

NUCLEAR FLAT ROOF MOISTURE SURVEY

for

*ABC Company
123 Main Street
Anytown, USA*

at

*ABC Company
123 Main Street
Anytown, USA*



JERSEY INFRARED CONSULTANTS

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(Date)

Mr. Smith
ABC Company
123 Main Street
Anytown, USA

RE: NUCLEAR FLAT ROOF MOISTURE SURVEY REPORT
OUR JOB NUMBER: 16-1234.5

Dear Mr. Smith:

Here is our completed report in hard copy and electronic formats for the Nuclear Flat Roof Moisture Survey performed for ABC Company at the ABC Company facility located at 123 Main Street, Anytown, USA on (date).

Thank you for this opportunity to serve you. If you have any questions or if we can be of further assistance, please feel free to call.

Very truly yours,

MC
Level III
Project Coordinator

MC:clt
Enclosures

(Date)

ABC Company
123 Main Street
Anytown, USA

NUCLEAR FLAT ROOF MOISTURE SURVEY REPORT
OUR JOB NUMBER: 16-1234.5

On (date), a Nuclear Flat Roof Moisture Survey was performed for ABC Company at the ABC Company facility located at 123 Main Street, Anytown, USA.

The Survey covered the entire roof. All readings were taken directly on the roof membrane at approximately five (5) foot intervals.

Roof Map A moisture probe indicates that readings of 29 or lower should be considered low/dry readings while readings of 30 or greater should be considered high/wet readings. Roof Map B moisture probes indicate that readings of 28 or lower should be considered low/dry readings while readings of 29 and above should be considered wet readings. These high readings should be further investigated. The high/wet readings are marked in red on the enclosed map.

The seventeen (17) readings, marked in yellow, were taken through existing pavers.

WEATHER CONDITIONS: On (date), daytime skies were cloudy with highs in the mid 60's. Winds were moderate at 15 to 20 miles per hour.

The latest precipitation prior to the start of our Survey occurred on (date).

FINDINGS: Gauge readings were recorded at each grid point directly on the roof membrane except for paver area.

Invasive testing was performed for both low and high readings for each roof section.

Roof Map A: Four (4) separate areas of moisture damage have been verified. These areas were outlined on the roof surface with yellow spray paint. Moisture probes confirmed the presence of moisture in each of these areas. See the enclosed histogram for all readings determined to be wet in these locations. The total approximate area of moisture-damaged roof is as follows:

Section A 35%

Section B 53%

An individual breakdown of each roof section appears on the following Roof Data Sheets.

ABC Company
(Date)

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DISCUSSION: It is impossible to determine when moisture infiltration occurred. The absence of leaks in some areas may be due to the travel of moisture on the deck to another location where it could leak into the building.

PROGNOSIS: Since this is the first time we have surveyed the roof, it is impossible to predict the rate of deterioration and future performance of the roofing system. While some of the wet areas may not leak for some time, it is likely that they will expand, causing building heat loss and/or solar gain, and adding weight to the roofing system.

RECOMMENDATIONS: We recommend that the moisture-damaged areas be ripped up and replaced. Should a decision be made to install a new roof over the existing roof, all areas of moisture damage should be removed prior to installation of the new roof.

This report defines the extent and location of moisture damage detected in the roofing system at the time of our Nuclear Survey. No information regarding the structural integrity of the building, the roof deck or the roof membrane is provided or implied in this report.

All invasive test sites on built-up roofs have been repaired in accordance with currently accepted industry practices. Care should be taken not to disturb these areas in any manner which might compromise their watertight integrity.

Many factors, such as sunlight, precipitation, wind, foot traffic and building movement can affect the roof over a short period of time. Periodic Nuclear Flat Roof Moisture Surveys will detect beginning problems and can extend the life of the roofing system.

We recommend another Nuclear Flat Roof Moisture Survey of the entire roof once the necessary repairs have been completed. Nuclear Surveys are then recommended once a year as part of a preventive maintenance program.

If you should have any questions or if we can be of further assistance, please feel free to call.

MC
Level III
Project Coordinator

MC:clt

ABC Company
123 Main Street
Anytown, USA

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ROOF DATA SHEET NUCLEAR SURVEY

LOCATION:

SECTION A

ROOF CONSTRUCTION:

Deck:	Concrete
Vapor Retarder:	None
Insulation:	Perlite Over Polyisocyanurate
Membrane:	Modified Bitumen with Alumacoat and Acrylic Coating System
Flood Coat:	None
Aggregate:	None

GENERAL ROOF DATA

Age:	Unknown
Condition of Membrane:	Poor
Patched Areas:	Many; varying in size scattered throughout
Blistered Areas:	None observed
Drainage Condition:	Fair
Roof Surface:	Dry
Debris Present:	None observed
Roof Size:	4,400 sq. ft. (approx.)
Number of Wet Areas:	62
Total Area Moisture Damage:	1,550 sq. ft. (approx.)
Percentage Moisture Damage:	35% (approx.)

ABC Company
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Anytown, USA

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ROOF DATA SHEET NUCLEAR SURVEY

LOCATION:

SECTION B

ROOF CONSTRUCTION:

Deck:	Concrete
Vapor Retarder:	None
Insulation:	Perlite Over Polyisocyanurate
Membrane:	Modified Bitumen with Alumacoat and Acrylic Coating System
Flood Coat:	None
Aggregate:	None

GENERAL ROOF DATA

Age:	Unknown
Condition of Membrane:	Fair
Patched Areas:	Many; varying in size scattered throughout
Blistered Areas:	None observed
Drainage Condition:	Fair
Roof Surface:	Dry
Debris Present:	None observed
Roof Size:	4,400 sq. ft. (approx.)
Number of Wet Areas:	93
Total Area Moisture Damage:	2,325 sq. ft. (approx.)
Percentage Moisture Damage:	53% (approx.)

Section A

[illegible]

SECTION A KEY

	= Readings through Existing Pavers
*	= Readings of 29 or Lower Dry
#	= Readings of 30 or Greater Wet

Right Roof

[illegible]

Section B

SECTION B KEY

	= Readings through Existing Pavers
*	= Readings of 28 or Lower Dry
#	= Readings of 29 or Greater Wet