

# Illinois Roof Inspections

June 3<sup>rd</sup>, 2015

**Sample Company**  
**C/O District Manager**  
Sample Address  
Schaumburg, IL 60195

Re: Partial Inspection report for the Sample location roof at sample address, Schaumburg, IL.

As you had requested we inspected your building on or about Friday May 29th to assess the overall condition of the roofing system and make recommendations. Please be advised that this inspection did not address any code requirements or structural issues of the building. All comments and recommendations are based on the conditions that existed on the day of the inspections.

## Existing conditions

1. Your roof is currently one layer of built up asphalt with gravel that has been applied over fiber or fesco cover board. The existing roofing system is in very poor condition.
2. Your roof has decent slope for drainage, however evidence of ponding water was observed at the East wall.
3. Your roof has scuppers which appear to be adequate in size though one scupper was completely blocked with debris.
4. The perimeter of your walls have metal coping panels. Coping appear to be in very poor condition, and were not properly installed.
5. The roofing system appears to have trapped moisture based on core samples taken at the time of inspection.

## Recommendations

1. The existing roofing system must be removed due to the condition of the existing roof and water saturation through the roofing assembly.. As part of the new roofing system tapered "saddles" are recommended at the East wall, between scuppers/drains to improve drainage and reduce the likelihood of standing water.
2. Replacement of the metal copings and perimeter flashing is also required for a long term complete roofing system.
3. An ongoing Routine Total maintenance Program is recommended to help keep the drains/scuppers in a serviceable condition.



Roof overview Image





Failure of vertical seam in wall flashing. Also shows rusted coping.



South wall scupper collector box filled with debris. Recommend periodic maintenance to clear collector box.



Numerous areas of repair over more than half the roof area can be seen. Numerous areas of the roof were soft and spongy to walk upon, likely indicative of damaged insulation beneath the roof membrane.



Ridging and wrinkling in roof membrane near scupper. This is likely indicative of failure of adhesion between the insulation or cover board beneath from the membrane.



Existing copings not properly installed. Holes were drilled into the metal coping to allow for the anchor bolts beneath to penetrate through. Then sealant was applied, which has failed. Anchor bolts will need to be trimmed or buried so that new coping has no penetrations.



Conduits beneath the roof decking were installed within the roof flutes. Special care will need to be taken to locate and mark these conduits, so that fastening patterns may be adjusted to prevent penetration with fasteners into the conduits.



Existing downspout at the South wall has split, likely from ice expansion. Recommend a plumber inspect the drain below grade.



Failure at joint where repairs meet existing roof allowing water infiltration into the roofing assembly, and causing vapor blisters within the roofing membrane.



Conduit junction boxes penetrate through the side of the curb. Recommend junction boxes be relocated before roofing is installed so that they may be properly flashed.

Disclaimer:

The means and methods by which I conducted this inspection conform to current practices being utilized within the industry. There may exist conditions within the roofing system and/or the building structure that are not apparent or detectable based upon the inspection means, methods and samplings I employed. Accordingly, we disclaim any responsibility to you and other persons who may rely upon the contents of this report for any and all damages, liability, expenses and costs of any kind that result from or arise because of any latent, hidden or undetected condition. This report does not constitute a warranty or guarantee of any kind.

**Inspected by:**  
**Illinois Roof Inspections**

**Thomas C. Kral**