

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

AUGUST, 2007 NEWSLETTER
ANNUAL ROOF INSPECTIONS



11691 GATEWAY BOULEVARD
SUITE 102
FORT MYERS, FLORIDA 33913
TELEPHONE (239) 768-3654 - TOLL FREE 1-888-995-0661
FACSIMILE (239) 768-1064 - EMAIL: scott@scottbonk.com
WEBSITE: www.scottbonk.com



ANNUAL ROOF INSPECTIONS

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 upon the roofing system from improperly attached mechanical equipment or windborne 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. Manufacturers require that annual roof maintenance be implemented to keep their guarantees effective. Roof Maintenance is the equivalent of changing the oil in your car. It is required to achieve engine (roof) 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 specification writer will specify the proper products and methods of maintenance to be implemented. The specification 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 containing 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 windborne 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.

ROOF INSPECTION VALUE

The value of inspecting your roofing system is to confirm its performance and eliminate a “surprise” of any kind from damage. Premature failure, and damage from high winds, displaced mechanical equipment or windborne 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 over 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 over twenty years. Our 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 more information, contact:

SCOTT D. BONK AND ASSOCIATES, INC.

11691 Gateway Boulevard, Suite 102

Fort Myers, Florida 33913

Main Office: (239) 768-3654

Toll Free: (888) 995-0661

Fax: (239) 768-1064

Email: Scott@scottbonk.com

www.scottbonk.com