

# Illinois Roof Inspections

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

## **Sample Property Management Co**

### **C/O Property Manager**

Mailing Address

Skokie, IL 60076

Re: Inspection report for the Sample Condominium roof at 1234 Sample Ave., Skokie, IL.

As you had requested we inspected your building on or about June 1<sup>st</sup>, 2015 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 a single layer with the top layer being granulated modified bitumen that has been applied over fiber cover board. The existing roofing system appears to be in good condition.
2. Your roof has decent slope for drainage overall but does have ponding water at the gutter edge.
3. Your roof has gutters which appear to be adequate in size though there is standing water at the gutter edge and gutters are rusted throughout the interior.
4. The perimeter of your walls have metal flashing. Flashing appears to be in good condition.
5. Some wear was evident, specifically at penetrations and some seams.

### Recommendations

1. At areas where ponding water is present, sweep water from the roof and inspect seams then repair if necessary.
2. Apply sealant at base of all pipes.
3. Inspect end lap seams and flashing seams for proper adhesion and repair as necessary.
4. When roof is replaced in the future a tapered insulation system is suggested to aid in the ponding water issue.
5. If the roof is not replaced, immediate repairs are necessary, and an ongoing Sullivan Total maintenance Program is recommended to help keep the roof in a serviceable condition.



Roof overview Image





Shrinking or improperly applied sealant at base of pipe flashing. Recommend properly apply new sealant.



Shrinking or improperly applied sealant at base of pipe flashing. Recommend properly apply new sealant.



Standing water at roof edge. Recommend sweep roof, inspect seams and repair as necessary.



Standing water at roof edge. Recommend sweep roof, inspect seams and repair as necessary. In addition ensure tree is always pruned away from building to prevent damage to roof.



Previously installed roof patch. Recommend probe seams to ensure proper adhesion and repair as necessary.



Debris left on roof. Recommend remove bricks and dispose.



Previously installed repair at gutter edge.



Standing water at roof edge. Recommend sweep roof, inspect seams and repair as necessary.



Lap seam around target flashing, granules do not appear to have been properly imbedded causing loss of adhesion and void at seam. Recommend inspect all end laps and flashing seams and repair as necessary.



Previously installed repair at metal perimeter flashing.



Metal chimney flashing damaged, and sealant cracked. Recommend replace loose flashing and apply new sealant.



Exposed nails at metal chimney flashing. Nails are not the proper fastener for this application. Recommend replace improperly installed chimney flashing and apply new sealant.



Seam failure at previous gutter edge repair at chimney area. This failure of adhesion appears to be due to lack of granular imbedding at the seam. Recommend repair seam, properly imbedding granulars in the process.



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**