INSPECTION INVOICE

Atlantic Independent Inspections LLC

Fort Lauderdale, FL 33324
Tel: 516-262-2117

Max Cohen

NRCIA License # NRCIA-MB-10377

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To: Tom Ferguson
Address: 373 Prospect Pl
City: Brooklyn State: NY Zip: 11238
Email: tom@burntislandventures.com
PhoneNumber: 617-233-8996

Inspection Location

373 Prospect Pl, Brooklyn, NY 11238

Inspection Date: 05/06/2024 Time: 05:00 PM

Invoice Date: 05/10/2024 Invoice #:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Forensic ROOF® Inspection	$700.00	$700.00
		subtotal	$700.00
		TOTAL	$700.00

Inspection Contacts

Type: Tenant
Name: Tom Ferguson
Address: 373 Prospect Pl
City: Brooklyn **State:** NY **Zipcode:** 11238
Tel: 617-233-8996
Email: tom@burntislandventures.com

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Forensic ROOF® Inspection

Report No :
129959

Prepared Exclusively for :
Tom Ferguson

Published On :
05/10/2024

Inspection Date :
05/06/2024

Property Inspected :
373 Prospect Pl
Brooklyn, NY, 11238

Inspection Time :
05:00 PM

Inspection Fee :
700.00

Invoice No :
000041

Inspected By :
Max Cohen

516-262-2117
Maxc@atlanticindependentinspectionsll

Atlantic Independent Inspections LLC

Fort Lauderdale, FL 33324

NRCIA-CP-7297
516-262-2117
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Report Published Date
05/10/2024

NRCIA License: NRCIA-CP-7297

View Report in html.

Table of Content(s)

Scope of Inspection

This Forensic Roof® Inspection Report is a result of performing an inspection at the property address stated herein. The sole and expressed purpose and scope of the inspection were limited to comprehensively evaluating a select attribute of the roofing system, at the customer's option, that may have included, but was not limited to, the following: building code compliance, manufacturer's installation specification compliance, workmanship evaluation, third-party damage responsibility evaluation, or referral to a specialist.

The Forensic Roof Inspection performed for the customer was a non-invasive visual examination of the interior of the building, the attic (when accessible), the building's exterior perimeter, the building's attached garage, and the building's rooftop. The NRCIA inspector performed this inspection following the standards of practice and inspection protocols of the National Roof Certification and Inspection Association. The NRCIA inspector provides the customer with this standardized Forensic Roof Inspection Report, giving technical analysis that facilitates the customer in evaluating the select attribute of the roofing system adequately. If any new information becomes available, the NRCIA inspector reserves the right to modify this report.

The Forensic Roof Inspection did not evaluate if the roof, in its current condition, has the likelihood of leaking, nor did it determine if the roof meets the LeakFREE® Roof Certification criteria. If the Forensic Roof Inspection did not satisfy the customer's inspection requirements, then a purchase of a further LeakFREE Inspection is recommended.

Payment is payable immediately upon the completion of the inspection. The client is responsible for any costs and expenses incurred to recover delinquent debts (including, but not limited to, reasonable attorney fees and interest at the highest rate allowed by law) and shall be payable on demand.

Location of Property

Inspection Contacts

Name: Tom Ferguson
Caller Type: Tenant
Email: tom@burntislandventures.com
Address: 373 Prospect Pl Brooklyn, NY 11238
Tel: 617-233-8996

Contractor Name: Atlantic Independent Inspections LLC
City: Fort Lauderdale **State:** FL **Zip:** 33324
Tel: 516-262-2117
Website: atlanticindependentinspectionsllc.com
NRCIA License: NRCIA-CP-7297

Inspector Name: Max Cohen
Tel: 516-262-2117
Email: Maxc@atlanticindependentinspectionsllc.com
NRCIA License: NRCIA-MB-10377

TOC

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Interior

Overview

Image Number: 1
Observation: Multiple moisture stains and damage were observed on the lower floor of the unit at time of inspection. These areas of concern were located near windows and sidewall transitions.

Cause: Improper roof installation and maybe improper EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate the exterior system.

Image Number: 2
Observation: Multiple moisture stains and damage were observed on the lower floor of the unit at time of inspection. These areas of concern were located near windows and sidewall transitions.

Cause: Improper roof installation and maybe improper EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate the exterior system.

Image Number: 3
Observation: Multiple moisture stains and damage were observed on the lower floor of the unit at time of inspection. These areas of concern were located near windows and sidewall transitions.

Cause: Improper roof installation and maybe improper EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate the exterior system.

129959

Image Number: 4
Observation: Multiple moisture stains and damage were observed on the lower floor of the unit at time of inspection. These areas of concern were located near windows and sidewall transitions.

Cause: Improper roof installation and maybe improper EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate the exterior system.

Image Number: 5
Observation: Multiple moisture stains and damage were observed on the lower floor of the unit at time of inspection. These areas of concern were located near windows and sidewall transitions.

Cause: Improper roof installation and maybe improper EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate the exterior system.

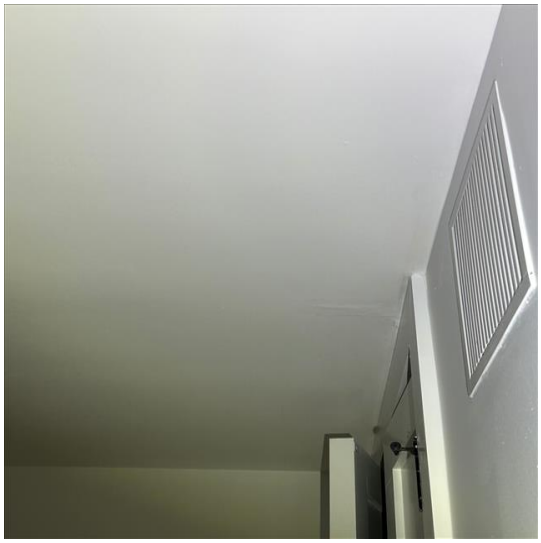

Image Number: 6
Observation: Multiple moisture stains and damage were observed on the lower floor of the unit at time of inspection. These areas of concern were located near windows and sidewall transitions.

Cause: Improper roof installation and maybe improper EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate the exterior system.

129959

Image Number: 7
Observation: Multiple moisture stains and damage were observed on the lower floor of the unit at time of inspection. These areas of concern were located near windows and sidewall transitions.

Cause: Improper roof installation and maybe improper EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate the exterior system.

Image Number: 8
Observation: Multiple moisture stains and damage were observed on the lower floor of the unit at time of inspection. These areas of concern were located near windows and sidewall transitions.

Cause: Improper roof installation and maybe improper EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate the exterior system.

Image Number: 9
Observation: Multiple moisture stains and damage were observed on the lower floor of the unit at time of inspection. These areas of concern were located near windows and sidewall transitions.

Cause: Improper roof installation and maybe improper EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate the exterior system.

129959

Image Number: 10
Observation: Multiple moisture stains and damage were observed on the lower floor of the unit at time of inspection. These areas of concern were located near windows and sidewall transitions.

Cause: Improper roof installation and maybe improper EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate the exterior system.

Image Number: 11
Observation: Multiple moisture stains and damage were observed on the lower floor of the unit at time of inspection. These areas of concern were located near windows and sidewall transitions.

Cause: Improper roof installation and maybe improper EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate the exterior system.

Image Number: 12
Observation: All areas with moisture staining were gauged with a moisture meter at time of inspection. Readings indicating lower numbers and green or amber colors are areas that are not active leaks or do not possess high moisture content. Readings with red numbers in the 200's indicate areas of concern with active leaking and higher than acceptable moisture readings.

Cause: This may be a result of moisture making contact with roof insulation and substrate, causing the moisture to create leaks. The property contained a flat roof with TPO material and soft spots along the roof. These areas are consistent with the soft spots observed above.

Remedy: A core sample is required for further analysis to determine extent of damage and level of moisture intrusion.

129959

Image Number: 13
Observation: All areas with moisture staining were gauged with a moisture meter at time of inspection. Readings indicating lower numbers and green or amber colors are areas that are not active leaks or do not possess high moisture content. Readings with red numbers in the 200's indicate areas of concern with active leaking and higher than acceptable moisture readings.

Cause: This may be a result of moisture making contact with roof insulation and substrate, causing the moisture to create leaks. The property contained a flat roof with TPO material and soft spots along the roof. These areas are consistent with the soft spots observed above.

Remedy: A core sample is required for further analysis to determine extent of damage and level of moisture intrusion.

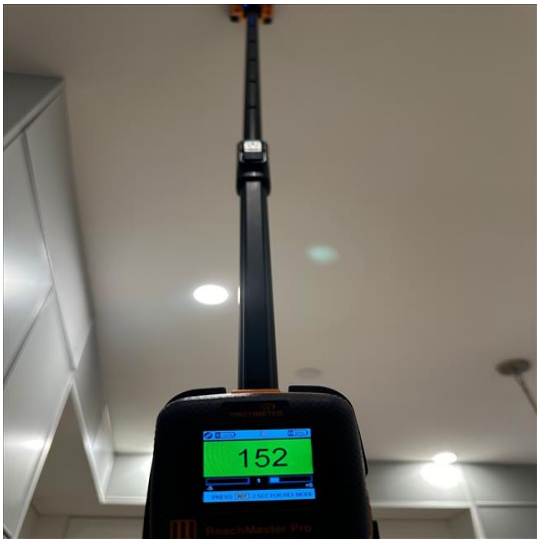

Image Number: 14
Observation: All areas with moisture staining were gauged with a moisture meter at time of inspection. Readings indicating lower numbers and green or amber colors are areas that are not active leaks or do not possess high moisture content. Readings with red numbers in the 200's indicate areas of concern with active leaking and higher than acceptable moisture readings.

Cause: This may be a result of moisture making contact with roof insulation and substrate, causing the moisture to create leaks. The property contained a flat roof with TPO material and soft spots along the roof. These areas are consistent with the soft spots observed above.

Remedy: A core sample is required for further analysis to determine extent of damage and level of moisture intrusion.

Image Number: 15
Observation: All areas with moisture staining were gauged with a moisture meter at time of inspection. Readings indicating lower numbers and green or amber colors are areas that are not active leaks or do not possess high moisture content. Readings with red numbers in the 200's indicate areas of concern with active leaking and higher than acceptable moisture readings.

Cause: This may be a result of moisture making contact with roof insulation and substrate, causing the moisture to create leaks. The property contained a flat roof with TPO material and soft spots along the roof. These areas are consistent with the soft spots observed above.

Remedy: A core sample is required for further analysis to determine extent of damage and level of moisture intrusion.

129959

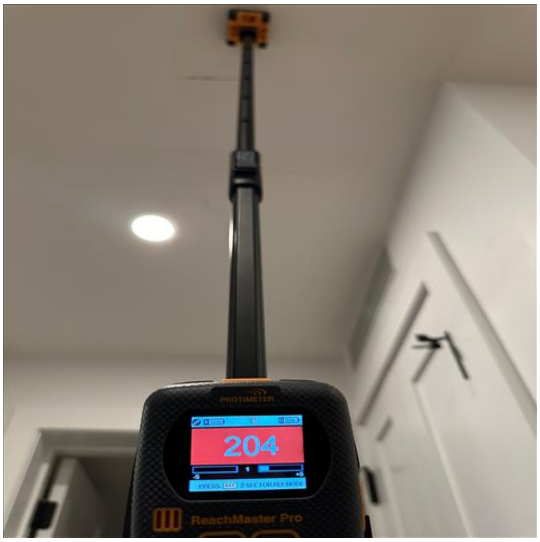

Image Number: 16
Observation: All areas with moisture staining were gauged with a moisture meter at time of inspection. Readings indicating lower numbers and green or amber colors are areas that are not active leaks or do not possess high moisture content. Readings with red numbers in the 200's indicate areas of concern with active leaking and higher than acceptable moisture readings.

Cause: This may be a result of moisture making contact with roof insulation and substrate, causing the moisture to create leaks. The property contained a flat roof with TPO material and soft spots along the roof. These areas are consistent with the soft spots observed above.

Remedy: A core sample is required for further analysis to determine extent of damage and level of moisture intrusion.

Image Number: 17
Observation: All areas with moisture staining were gauged with a moisture meter at time of inspection. Readings indicating lower numbers and green or amber colors are areas that are not active leaks or do not possess high moisture content. Readings with red numbers in the 200's indicate areas of concern with active leaking and higher than acceptable moisture readings.

Cause: This may be a result of moisture making contact with roof insulation and substrate, causing the moisture to create leaks. The property contained a flat roof with TPO material and soft spots along the roof. These areas are consistent with the soft spots observed above.

Remedy: A core sample is required for further analysis to determine extent of damage and level of moisture intrusion.

Image Number: 18
Observation: All areas with moisture staining were gauged with a moisture meter at time of inspection. Readings indicating lower numbers and green or amber colors are areas that are not active leaks or do not possess high moisture content. Readings with red numbers in the 200's indicate areas of concern with active leaking and higher than acceptable moisture readings.

Cause: This may be a result of moisture making contact with roof insulation and substrate, causing the moisture to create leaks. The property contained a flat roof with TPO material and soft spots along the roof. These areas are consistent with the soft spots observed above.

Remedy: A core sample is required for further analysis to determine extent of damage and level of moisture intrusion.

129959

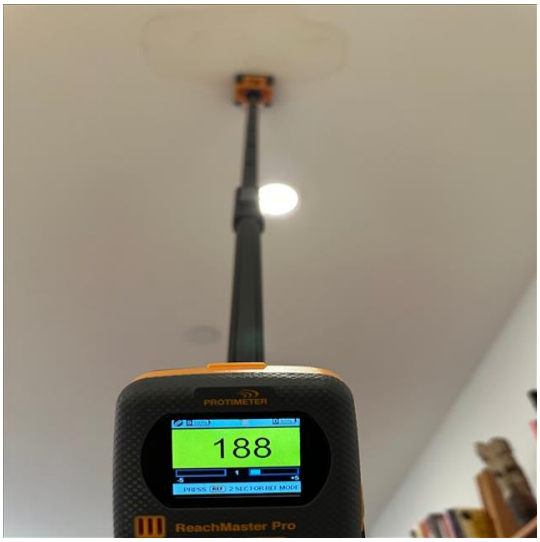

Image Number: 19
Observation: All areas with moisture staining were gauged with a moisture meter at time of inspection. Readings indicating lower numbers and green or amber colors are areas that are not active leaks or do not possess high moisture content. Readings with red numbers in the 200's indicate areas of concern with active leaking and higher than acceptable moisture readings.

Cause: This may be a result of moisture making contact with roof insulation and substrate, causing the moisture to create leaks. The property contained a flat roof with TPO material and soft spots along the roof. These areas are consistent with the soft spots observed above.

Remedy: A core sample is required for further analysis to determine extent of damage and level of moisture intrusion.

Image Number: 20
Observation: All areas with moisture staining were gauged with a moisture meter at time of inspection. Readings indicating lower numbers and green or amber colors are areas that are not active leaks or do not possess high moisture content. Readings with red numbers in the 200's indicate areas of concern with active leaking and higher than acceptable moisture readings.

Cause: This may be a result of moisture making contact with roof insulation and substrate, causing the moisture to create leaks. The property contained a flat roof with TPO material and soft spots along the roof. These areas are consistent with the soft spots observed above.

Remedy: A core sample is required for further analysis to determine extent of damage and level of moisture intrusion.

Stairway

Image Number: 21
Observation: Thermal imaging was conducted and yielded results within the stairwell that were consistent with moisture damage, which is evident by the puddle like appearance and colder temperature difference at this location.

Cause: Area in question does not have exterior access.

129959

Image Number: 22
Observation: Thermal imaging was conducted and yielded results within the stairwell that were consistent with moisture damage, which is evident by the puddle like appearance and colder temperature difference at this location.

Cause: Area in question does not have exterior access.

Water Damage

Image Number: 23
Observation: Moisture staining/damage was observed at 2 different bathrooms at time of inspection. One bathroom contained moisture staining consistent with condensation which was backed by thermal imaging and moisture meter readings. The other bathroom had staining consistent with condensation and the location (vent) further backed this hypothesis.

Image Number: 24
Observation: Moisture staining/damage was observed at 2 different bathrooms at time of inspection. One bathroom contained moisture staining consistent with condensation which was backed by thermal imaging and moisture meter readings. The other bathroom had staining consistent with condensation and the location (vent) further backed this hypothesis.

129959

Window

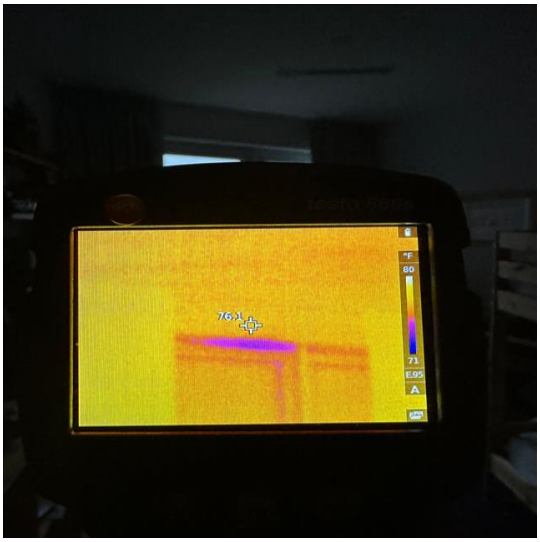

Image Number: 25
Observation: A bedroom window was observed to have high moisture content which was backed by thermal imaging. The 212 reading indicates moisture content. The other readings under this observation were baseline readings to show the difference in the moisture content within the same material.

Cause: Improper window flashing and EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate.

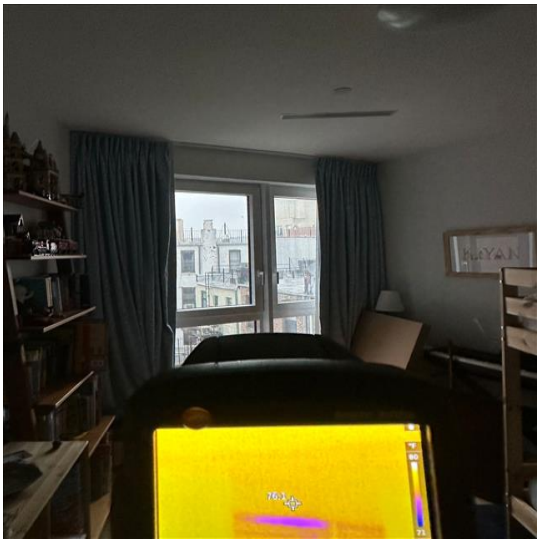

Image Number: 26
Observation: A bedroom window was observed to have high moisture content which was backed by thermal imaging. The 212 reading indicates moisture content. The other readings under this observation were baseline readings to show the difference in the moisture content within the same material.

Cause: Improper window flashing and EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate.

Image Number: 27
Observation: A bedroom window was observed to have high moisture content which was backed by thermal imaging. The 212 reading indicates moisture content. The other readings under this observation were baseline readings to show the difference in the moisture content within the same material.

Cause: Improper window flashing and EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate.

129959

Image Number: 28
Observation: A bedroom window was observed to have high moisture content which was backed by thermal imaging. The 212 reading indicates moisture content. The other readings under this observation were baseline readings to show the difference in the moisture content within the same material.

Cause: Improper window flashing and EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate.

Image Number: 29
Observation: Baseline moisture content readings at other windows through out the home to provide a baseline for this inspection and to show moisture content differences throughout the property.

Image Number: 30
Observation: Baseline moisture content readings at other windows through out the home to provide a baseline for this inspection and to show moisture content differences throughout the property.

129959

Image Number: 31
Observation: A bedroom window was observed to have high moisture content which was backed by thermal imaging. The 212 reading indicates moisture content. The other readings under this observation were baseline readings to show the difference in the moisture content within the same material.

Cause: Improper window flashing and EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate.

Image Number: 32
Observation: High moisture content levels were observed at time of inspection at the window near the living room. 205 represents the high moisture content reading and the other 2 moisture content readings under this observation represent the general moisture content in this area.

Cause: Most likely improper window flashing/sealing and EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate.

Image Number: 33
Observation: High moisture content levels were observed at time of inspection at the window near the living room. 205 represents the high moisture content reading and the other 2 moisture content readings under this observation represent the general moisture content in this area.

Cause: Most likely improper window flashing/sealing and EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate.

129959

Image Number: 34
Observation: High moisture content levels were observed at time of inspection at the window near the living room. 205 represents the high moisture content reading and the other 2 moisture content readings under this observation represent the general moisture content in this area.

Cause: Most likely improper window flashing/sealing and EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate.

Image Number: 35
Observation: High moisture content levels were observed at time of inspection at the window near the living room. 205 represents the high moisture content reading and the other 2 moisture content readings under this observation represent the general moisture content in this area.

Cause: Most likely improper window flashing/sealing and EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate.

Image Number: 36
Observation: Baseline moisture content readings at other windows through out the home to provide a baseline for this inspection and to show moisture content differences throughout the property.

129959

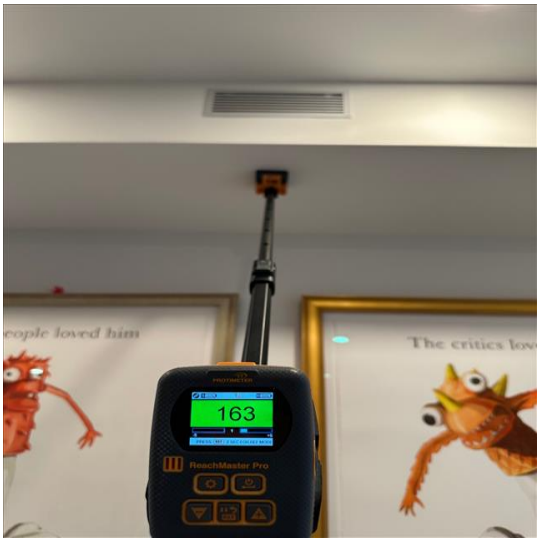

Image Number: 37
Observation: A bedroom window was observed to have high moisture content which was backed by thermal imaging. The 212 reading indicates moisture content. The other readings under this observation were baseline readings to show the difference in the moisture content within the same material.

Cause: Improper window flashing and EIFS installation.

Remedy: Contact a qualified EIFS professional to further evaluate.

Roof

Aerial Photo

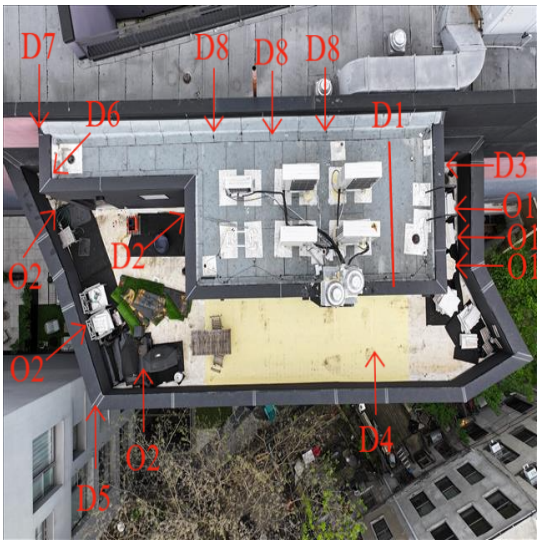

Image Number: 38
Observation: General overview of the roof. The roof observed on the lower portion of the building was a TPO roof and the upper portion was a modified bitumen roll out roof system. Items beginning with a "D" are deficiencies and items beginning with "O" are observations that require attention. Be advised, D1 or Deficiency 1, is a lap seam that is overlapped against the pitch that directs water to the drain on that side of the roof. This is a concern because this may deteriorate this lap seam at an accelerated rate, and is also incorrect general procedure when installing this roof system.

Remedy: Maintain roof with annual inspections to prevent deferred maintenance issues and catch problems before they manifest.

Determination: Roof Repair required for LeakFREE Roof Certification

Debris

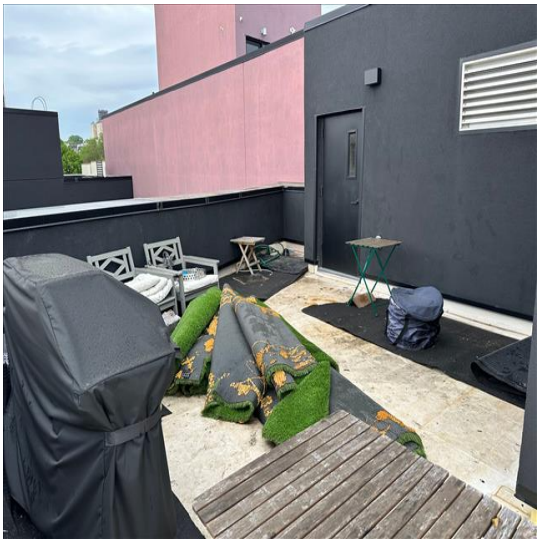

Image Number: 39
Observation: Debris and other roof material were observed on the lower roof and obstructed parts of the visual inspection.

Cause: N/A

Remedy: Material for the roof and furniture should not be stored for long periods of time making direct contact with the roof covering as they can damage and puncture the covering.

Determination: Roof Repair required for LeakFREE Roof Certification

129959

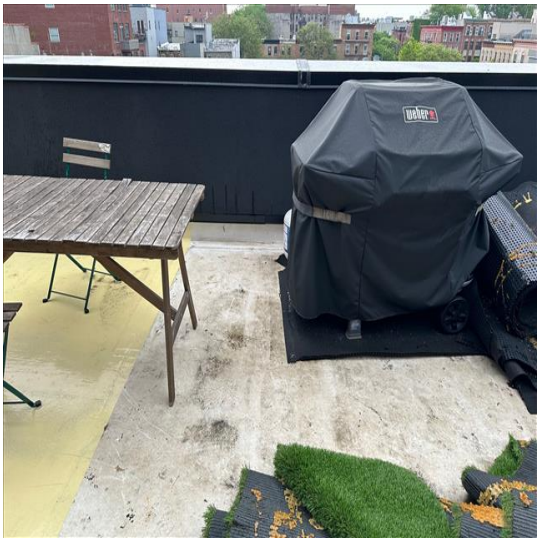

Image Number: 40
Observation: Debris and other roof material were observed on the lower roof and obstructed parts of the visual inspection.

Cause: N/A

Remedy: Material for the roof and furniture should not be stored for long periods of time making direct contact with the roof covering as they can damage and puncture the covering.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 41
Observation: Debris and other roof material were observed on the lower roof and obstructed parts of the visual inspection.

Cause: N/A

Remedy: Material for the roof and furniture should not be stored for long periods of time making direct contact with the roof covering as they can damage and puncture the covering.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 42
Observation: Debris and other roof material were observed on the lower roof and obstructed parts of the visual inspection.

Cause: N/A

Remedy: Material for the roof and furniture should not be stored for long periods of time making direct contact with the roof covering as they can damage and puncture the covering.

Determination: Roof Repair required for LeakFREE Roof Certification

129959

Flashing

Image Number: 43
Observation: D3 (Deficiency 3) - Curbs were observed to be improperly installed or damaged at time of inspection. Improper curb flashing exposure and unadhered curb flashing were observed.

Cause: Improper installation.

Remedy: Re-adhere these areas and correct flashing exposures to prevent moisture intrusion within the roof system.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 44
Observation: D3 (Deficiency 3) - Curbs were observed to be improperly installed or damaged at time of inspection. Improper curb flashing exposure and unadhered curb flashing were observed.

Cause: Improper installation.

Remedy: Re-adhere these areas and correct flashing exposures to prevent moisture intrusion within the roof system.

Determination: Roof Repair required for LeakFREE Roof Certification

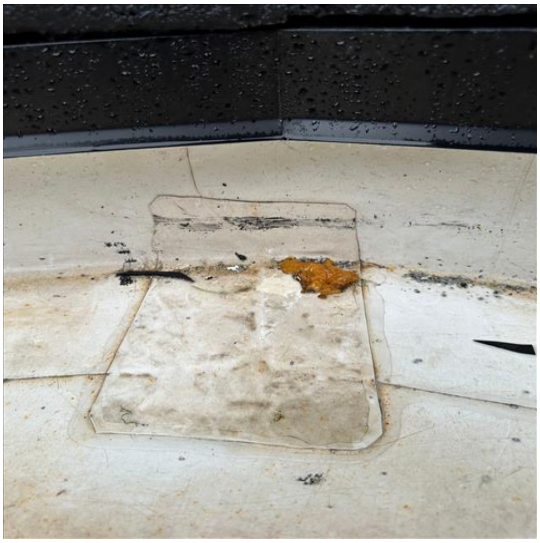

Image Number: 45
Observation: D3 (Deficiency 3) - Curbs were observed to be improperly installed or damaged at time of inspection. Improper curb flashing exposure and unadhered curb flashing were observed.

Cause: Improper installation.

Remedy: Re-adhere these areas and correct flashing exposures to prevent moisture intrusion within the roof system.

Determination: Roof Repair required for LeakFREE Roof Certification

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Image Number: 46
Observation: D3 (Deficiency 3) - Curbs were observed to be improperly installed or damaged at time of inspection. Improper curb flashing exposure and unadhered curb flashing were observed.

Cause: Improper installation.

Remedy: Re-adhere these areas and correct flashing exposures to prevent moisture intrusion within the roof system.

Determination: Roof Repair required for LeakFREE Roof Certification

Flat Roof

Image Number: 47
Observation: Roof top units were observed to be properly installed at time of inspection. The flashings, curbs and mounts appeared to be adequate and properly installed. It should be noted that two different types of liquid flashing were used, which is evident by the differing colors of the material (one being yellow the other being white).

Image Number: 48
Observation: The drains for the roof at 373 Prospect Pl were observed to be functional and properly installed at time of inspection. A scupper system was observed as the secondary drainage system for the top modified bitumen roof. All but (2) drain screens were free of debris. Drainage systems appeared to divert water away from walls towards the drains that were present, with the roof tapered to accommodate proper drainage.

Remedy: Clear debris around the (2) drain screens to prevent any ponding.

Determination: Roof Replacement required for LeakFREE Roof Certification

129959

Image Number: 49
Observation: The drains for the roof at 373 Prospect Pl were observed to be functional and properly installed at time of inspection. A scupper system was observed as the secondary drainage system for the top modified bitumen roof. All but (2) drain screens were free of debris. Drainage systems appeared to divert water away from walls towards the drains that were present, with the roof tapered to accommodate proper drainage.

Remedy: Clear debris around the (2) drain screens to prevent any ponding.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 50
Observation: The lap seams in almost all areas of the top roof, consisting of modified bitumen appeared to have inconsistent or improper "bleed out" or tar exposure. The universal exposure for this material is typically 1/4" minimum and 1/2" maximum. This ensures that the lap seams will be weather tight.

Cause: Improper installation.

Remedy: Contact a qualified roofer to determine course of action. This was a torch down modified bitumen roof application.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 51
Observation: The lap seams in almost all areas of the top roof, consisting of modified bitumen appeared to have inconsistent or improper "bleed out" or tar exposure. The universal exposure for this material is typically 1/4" minimum and 1/2" maximum. This ensures that the lap seams will be weather tight.

Cause: Improper installation.

Remedy: Contact a qualified roofer to determine course of action. This was a torch down modified bitumen roof application.

Determination: Roof Repair required for LeakFREE Roof Certification

129959

Image Number: 52
Observation: The lap seams in almost all areas of the top roof, consisting of modified bitumen appeared to have inconsistent or improper "bleed out" or tar exposure. The universal exposure for this material is typically 1/4" minimum and 1/2" maximum. This ensures that the lap seams will be weather tight.

Cause: Improper installation.

Remedy: Contact a qualified roofer to determine course of action. This was a torch down modified bitumen roof application.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 53
Observation: Blistering was observed on a part of the lower roof consisting of TPO 60 Mil material. The area in question was soft when walked on and appeared to have areas blistering. This is an indication that the roof was not correctly installed and moisture is making direct contact with the roof substrate and insulation.

Cause: Improper installation. Water has most likely made contact with the insulation under the roof covering material, resulting in damage, which would explain the soft spots in the roof.

Remedy: A core sample would need to be collected to further analyze the observation.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 54
Observation: The drains for the roof at 373 Prospect Pl were observed to be functional and properly installed at time of inspection. A scupper system was observed as the secondary drainage system for the top modified bitumen roof. All but (2) drain screens were free of debris. Drainage systems appeared to divert water away from walls towards the drains that were present, with the roof tapered to accommodate proper drainage.

Remedy: Clear debris around the (2) drain screens to prevent any ponding.

Determination: Roof Replacement required for LeakFREE Roof Certification

129959

Image Number: 55
Observation: The drains for the roof at 373 Prospect Pl were observed to be functional and properly installed at time of inspection. A scupper system was observed as the secondary drainage system for the top modified bitumen roof. All but (2) drain screens were free of debris. Drainage systems appeared to divert water away from walls towards the drains that were present, with the roof tapered to accommodate proper drainage.

Remedy: Clear debris around the (2) drain screens to prevent any ponding.

Determination: Roof Replacement required for LeakFREE Roof Certification

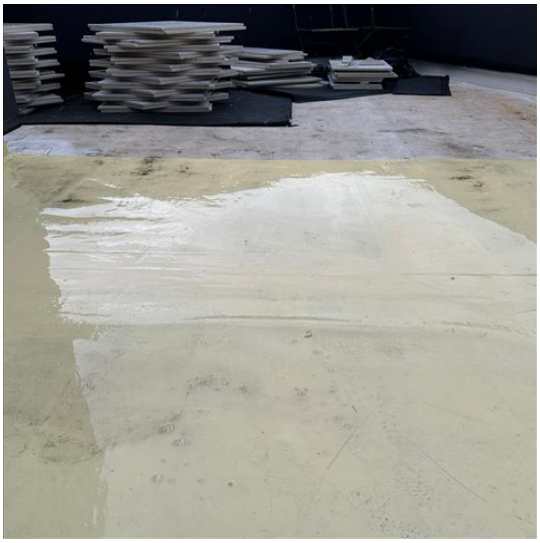

Image Number: 56
Observation: Blistering was observed on a part of the lower roof consisting of TPO 60 Mil material. The area in question was soft when walked on and appeared to have areas blistering. This is an indication that the roof was not correctly installed and moisture is making direct contact with the roof substrate and insulation.

Cause: Improper installation. Water has most likely made contact with the insulation under the roof covering material, resulting in damage, which would explain the soft spots in the roof.

Remedy: A core sample would need to be collected to further analyze the observation.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 57
Observation: The drains for the roof at 373 Prospect Pl were observed to be functional and properly installed at time of inspection. A scupper system was observed as the secondary drainage system for the top modified bitumen roof. All but (2) drain screens were free of debris. Drainage systems appeared to divert water away from walls towards the drains that were present, with the roof tapered to accommodate proper drainage.

Remedy: Clear debris around the (2) drain screens to prevent any ponding.

Determination: Roof Replacement required for LeakFREE Roof Certification

129959

Image Number: 58
Observation: The drains for the roof at 373 Prospect Pl were observed to be functional and properly installed at time of inspection. A scupper system was observed as the secondary drainage system for the top modified bitumen roof. All but (2) drain screens were free of debris. Drainage systems appeared to divert water away from walls towards the drains that were present, with the roof tapered to accommodate proper drainage.

Remedy: Clear debris around the (2) drain screens to prevent any ponding.

Determination: Roof Replacement required for LeakFREE Roof Certification

Image Number: 59
Observation: Roof top units were observed to be properly installed at time of inspection. The flashings, curbs and mounts appeared to be adequate and properly installed. It should be noted that two different types of liquid flashing were used, which is evident by the differing colors of the material (one being yellow the other being white).

Image Number: 60
Observation: Roof top units were observed to be properly installed at time of inspection. The flashings, curbs and mounts appeared to be adequate and properly installed. It should be noted that two different types of liquid flashing were used, which is evident by the differing colors of the material (one being yellow the other being white).

129959

Image Number: 61
Observation: Roof top units were observed to be properly installed at time of inspection. The flashings, curbs and mounts appeared to be adequate and properly installed. It should be noted that two different types of liquid flashing were used, which is evident by the differing colors of the material (one being yellow the other being white).

Image Number: 62
Observation: Roof top units were observed to be properly installed at time of inspection. The flashings, curbs and mounts appeared to be adequate and properly installed. It should be noted that two different types of liquid flashing were used, which is evident by the differing colors of the material (one being yellow the other being white).

Image Number: 63
Observation: The drains for the roof at 373 Prospect Pl were observed to be functional and properly installed at time of inspection. A scupper system was observed as the secondary drainage system for the top modified bitumen roof. All but (2) drain screens were free of debris. Drainage systems appeared to divert water away from walls towards the drains that were present, with the roof tapered to accommodate proper drainage.

Remedy: Clear debris around the (2) drain screens to prevent any ponding.

Determination: Roof Replacement required for LeakFREE Roof Certification

129959

Image Number: 64
Observation: The lap seams in almost all areas of the top roof, consisting of modified bitumen appeared to have inconsistent or improper "bleed out" or tar exposure. The universal exposure for this material is typically 1/4" minimum and 1/2" maximum. This ensures that the lap seams will be weather tight.

Cause: Improper installation.

Remedy: Contact a qualified roofer to determine course of action. This was a torch down modified bitumen roof application.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 65
Observation: Roof top units were observed to be properly installed at time of inspection. The flashings, curbs and mounts appeared to be adequate and properly installed. It should be noted that two different types of liquid flashing were used, which is evident by the differing colors of the material (one being yellow the other being white).

Image Number: 66
Observation: The drains for the roof at 373 Prospect Pl were observed to be functional and properly installed at time of inspection. A scupper system was observed as the secondary drainage system for the top modified bitumen roof. All but (2) drain screens were free of debris. Drainage systems appeared to divert water away from walls towards the drains that were present, with the roof tapered to accommodate proper drainage.

Remedy: Clear debris around the (2) drain screens to prevent any ponding.

Determination: Roof Replacement required for LeakFREE Roof Certification

129959

Image Number: 67
Observation: Blistering was observed on a part of the lower roof consisting of TPO 60 Mil material. The area in question was soft when walked on and appeared to have areas blistering. This is an indication that the roof was not correctly installed and moisture is making direct contact with the roof substrate and insulation.

Cause: Improper installation. Water has most likely made contact with the insulation under the roof covering material, resulting in damage, which would explain the soft spots in the roof.

Remedy: A core sample would need to be collected to further analyze the observation.

Determination: Roof Repair required for LeakFREE Roof Certification

Overview

Image Number: 68
Observation: Overview photos of the roof at 373 Prospect Pl. The roof covering was observed to be TPO.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 69
Observation: O1 (Observation 1) : Roof pavers were observed to be stored on a drain mat located on the lower TPO roof. The weight is concentrated in this particular area and may be an area of concern due to weight distribution and the potential to damage the roof covering material.

Cause: Poor workmanship.

Remedy: Materials should be stored correctly, evenly dispersed and stored either on a pallet or foam board to prevent damage to the roof covering.

Determination: Roof Repair required for LeakFREE Roof Certification

129959

Image Number: 70
Observation: O1 (Observation 1) : Roof pavers were observed to be stored on a drain mat located on the lower TPO roof. The weight is concentrated in this particular area and may be an area of concern due to weight distribution and the potential to damage the roof covering material.

Cause: Poor workmanship.

Remedy: Materials should be stored correctly, evenly dispersed and stored either on a pallet or foam board to prevent damage to the roof covering.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 71
Observation: Overview photos of the roof at 373 Prospect Pl. The roof covering was observed to be TPO.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 72
Observation: Overview photos of the roof at 373 Prospect Pl. The roof covering was observed to be TPO.

Determination: Roof Repair required for LeakFREE Roof Certification

129959

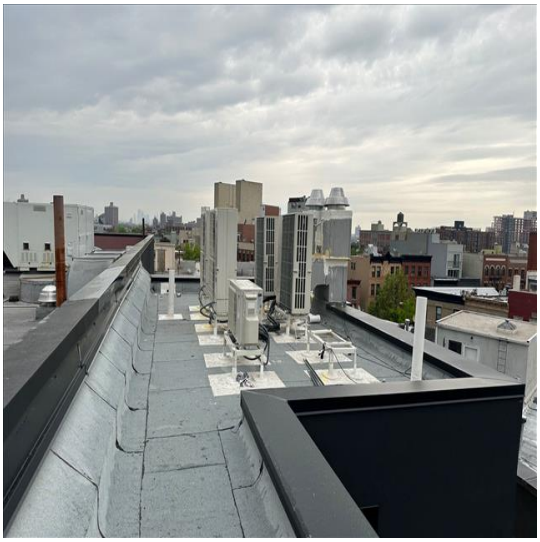

Image Number: 73
Observation: Overview photos of the roof at 373 Prospect Pl. The roof covering was observed to be TPO.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 74
Observation: General overview of curb and wall flashings/terminations. It should be noted that the exposure of the TPO wall flashing was observed to have a 5" exposure from the wall to the seam. It should also be noted that (2) different TPO membranes were used, as is evident by the color difference.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 75
Observation: General overview of curb and wall flashings/terminations. It should be noted that the exposure of the TPO wall flashing was observed to have a 5" exposure from the wall to the seam. It should also be noted that (2) different TPO membranes were used, as is evident by the color difference.

Determination: Roof Repair required for LeakFREE Roof Certification

129959

Image Number: 76
Observation: General overview of curb and wall flashings/terminations. It should be noted that the exposure of the TPO wall flashing was observed to have a 5" exposure from the wall to the seam. It should also be noted that (2) different TPO membranes were used, as is evident by the color difference.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 77
Observation: General overview of curb and wall flashings/terminations. It should be noted that the exposure of the TPO wall flashing was observed to have a 5" exposure from the wall to the seam. It should also be noted that (2) different TPO membranes were used, as is evident by the color difference.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 78
Observation: General overview of curb and wall flashings/terminations. It should be noted that the exposure of the TPO wall flashing was observed to have a 5" exposure from the wall to the seam. It should also be noted that (2) different TPO membranes were used, as is evident by the color difference.

Determination: Roof Repair required for LeakFREE Roof Certification

129959

Image Number: 79
Observation: General overview of curb and wall flashings/terminations. It should be noted that the exposure of the TPO wall flashing was observed to have a 5" exposure from the wall to the seam. It should also be noted that (2) different TPO membranes were used, as is evident by the color difference.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 80
Observation: General overview of curb and wall flashings/terminations. It should be noted that the exposure of the TPO wall flashing was observed to have a 5" exposure from the wall to the seam. It should also be noted that (2) different TPO membranes were used, as is evident by the color difference.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 81
Observation: General overview of curb and wall flashings/terminations. It should be noted that the exposure of the TPO wall flashing was observed to have a 5" exposure from the wall to the seam. It should also be noted that (2) different TPO membranes were used, as is evident by the color difference.

Determination: Roof Repair required for LeakFREE Roof Certification

129959

Image Number: 82
Observation: General overview of curb and wall flashings/terminations. It should be noted that the exposure of the TPO wall flashing was observed to have a 5" exposure from the wall to the seam. It should also be noted that (2) different TPO membranes were used, as is evident by the color difference.

Determination: Roof Repair required for LeakFREE Roof Certification

Parapet Walls

Image Number: 83
Observation: D8 (Deficiency 8) - (3) Lap seams at the wall and 1 corner patch were observed to not be sealed properly creating an exposure which may introduce moisture intrusion due to the lap seams creating an open space in these areas.

Cause: Improper installation.

Remedy: Repair lap seams at forementioned areas.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 84
Observation: D8 (Deficiency 8) - (3) Lap seams at the wall and 1 corner patch were observed to not be sealed properly creating an exposure which may introduce moisture intrusion due to the lap seams creating an open space in these areas.

Cause: Improper installation.

Remedy: Repair lap seams at forementioned areas.

Determination: Roof Repair required for LeakFREE Roof Certification

129959

Image Number: 85
Observation: D8 (Deficiency 8) - (3) Lap seams at the wall and 1 corner patch were observed to not be sealed properly creating an exposure which may introduce moisture intrusion due to the lap seams creating an open space in these areas.

Cause: Improper installation.

Remedy: Repair lap seams at forementioned areas.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 86
Observation: D2 (Deficiency 2) - A hole was observed at the corner of a parapet wall coping cap and wall. This is most definitely a source of moisture intrusion, as it gives water a direct avenue of access behind the EIFS system.

Cause: Improper installation.

Remedy: Contact a EIFS specialist to determine extent of damage and exposure and to test if water is in the system. Properly seal this location.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 87
Observation: D2 (Deficiency 2) - A hole was observed at the corner of a parapet wall coping cap and wall. This is most definitely a source of moisture intrusion, as it gives water a direct avenue of access behind the EIFS system.

Cause: Improper installation.

Remedy: Contact a EIFS specialist to determine extent of damage and exposure and to test if water is in the system. Properly seal this location.

Determination: Roof Repair required for LeakFREE Roof Certification

129959

Image Number: 88
Observation: D2 (Deficiency 2) - A hole was observed at the corner of a parapet wall coping cap and wall. This is most definitely a source of moisture intrusion, as it gives water a direct avenue of access behind the EIFS system.

Cause: Improper installation.

Remedy: Contact a EIFS specialist to determine extent of damage and exposure and to test if water is in the system. Properly seal this location.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 89
Observation: A section of metal flashing was observed to be loose and pulling away from the parapet wall at the time of inspection. This may become an area of concern as water may be able to divert behind this flashing and spread under the roofing material.

Cause: Improper installation.

Remedy: Repair this area.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 90
Observation: A section of metal flashing was observed to be loose and pulling away from the parapet wall at the time of inspection. This may become an area of concern as water may be able to divert behind this flashing and spread under the roofing material.

Cause: Improper installation.

Remedy: Repair this area.

Determination: Roof Repair required for LeakFREE Roof Certification

129959

Image Number: 91
Observation: D5 (Deficiency 5) - Underdriven fasteners were observed at a corner of the parapet wall coping cap. These fasteners may be creating an exposure for moisture intrusion and may also become a concern in high wind events.

Cause: Improper installation.

Remedy: Fasten the coping caps. High winds may weaken this area and cause the coping cap to loosen, as it is aluminum and lightweight.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 92
Observation: D5 (Deficiency 5) - Underdriven fasteners were observed at a corner of the parapet wall coping cap. These fasteners may be creating an exposure for moisture intrusion and may also become a concern in high wind events.

Cause: Improper installation.

Remedy: Fasten the coping caps. High winds may weaken this area and cause the coping cap to loosen, as it is aluminum and lightweight.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 93
Observation: D5 (Deficiency 5) - Underdriven fasteners were observed at a corner of the parapet wall coping cap. These fasteners may be creating an exposure for moisture intrusion and may also become a concern in high wind events.

Cause: Improper installation.

Remedy: Fasten the coping caps. High winds may weaken this area and cause the coping cap to loosen, as it is aluminum and lightweight.

Determination: Roof Repair required for LeakFREE Roof Certification

129959

Penetrations

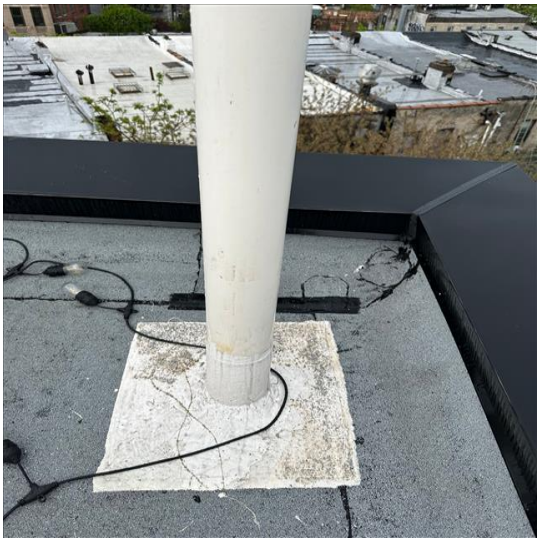

Image Number: 94
Observation: Roof penetrations on the top roof appeared to be properly flashed and installed in all but (1) area. This particular flashing was observed to be improperly sealed and is creating an exposure at the seam. This may cause moisture intrusion if not already.

Cause: Improper installation.

Remedy: Re-flash this area and create a water tight bond between the flashing material and roof covering.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 95
Observation: Roof penetrations on the top roof appeared to be properly flashed and installed in all but (1) area. This particular flashing was observed to be improperly sealed and is creating an exposure at the seam. This may cause moisture intrusion if not already.

Cause: Improper installation.

Remedy: Re-flash this area and create a water tight bond between the flashing material and roof covering.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 96
Observation: Roof penetrations on the top roof appeared to be properly flashed and installed in all but (1) area. This particular flashing was observed to be improperly sealed and is creating an exposure at the seam. This may cause moisture intrusion if not already.

Cause: Improper installation.

Remedy: Re-flash this area and create a water tight bond between the flashing material and roof covering.

Determination: Roof Repair required for LeakFREE Roof Certification

129959

Repairs

Image Number: 97
Observation: Previous repairs were observed at time of inspection. This is evident by TPO patches that were observed in random locations throughout the roof. There was also evidence of moisture being trapped along the borders of the patches under a plastic material.

Cause: Most likely damage caused by contractors on roof, stepping on objects that penetrate the roof material. This is a common occurrence with larger construction projects such as this.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 98
Observation: Previous repairs were observed at time of inspection. This is evident by TPO patches that were observed in random locations throughout the roof. There was also evidence of moisture being trapped along the borders of the patches under a plastic material.

Cause: Most likely damage caused by contractors on roof, stepping on objects that penetrate the roof material. This is a common occurrence with larger construction projects such as this.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 99
Observation: Previous repairs were observed at time of inspection. This is evident by TPO patches that were observed in random locations throughout the roof. There was also evidence of moisture being trapped along the borders of the patches under a plastic material.

Cause: Most likely damage caused by contractors on roof, stepping on objects that penetrate the roof material. This is a common occurrence with larger construction projects such as this.

Determination: Roof Repair required for LeakFREE Roof Certification

129959

Image Number: 100
Observation: Previous repairs were observed at time of inspection. This is evident by TPO patches that were observed in random locations throughout the roof. There was also evidence of moisture being trapped along the borders of the patches under a plastic material.

Cause: Most likely damage caused by contractors on roof, stepping on objects that penetrate the roof material. This is a common occurrence with larger construction projects such as this.

Determination: Roof Repair required for LeakFREE Roof Certification

Image Number: 101
Observation: Previous repairs were observed at time of inspection. This is evident by TPO patches that were observed in random locations throughout the roof. There was also evidence of moisture being trapped along the borders of the patches under a plastic material.

Cause: Most likely damage caused by contractors on roof, stepping on objects that penetrate the roof material. This is a common occurrence with larger construction projects such as this.

Determination: Roof Repair required for LeakFREE Roof Certification

Wall To Roof Flashing

Image Number: 102
Observation: D7 (Deficiency 7) - Flashing/sealant at a wall was observed to be pulling apart and creating an exposure. If left unresolved, moisture intrusion may become an issue.

Cause: Sealant deterioration/Improper sealant application.

Remedy: Re-seal.

Determination: Roof Repair required for LeakFREE Roof Certification

Atlantic Independent Inspections LLC is a veteran owned and operated enterprise that provides an array of roof inspection and certification services for both commercial and residential properties. We are the only nationally accredited forensic roof inspection enterprise in the area qualified to issue LeakFREE® Certifications.

Atlantic Independent Inspections LLC has the only nationally accredited forensic roof inspector within 129 miles of the downstate New York region. Forensic roof inspectors are the highest qualified inspectors in the roofing industry. The most common need is related to insurance claims, workmanship evaluations, building code compliance, manufacturer specification compliance, third party damage evaluations and to testify as expert witnesses in legal disputes.

Every inspection performed by Atlantic Independent Inspections LLC utilizes thermal imaging to provide a highly accurate and thorough survey with a report that is rich in information, but not overwhelming. All inspections are carried out by a level I thermographer. We use both handheld thermal imaging cameras and drones equipped with thermal imaging payloads. This is also beneficial for customers with a solar panel system, as we can detect anomalies within the panels.

For Atlantic Independent Inspections LLC to provide the best possible service, we are equipped with the proper qualifications, know-how and equipment. Understanding the science behind moisture movement within a building envelope is critical for issuing certifications and being sure that any moisture that is detected is not from a roof leak. By localizing the source beyond visual methods, we can ensure the customer their roof is leak free, as opposed to traditional methods that may hinder a customer's ability to secure a roof certification due to an improper diagnosis.

Atlantic Independent Inspections LLC is proud to be accredited by the only association that regulates and sets the standard of practice and ethics for commercial property inspections. The approach of commercial building inspections differs greatly from that of home inspections and requires dedicated knowledge, experience and training to provide a proper inspection and report.

We possess professional memberships with the top 3 inspection associations in the nation. The certified professional inspector designation with NACHI requires initial and continuing training and education in an evolving industry. We are held to the highest ethical and operating standards that ensure our clients receive the best possible inspection, report and experience.

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Commercial Roof Inspection Services

LeakFREE® Roof Inspection

Our LeakFREE® Roof Inspection service is a 5 zone roof inspection that provides a comprehensive report which determines the health and stability of a roof in its current condition. This is beneficial for developers, contractors, insurance and real estate brokers, to understand the roof in its current state.

How this service benefits you :

1. **Comprehensive number guided report that includes a photo of each deficiency and observation.**
2. **For each observation that is noted in the report, a cause and solution is included.**
3. **Aerial photo of the roof in its entirety with the observation number attached for easy reference. This is helpful when acquiring a contractor to perform repairs, as this number guided system and aerial photo give the contractor specific locations and a diagnosis to provide you with a more accurate estimate and better service.**
4. **We go further than just inspecting the roof coverings, this inspection includes the exterior, attached structures, the interior closest to the roof, roof deck area and the roof itself. This is our 5 zone guarantee.**

LeakFREE® Roof Certification

Our LeakFREE® Roof Certification is the only regulated and nationally recognized certification offered for roof systems. The purpose of this certification is not only to officially document that a roof is structurally sound, but also to provide added protection.

Here's How :

1. **Total assurance that the roof will remain leak free for the duration of your certification.**
2. **If for any reason a leak occurs due to normal wear and tear during the certification period, leaks will be repaired at no cost to the certificate holder.**

3. Priority roof inspection services and assistance in filing storm trauma insurance claims.
4. May reduce insurance policy premiums and increase the property value.
5. Transferrable to an unlimited number of owners, through sale or lease.

Forensic ROOF® Inspection

Our Forensic ROOF® Inspection service For roof assessments that are specific or technical in nature, you will need a Forensic ROOF® inspection. This is a customized roof inspection restricted to comprehensively evaluating a select attribute of the roofing system, that may include, but is not limited to, insurance claim evaluation, building code compliance, manufacturer's installation specification compliance, workmanship evaluation, third-party damage responsibility evaluation, or referral to a specialist. Independent experts are trained in their specific areas of expertise. Each Forensic ROOF® inspection is priced and conducted, and each Forensic ROOF® report is written according to the services requested and tests required. Our Forensic ROOF® inspection report is preferred in most insurance claims and legal cases.

Atlantic Quality Assurance Service

Atlantic Independent Inspections LLC provides our commercial clients with a customized consultative service. This specialized service encompasses a complete A to Z consultation that was designed to assist developers and general contractors with a unique inspection service that ensures proper roof installation through all phases of the project.

Here's what our quality assurance can do for you :

1. For each phase of the roof construction, an inspector is assigned to document, oversee and report on the compliance of the roof installation in regards to local code, manufacturer installation specification and workmanship.

2. These phase inspections assist in helping to ensure that the roof passes all local AHJ inspections before issuing a certificate of occupancy.
3. Ensures that the roof is being built and installed correctly to comply with manufacturer installation standards so that a manufacturer warranty is not void in the event of a deficiency within the allotted warranty period.
4. Our comprehensive reports hold sub-contractors and roofers accountable for any damage or poor workmanship during the installation and completion of the roof.

Annual Maintenance Roof Inspection

This is an inspection service designed to prolong the life of your roof by performing annual inspections of the roof coverings. We uncover any deferred maintenance, damage or potential areas of concern that would otherwise go unnoticed. When these deficiencies go unnoticed or neglected, they typically become big ticket expenses. The minimum commitment is 3 years, but this locks you in at a discounted rate of anywhere from 10% to 30% from the initial inspection fee for the entire service agreement. You will also receive priority in the event of a storm related event, to determine if any damage has occurred.

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Atlantic Independent Inspections LLC is a veteran owned and operated independent roof inspection company. We pride ourselves on ethical, detail oriented and thorough unbiased inspections that directly benefit a homeowner.

Here is a list of the inspection services we provide :

LeakFree Roof Inspection : Following the NRCIA roof inspection protocols, a trained NRCIA Certified® roof inspector begins the five-zone LeakFREE® roof inspection by examining the interior, accessible attic, and attached garage to examine any visual evidence of a roof leak. Any evidence found in the first three zones informs the roof inspector of what to more closely inspect when they reach the rooftop. As the fourth zone, the inspector examines the building's perimeter to look for further evidence of leaks or damage, such as water stains and dry rot. After these observations are complete, the inspector moves to the roof and performs a visual, non-destructive examination. Each roof type and material has its own common critical areas, and the specialist is trained to pay special attention to these potential trouble spots.

LeakFree Certification : This is a certification that provides a limit of liability for you, in the event of an omission in my report or any damage or leaks that I missed during the inspection. This is helpful for real estate transactions and potentially reduced insurance premiums.

Leak Investigation : This is an inspection limited to the area of a leak. We localize the source of the leak and determine the next course of action and a solution. These inspections are performed with the use of non-invasive testing such as thermal imaging and pinless moisture meter readings.

Forensic Roof Inspection : For roof assessments that are specific or technical in nature, you will need a Forensic ROOF® inspection. This is a customized roof inspection restricted to comprehensively evaluating a select attribute of the roofing system, that may include, but is not limited to, insurance claim evaluation, building code compliance, manufacturer's installation specification compliance, workmanship evaluation, third-party damage responsibility evaluation, or referral to a specialist. Independent experts are trained in their specific areas of expertise. Each Forensic ROOF® inspection is priced and conducted, and each Forensic ROOF® report is written according to the services requested and tests required. Our Forensic ROOF® inspection report is preferred in most insurance claims.

Insurance Inspection : This inspection is typically covered by the insurance company and is an inspection designed to investigate damage for a claim being submitted to the insurance company. We also provide consultations for insurance claims, so if you have damage and are unsure of whether or not to submit a claim, we can assist you.

Annual Inspections : This is an inspection service designed to prolong the life of your roof by performing annual inspections of the roof coverings. We uncover any deferred maintenance, damage or potential areas of concern that would otherwise go unnoticed. The minimum commitment is 3 years, but this locks you in at a discounted rate of anywhere from 10% to 30% from the initial inspection fee for the entire service agreement. You will also receive priority in the event of a storm related event, to determine if any damage has occurred.

Atlantic Quality Assurance Service : Atlantic Independent Inspections LLC provides our clients with a customized consultative service. This specialized service encompasses a complete A to Z consultation that was designed to assist homeowners with a unique inspection service that ensures proper roof installation through all phases of the project.

Here's what our quality assurance can do for you :

1. For each phase of the roof construction, an inspector is assigned to document, oversee and report on the compliance of the roof installation in regards to local code, manufacturer installation specification and workmanship.
2. Ensures that the roof is being built and installed correctly to comply with manufacturer installation standards so that a manufacturer warranty is not void in the event of a deficiency within the allotted warranty period.
3. Our comprehensive reports hold sub-contractors and roofers accountable for any damage or poor workmanship during the installation and completion of the roof.

Feel free to visit our website for more information.

For more information on the NRCIA and the roof inspection process and procedures we are regulated by, go to NRCIA.org for more info.

If you have any questions and would like to move forward with an inspection, you can simply respond here to this email or call me directly at any time at (516) 262-2117. Thank you for your interest and I look forward to hearing from you.

Max Cohen

Forensic Roof Inspector

Atlantic Independent Inspections LLC

(516) 262-2117