the design team and the owner / client relies on the Architect of Record for the design and specifications for the roofing system. The roofing industry is vast, and a seasoned professional should be retained just as other disciplines are retained. Typically no field inspections are implemented by the design professional and the roofing contractor is virtually on his own for the installation and code compliance, including delivering the proper warranty. Specifying the proper warranty and delivering the correct document requires expertise in the industry, therefore an experienced **Roof Consultant** should be retained as part of the design team. This applies to existing buildings as well and a qualified **Roof Consultant** should be retained as the Roofing Designer of Record. The **Roof Consultant** will examine the existing conditions and compile Bid Documents, Specifications and Detail Drawings to enable qualified contractors to provide pricing through the bidding process. This applies to roof repairs, roof replacement and roof maintenance. Once the documents are prepared, the bidding process completed and a contractor selected by the client, the following services are required to proceed with the project:

- Drafting of Contracts
- Review of Submittal Documents
- Conduct a Pre-Job Meeting
- Field Inspections
- Punch List Inspection
- Final Inspection
- Document Close Out and Delivery

These services are required to start and complete the project:

DRAFTING THE CONTRACTS is critical for proper verbiage and protection for the client and confirms the meeting of the minds of both parties.

SUBMITTAL REVIEW is a task that involves reviewing specific information requested from the roofing contractor. This confirms that the contractor will furnish and install the specified components to include delivering the specified warranty.

THE PRE-JOB MEETING is critical in order for the client to understand how the project will be scheduled, especially if there are multiple buildings involved in the project. Staging (storing of materials, equipment and parking) is important for the property owners to know for their safety and the flow of the project. Scheduling of field inspections is critical so that all phases of the work are inspected for compliance.

FIELD INSPECTIONS are implemented by the **Roof Consultant** specifically to confirm contractor compliance to the contract, specifications and detail drawings. These inspections are documented in Report Form with the evidence of digital photography. These documents can be used as evidence that the roofing components were properly installed should there ever be a problem with the roofing system, especially if the warranty must be called upon. In addition, if unforeseen components are uncovered during the course of the work in progress, field decisions can be implemented promptly with the **Roof Consultant**, eliminating delays in the project. Several field inspections should be implemented to confirm compliance to eliminate complacency by the installer.

THE PUNCH LIST INSPECTION involves verifying that all items are compliant with the design documents, including all detailing. A list is compiled of all items that are not compliant and are plotted on a roof plan for the contractor to locate and rectify. Should items be unacceptable the components must be properly repaired or replaced for acceptance.

THE FINAL INSPECTION confirms that all Punch List items are complete, resulting in a complete project. Final photography is taken for the project.

DOCUMENT CLOSE OUT AND DELIVERY is comprised of delivering the following documents:

- Documentary Reports
- Documentary Photography
- Final Payment Requests
- Final Lien Waiver
- Specified Manufacturer's Warranty
- Specified Contractor's Warranty

Retaining a veteran **Roof Consulting Firm** will assure you of a properly designed, specified and inspected roofing system, whether the project is a new or existing building.

A design team is assembled by the Architect of Record for new projects so why wouldn't the team include the experienced **Roof Consultant**; and why wouldn't a building owner retain an experienced **Roof Consultant** as the designer, specifier and inspector for roof repairs, roof maintenance or roof replacement? The qualified **Roof Consultant** will assure you, the building owner, that "you will get what you pay for".

Although we are based in Florida, and our projects originated here, we have completed projects for clients throughout the United States and the Caribbean – from Sacramento, California to Paradise Island, Nassau, Bahamas. We have the ability to service your project regardless of the location.

Scott D. Bonk and Associates Inc. has a combined experience of forty-three (43) years and has worked as a **Roof and Waterproofing Consultant** with architectural firms on numerous new and existing buildings as the primary designer, specifier and inspector.

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*“By engaging our services you will receive the quality that you expect
and the service that you deserve.”*