

# *Roof Inspection Report*

**SAMPLE**

**Facility:** Sample Building One  
123 Sample Rd.

**Address:** Charlotte, NC

**Contact:** John Doe

Dry-Tech Commercial Roofing Services, Inc.  
310 Ostwalt Amity Road,  
Troutman, North Carolina 28166

**Tel:** (704) 660-6957 **Fax:** (704) 660-6958

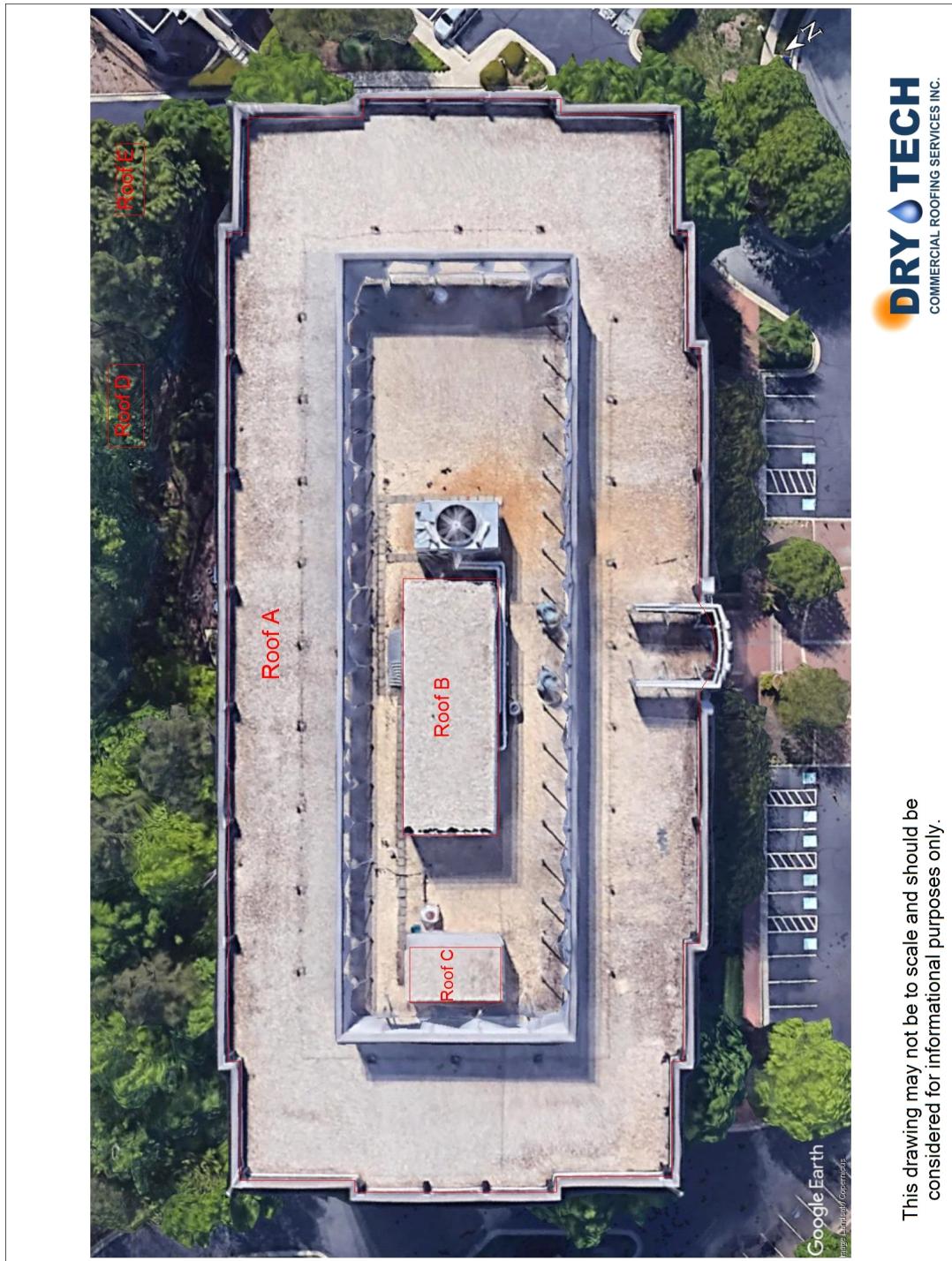
**Prepared By:** Inspector

**Proposal Date:** 01/01/2021



# Roof Inspection Report

Facility Name:



**DRY TECH**  
COMMERCIAL ROOFING SERVICES INC.

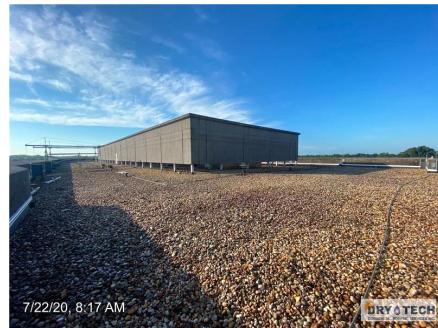
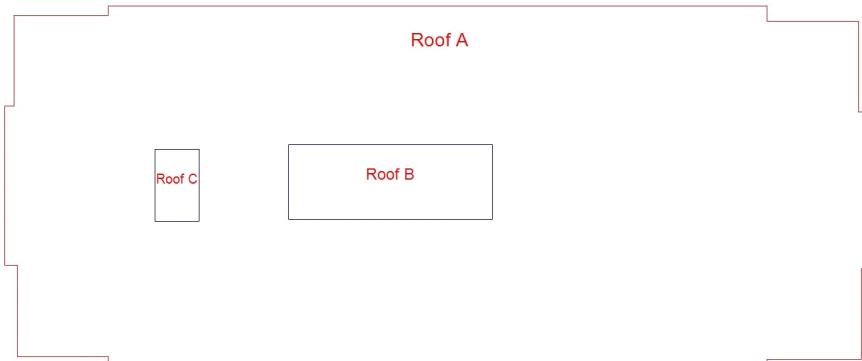
This drawing may not be to scale and should be  
considered for informational purposes only.

# Roof Inspection Report

Facility Name:

Roof: Roof A

Building: Building #4



Roof System: Main  
Roof Deck: Metal  
Roof SF: 29,766

**Condition Assessment:** 3 - Fair

**Roof Construction:**

EPDM - .045 Mil - Loose Laid (Ballasted)

Polyisocyanurate Insulation - 2" - Loose Laid (Ballasted)

Gypsum Fiber Roof Board - ½" - Loose Laid (Ballasted)

Metal Decking - 18 Gauge (Estimated) - Welded

This roof is in fair condition for its age. This is the original roof of the building, which was completed in 1999 (21 years). Leaks were reported near the mechanical room penthouse walls. A large hole was found in the EPDM membrane near the penthouse and cooling tower. In the same area, a pitch pocket was found that was improperly installed. The pitch pocket was never flashed and was relying on the pourable sealer to hold it into place. The pitch pocket is obsolete and should be removed or replaced. The walls of the penthouse may be a large contributor of the leak issue. It was reported that the leak occurs during heavy and wind-driven rain events. The EIFS wall system around the penthouse was made as a drainage system, with a through-wall counter flashing. The counter flashing is the exit point for any moisture or water that accumulated within the wall system. With the counter-flashing sealed, there is nowhere for water to escape until it goes up and over the back flange of the counter flashing metal, and into the interior of building. A water test of the roof and the wall system will aid in identifying the leak. A proper water test includes working from the bottom up, spraying the lower main roof, the wall system, and the upper roof in increments of 1-2 hours until leak is sourced. Once the source is identified, we will make temporary repairs and begin to spray the water again. If the leak is resolved, permanent repairs will be made as needed.

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Facility Name:

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Miscellaneous defects were found throughout the roof system including holes, open flashings, deteriorated sealants, loose pipe clamps, debris/vegetation, and openings in the EIFS wall. These minor defects should be repaired in an effort to maintain and extend the serviceable life of the existing roof system.

Some damage was found likely caused by the contractors working on the building façade, whom were working during the inspection. Flashings around tubular steel penetrations were damaged by the ropes and cables attached for the safety equipment used to descend down the face of the building. Ropes and cables should be attached higher up on the tubular steel, past the flashing height, or membrane protection can be added around the cables and/or cables and ropes. No membrane damage was found in the field around the weighted base of the fall protection system, but in the future it is good practice to add a piece of insulation under the wood blocking to protect the roof from jagged edges of the wood.

## Action Items:

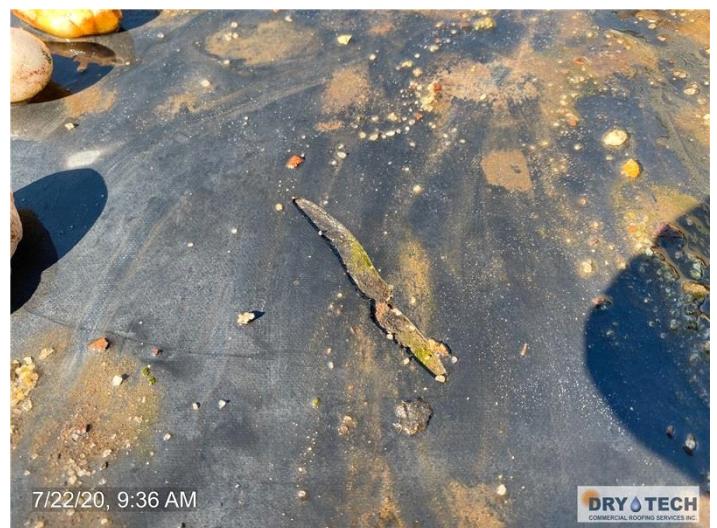
- Make permanent repairs to holes that were temporarily repaired during the inspection (2).
- Water test and make repairs as needed around penthouse.
- Repair open penetrations through EIFS wall system. (5)
- Remove or replace improperly installed pitch pocket.
- Repair damaged flashing around tubular steel. (5)
- Seal open laps around outside wall flashings (10 lf).
- Repair deteriorated sealant along counter-flashing (25 lf)
- Remove equipment, debris, and vegetation from roof surface.
- Replaced displaced ballast throughout roof. (65 sf total)

## Monitor Items:

- Bridged flashing at perimeters. If condition worsens, flashing should be replaced.

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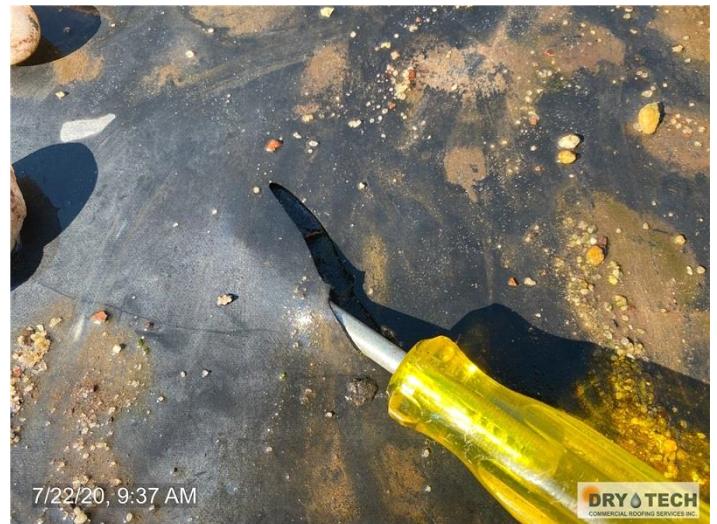


## Hole

Small hole found in membrane.

## Hole

Large hole/split found in membrane.



## Hole

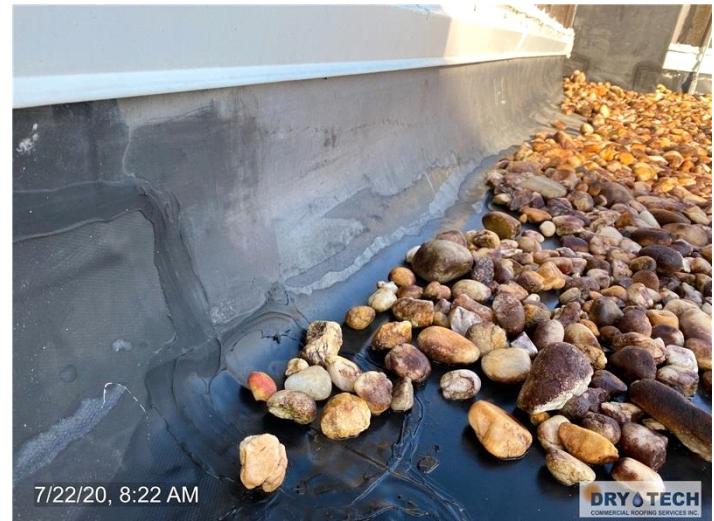
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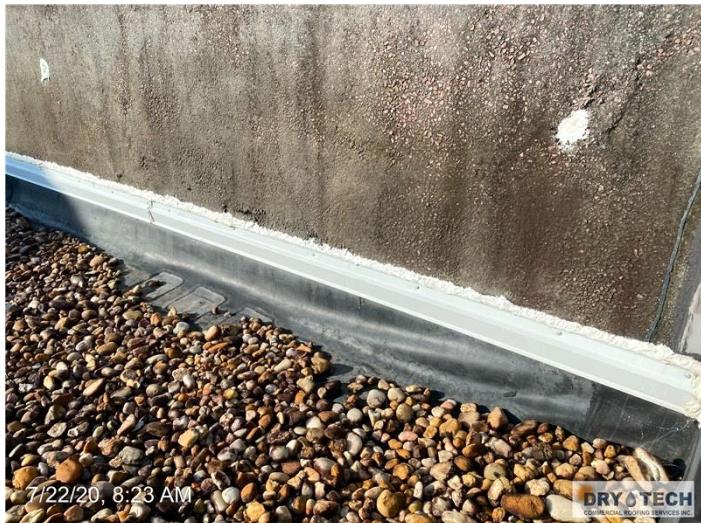
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## Minor Bridging

Minor bridging occurring at wall flashings. If conditions worsen. flashings should be replaced.



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## Debris/Equipment

Equipment with sharp edges can puncture the membrane and should be removed.