

The background of the entire page is a vibrant blue gradient. Overlaid on this are several rolls of white architectural blueprints. The blueprints are unrolled, showing detailed technical drawings, including floor plans, elevations, and sections. The lines and text on the blueprints are in black and blue ink. The rolls are arranged in a way that they appear to be coming out of a stack or are being unrolled, creating a sense of depth and activity.

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

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NEWSLETTER

A NEWSLETTER FOR THE MANAGEMENT PROFESSIONAL AND BUILDING OWNER

ANNUAL ROOF INSPECTIONS

Implementing an annual roof inspection will validate that the roofing system is properly performing and make note of any deficiencies. The qualified inspector will review the entire roofing system to include the roof top equipment for attachment. Destruction to roofing systems has been confirmed from the displacement of mechanical equipment from their supporting mechanism. Holes and punctures can be inflicted to the roofing system from improperly attached mechanical equipment or wind borne debris resulting in damage.

ANNUAL ROOF MAINTENANCE

Implementing annual roof maintenance will prolong the roof life of any roofing system with correct methods of maintenance and products. Manufacturer's require annual roof maintenance be implemented to keep their guarantees effective. Roof Maintenance is 'like' changing oil in your car. It is required to achieve engine longevity. Roofing Systems, when properly designed and installed, should perform for a twenty (20) year period providing roof maintenance is implemented. Roof maintenance consists of maintaining the roofing system by validating deficiencies and rectifying each item. A qualified inspector is required to validate any viewed deficiency. A qualified spec writer will specify the proper products and methods of maintenance to be implemented. The spec writer must research the existing guarantee to eliminate voiding any specific item included in the guarantee.

Specific methods of maintenance can be implemented to rectify deficient items and eliminate damage to the roofing system from high wind conditions possibly dislodging roof top equipment and or protrusions.

PRE HURRICANE ROOF INSPECTION

All roofing systems should be inspected prior to the hurricane season to validate the condition of the roofing system, the attachment of all mechanical equipment and roof top penetrations. Further validation can be implemented with non destructive test methods that will confirm moisture contained components. Validating a 'dry' roofing system prior to a hurricane will eliminate a dispute with an insurer should the roofing system become moisture laden following a storm.

POST HURRICANE ROOF INSPECTION

Following a hurricane or high winds a roof inspection is recommended to be implemented to verify any damage. Damage from roof top mechanical equipment and or wind borne debris can result in punctures to any type of roofing system, allow water intrusion and create damage that could result in mold conditions if left unattended. The experienced inspector will validate any visual deficiencies and if required non destructive testing may be required to validate unseen moisture that could be contained in roofing components. Documenting the inspection in report form with digital photography is the evidence of the conditions and the document required by insurance carriers for verifying and processing claims.

NEWSLETTER

ROOF INSPECTION VALUE

The value of inspecting your roofing system is to confirm the performance and eliminate a 'surprise' of any kind from damage. Premature failure, and damage from high winds, displaced mechanical equipment or wind borne debris cannot be known without a roof inspection. If water intrusion is not experienced inside the building no one really knows the condition. Waiting for water to intrude could be costly and may result in roof replacement. In addition, the annual roof inspection will extend the life of the roofing system by identifying problem areas, savings will be accumulated by prolonging roof replacement and a possible disaster will be eliminated.

A roof inspection by a qualified roof inspector is recommended to be implemented annually.

ROOF INSPECTION VALUE

EXTENDED ROOF LIFE

SAVINGS BY PROLONGING ROOF REPLACEMENT

ELIMINATE A DISASTER BY IDENTIFYING DEFICIENT ITEMS AND IMPLEMENTING REPAIRS

“IMPLEMENTING AN ANNUAL ROOF INSPECTION IS LESS COSTLY THAN ROOF REPLACEMENT.”

Scott D. Bonk has been involved in the roofing and waterproofing industry for thirty (30) years beginning in 1977.

This firm, Scott D. Bonk and Associates, Inc. was formed in 1989 and has been successfully providing roof consulting services for eighteen years. Projects extend from Sacramento, California to Paradise Island, Nassau Bahamas.

For a complete portfolio of the firm contact the office at 239-768-3654 or visit the website at ScottBonk.com for an email transmission.

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