



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

**OCTOBER, 2010 NEWSLETTER  
INSPECTION SERVICES**

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## INSPECTION SERVICES

Inspection Services are provided for the building envelope which includes the roofing system and façade (exterior walls). The services are separated into specific categories and apply to new construction and existing buildings. Inspection services include several tasks to confirm component types, installation methods and compliance with applicable building documents such as The Florida Building Code.

### DOCUMENT REVIEW

This task consists of reviewing approved documents for the project such as submittals (specific component information) and shop drawings (details of specific locations). Specific information about each building component that applies to the roofing system and or façade is reviewed to include methods of attachment. Specified warranties are included in the review for confirmation of compliance with the specifications for the project. Requests for information are submitted for confirmation of items that may be omitted or vague.

The Site Inspection will confirm that the approved components are on site and the methods of installation are compliant.

### ON SITE INSPECTION SERVICE

On Site Inspections confirm contractor compliance for the method or methods of installation and that the correct components are on site. Every inspection will be documented in report form that will describe the type of work in progress, location of the work on the building and method of installation. Digital photography of typical conditions will accompany the Inspection documenting the work in progress. The inspection process becomes a vital part of the building

construction should a problem arise at a later time. These documents will be presented to the client upon completion of the project in bound format.

## **PUNCH LIST INSPECTION**

A Punch List inspection is implemented at the appropriate interval of the project, typically when the work is substantially complete. All items are carefully reviewed for compliance and those unacceptable or missing items are listed and plotted on a roof plan and/or elevation for location. The installing contractor will rectify the items listed on the Punch List prior to the Final Inspection.

## **FINAL INSPECTION**

The Final Inspection consists of confirming that all Punch List items are complete. Each Punch List item is reviewed for acceptance or the item replaced until acceptance is achieved. The completion of the installation must be functional and aesthetically pleasing. Final photography is implemented of the completed roofing system and/or façade installation.

## **PROJECT CLOSE OUT**

Following review of the specified warranties all items are delivered to the client upon completion and include the following documents:

- Document Review
- Documentary Inspection Reports
- Documentary Photography
- Specified Warranties
- Final Invoicing

## SUMMARY

The document review and inspection service is a critical part of the building process. The field inspector will confirm that the approved components are on site and that the installation methods are within compliance of the Document Review. On-site inspections are valuable for locating unforeseen conditions such as deteriorated roof deck or façade components on existing buildings. The inspections are also valuable in determining specific details from unexpected conditions on new construction. Covering over deteriorated components or unexpected details will always result in unacceptable performance, both short- and long-term. These conditions require a seasoned professional for identification and then properly rectification of all areas.

The Document Review, On-Site Inspections, Punch List Inspection, Final Inspection and Document Close Out must be implemented by a seasoned professional. Experience in the appropriate industry results in a thorough service with an installed roofing system and/or waterproofing system to achieve the expected service life.

Scott D. Bonk and Associates was established in 1989 and has been providing consulting services in the roofing and waterproofing industry for twenty-one (21) years. The combined experience in the firm is over forty-one (41) years and our projects extend from Sacramento, California to Paradise Island, Nassau, Bahamas.

Contact the office at 239-768-0894 or visit the website at [www.scottbonk.com](http://www.scottbonk.com) for more information on professional services.

for more information, contact:

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