



SCOTT D. BONK ASSOCIATES, INC.
A ROOF AND WATERPROOFING CONSULTING FIRM

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THE FAÇADE INSPECTION REPORT

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THE FAÇADE INSPECTION REPORT

The Façade 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 just as if the reader were reviewing the façade with the writer. The Façade is comprised of the exterior building walls.

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

The typical Façade Inspection Report will contain the following data:

INFORMATION

Information about the façade obtained from the owner is helpful, such as leak history, previous problems encountered, previous repairs, active and valid warranties in place, and any specific information pertaining to the façade. This information along with knowledge of the activities that have been experienced is very helpful for evaluating the remaining life of the Façade.

THE INSPECTION

A visual inspection involves access to the façade as thoroughly as possible to obtain typical information and unusual conditions. This review confirms continuity and uniformity throughout the façade. These deficiencies can be the result of a structural defect that may not be otherwise detected.

Typical conditions provide a written description of the façade and are represented in digital photography format. Unusual and damaged or deteriorated conditions are followed for the purpose of exposing the truth and performance.

Façade deficiencies are listed and identified by digital photography as evidence of the actual conditions. Deficiencies could be items such as cracks in the cladding components, deteriorated or defective sealants, component delamination, damage to the façade, etc. It is critical that the deficiencies are known and exposed in order to compile the Recommendation for a Course of Action.

Specific information will be depicted on a building elevation plan for the reader's reference and acclimation.

RECOMMENDATION

The recommendation is based on the review of the actual conditions, listed deficiencies, quantity of deficiencies, existing warranties, etc. The Recommendation is not based on the opinion of the writer – rather it is based upon the condition and performance of the existing components. Options may be available for implementing repairs or maintenance for the purpose of extending the performance of the Façade.

ESTIMATED LIFE REMAINING / COSTS

The Estimated Life Remaining and Costs is a very important part of the Façade Inspection Report and contains information relevant to anticipated costs and actions for implementing repairs and maintenance. The estimated costs can be very useful in budgeting and determining the direction for the owner to proceed.

SUMMARY

The Summary of the Façade Inspection Report summarizes the review of the Façade and takes into consideration the list of Deficiencies, Estimated Life Remaining / Costs and the Recommendation. The Summary will be an overview of the entire Façade Inspection Report with explanation of the conditions and recommendations and is very helpful for the reader. The Summary will clearly direct the reader to achieve the best course of action for the owner to pursue.

The Façade Inspection Report must be implemented by an experienced professional in the industry for the purpose of identifying existing conditions and preparation of the report document.

The Façade Inspection Report will be presented in bound format.

SCOTT D. BONK AND ASSOCIATES INC.

Scott D. Bonk is the President of Scott D. Bonk and Associates Inc., has more than thirty-three years in the roofing industry and has prepared numerous Façade Inspection Reports. Projects extend from Sacramento, California to Paradise Island, Nassau, Bahamas. Please visit our website for additional information at www.scottbonk.com or contact our office at 239-768-3654.

By engaging our services you will receive the Quality you expect and the Service you deserve.