



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

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THE ROOF INSPECTION REPORT

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THE ROOF INSPECTION REPORT

The Roof 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 as though the reader were on the roof with the writer.

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

The typical Roof Inspection Report will contain the following data:

INFORMATION

Information obtained from the owner regarding the existing roofing system is helpful, such as leak history, previous problems encountered, previous roof repairs, active and valid warranties in place, and any specific information pertaining to the roofing system. This information along with knowledge of the activities that have been experienced is very helpful in evaluating the roofing system.

THE INSPECTION

A visual roof inspection involves access to the roof area or areas with specific inspection of typical and unusual flashing details. The overview of the roof area allows for an inspection of the installed roofing system for continuity and uniformity. Undulations in a roof deck may be a sign of water intrusion and deterioration of the roofing components. This type of condition can be the result of a structural defect and may not otherwise be detected. A written description of these conditions are a part of the Report.

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

DEFICIENCIES

Roofing deficiencies are listed and identified by digital photography as evidence of the actual conditions. Deficiencies could be items such as ponding, delaminated membrane and/or felts, metal flashing interfacing, damage, 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 roof plan for the reader's reference and acclimation.

Moisture detection can be implemented and may be required depending on the intent of the owner; specifically if the intent is to implement roof repairs and/or roof maintenance. Non destructive testing will identify any existing moisture contained in the roofing components.

ESTIMATED ROOF LIFE REMAINING / COSTS

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

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 roofing system. Options may be available for implementing roof repairs or roof maintenance for the purpose of extending the roof life or roof replacement. Scheduling a project in phases may be an option for budgeting.

SUMMARY

The Summary portion of the Roof Inspection Report summarizes the review of the roofing system and takes into consideration the list of Deficiencies, Estimated Roof Life Remaining / Costs and the Recommendation. The Summary will be an overview of the entire Roof 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 Roof Inspection Report must be implemented by an experienced professional in the roofing industry for the purpose of identifying existing conditions and preparation of the report document.

The Roof 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 of experience in the roofing industry and has prepared numerous Roof 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.