INSPECTION INVOICE

Atlantic Independent Inspections LLC

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

Max Cohen

NRCIA License # NRCIA-MB-10377

Email: Maxc@atlanticindependentinspectionsllc.com
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[redacted]

Inspection Location

[redacted]

Inspection Date: 06/15/2024 Time: 09:30 AM

Invoice Date: 06/16/2024 Invoice #:

Inspection Contacts

[redacted]

https://inspectionplus.net/InspectionReports/InvoicePayOnline?SEI=226015016

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Today's Inspection... Tomorrow's Protection®

LeakFREE® Roof Inspection

Report No :
130075

Prepared Exclusively for :
[redacted]

Published On :
06/16/2024

Inspection Date :
06/15/2024

Property Inspected :
[redacted]

Inspection Time :
09:30 AM

Inspection Fee :
[redacted]

Invoice No :
000073

Inspected By :
Max Cohen

516-262-2117
Maxc@atlanticindependentinspectionsll

Atlantic Independent Inspections LLC

Fort Lauderdale, FL 33324

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Report Published Date
06/16/2024

NRCIA License: NRCIA-CP-7297

View Report in html.

Table of Content(s)

Scope of Inspection

This VisualROOF® Inspection Report is a result of performing a LeakFREE® Roof Inspection at the property address stated herein. The sole and expressed purpose of the inspection was to determine if the roof meets the LeakFREE Roof Certification criteria. The inspection was performed in accordance with the standards of practice and inspection protocols of the National Roof Certification and Inspection Association.

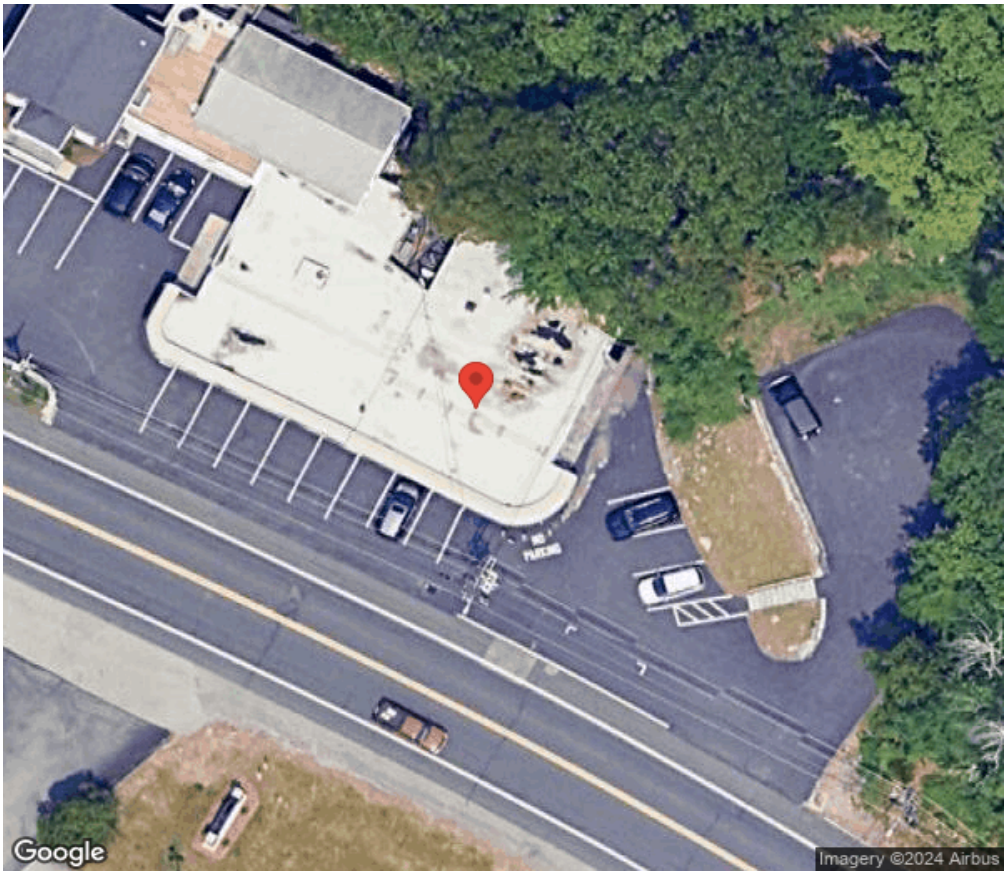
If any new information becomes available, the NRCIA inspector reserves the right to modify this report. The person that performed the inspection is independently owned and operated and is the sole responsible party for this inspection.

If the Inspector determined that the roofing system meets the LeakFREE® Roof Certification criteria, then a LeakFREE® Roof Certification may be purchased for an additional fee. If the Inspector determined the roofing system does not meet the LeakFREE® Roof Certification criteria, then the actionable items must be corrected prior to issuing a LeakFREE® Roof Certification. To qualify for a LeakFREE® Roof Certification, all repairs must be completed by an NRCIA inspector contractor; otherwise, an NRCIA certified inspector must re-inspect the repaired roofing system at an additional fee prior to issuing a LeakFREE® Roof Certification.

This VisualROOF Inspection Report is strictly for the purchaser of the LeakFREE® Roof Inspection for the purpose stated above and cannot be used for any other purpose. The inspection findings and report are non-transferable. Use of this report in itself is accepting the intent and findings of the LeakFREE® Roof Inspection. If the LeakFREE® Roof Inspection does not satisfy the purchaser's inspection requirements, then a purchase of a further Forensic Roof® 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. VisualROOF, LeakFREE, Forensic Roof, Today's Inspection...Tomorrow's Protection, Certified Roof, Certification PLUS, are trademarks of or licensed to the National Roof Certification and Inspection Association.

Location of Property



Inspection Contacts

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

130075

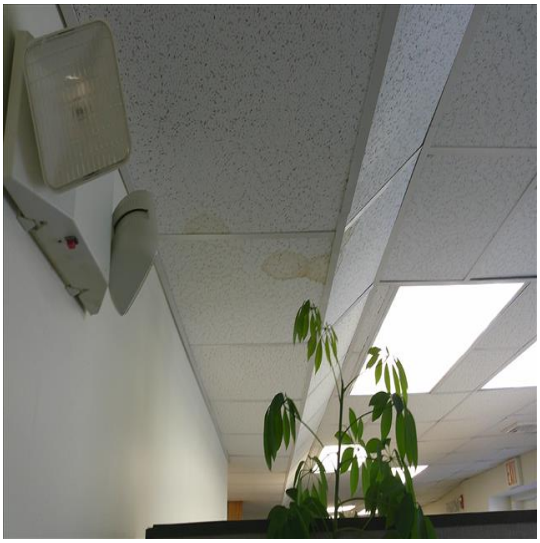
Interior

Leak Location

Image Number: 1
Observation: Moisture staining was observed and consistent among the following areas; (1) the windows in the upstairs office (2) the area directly below the transition of the roof from the headwall to the flat roof (3) areas below plumbing (4) areas with cut outs in drop ceilings for equipment

Cause: (1) windows have deficient flashing. Windows were observed to have thermal seals failing at some locations indicating serviceable expectancy. (2) The roof was discovered to have improper installation and is later discussed in the report (3) Plumbing may be causing condensation in some areas and presents a leak appearance in ceilings (4) Cut outs are never properly sealed and weathertight, condensation is forming in these areas and appearing as a leak. The mixture of conditioned and unconditioned spaces create condensation at these recessions.

Remedy: (1) Replace windows and flashing that require attention (2) Roof needs to be properly integrated into the headwalls and requires replacement (3) Licensed plumber needs to evaluate the plumbing system and determine if leaks are present or if the material of the pipe is creating condensation with thermal elements (4) Monitor these cut outs for any changes.



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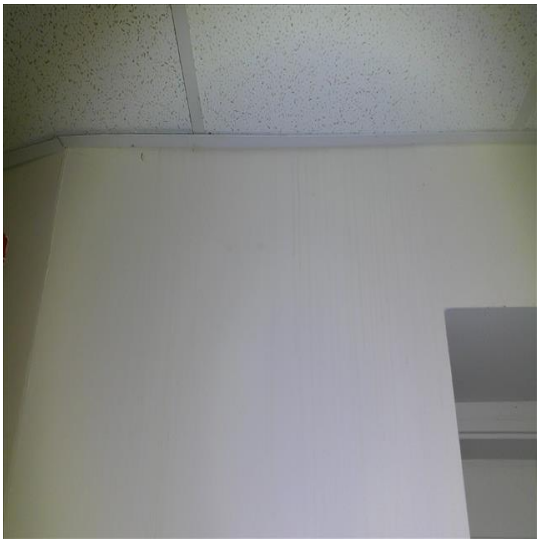

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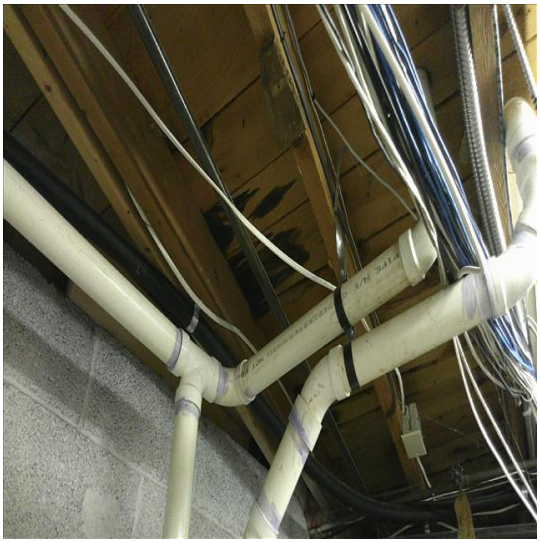

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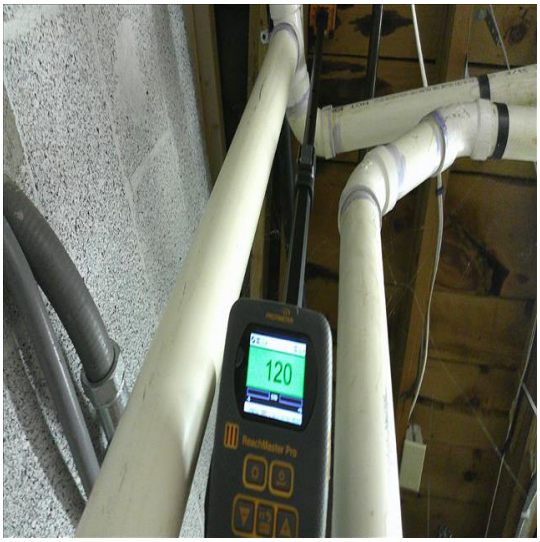

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Leak Location 1

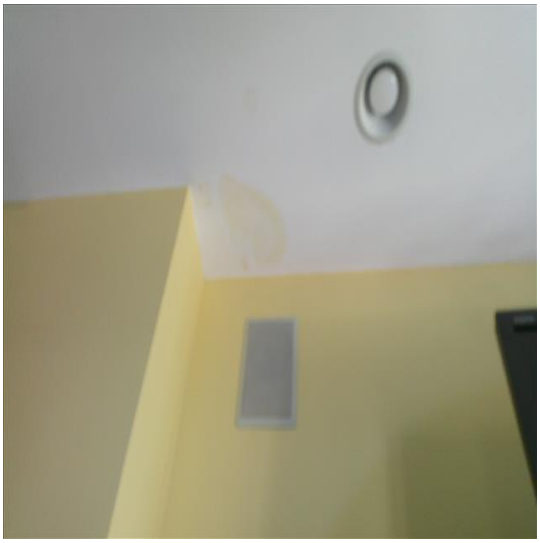

Image Number: 16
Observation: The interior was inspected and determined to have multiple locations with previous and current leaks. The meeting room downstairs was observed to have moisture staining indicating that water is gaining entry above. It was determined that (2) locations are creating moisture intrusion issues. (1) location is the toilet directly above (2) location is the floor and wall intersection where there were small spaces that were not sealed. Building owner stated that water gets in by the door and puddles.

Cause: Wax ring at the toilet is defective and needs to be replaced. The doorway is allowing water to puddle.

Remedy: Contact a licensed plumber to analyze and replace the defective wax wring. Install a weather strip for the door bottom.

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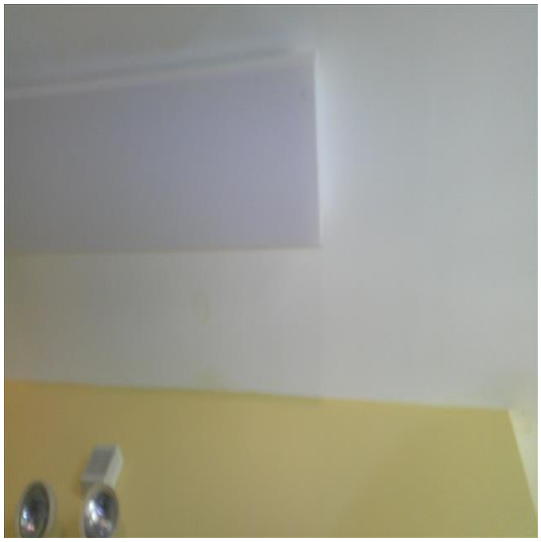

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Cause: Wax ring at the toilet is defective and needs to be replaced. The doorway is allowing water to puddle.

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Cause: Wax ring at the toilet is defective and needs to be replaced. The doorway is allowing water to puddle.

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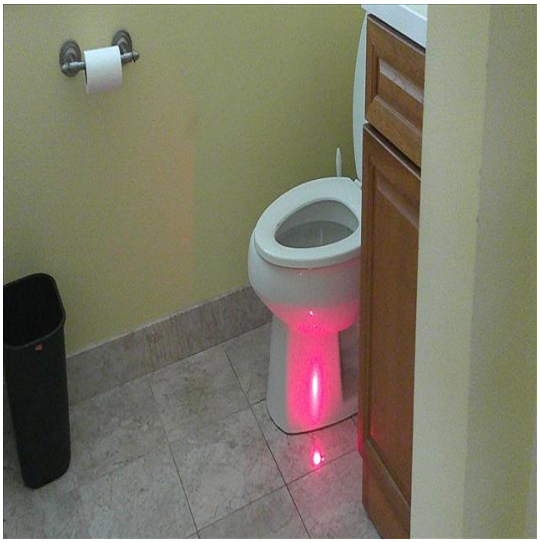

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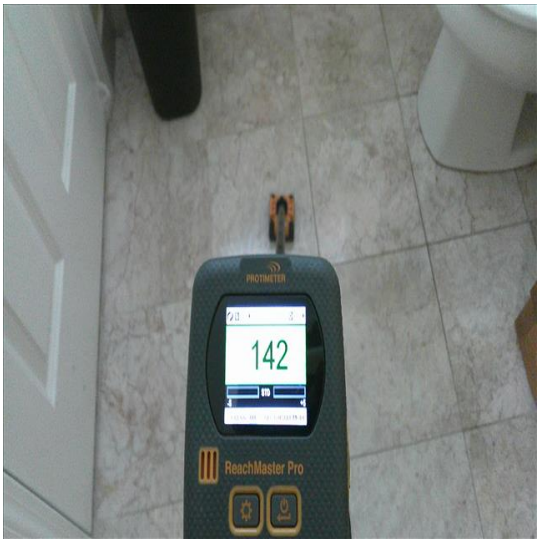

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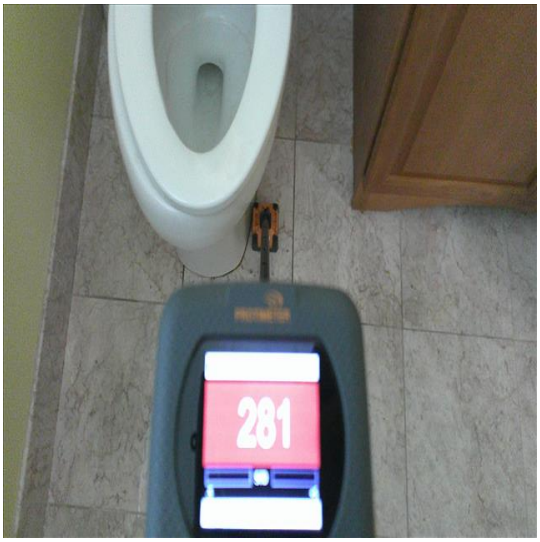

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Remedy: Contact a licensed plumber to analyze and replace the defective wax wring. Install a weather strip for the door bottom.

Overview

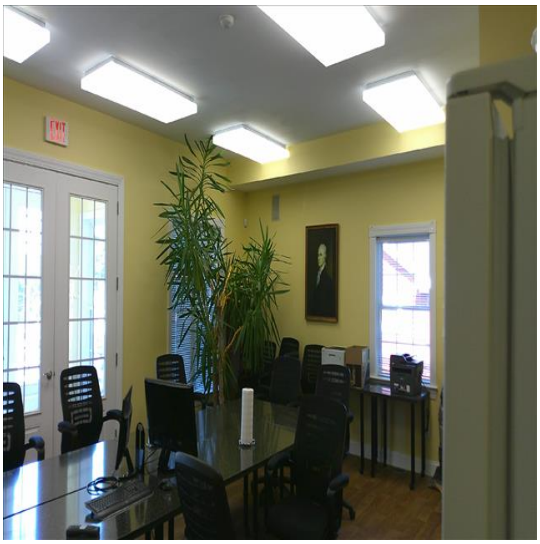

Image Number: 28
Observation: Interior overview photos for the building at time of inspection.

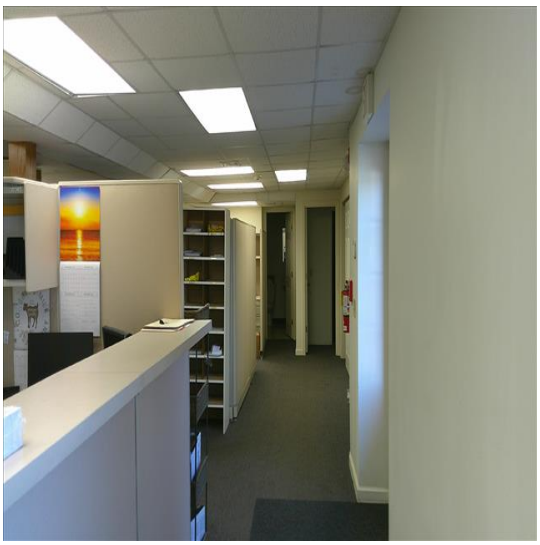

Image Number: 29
Observation: Interior overview photos for the building at time of inspection.

130075

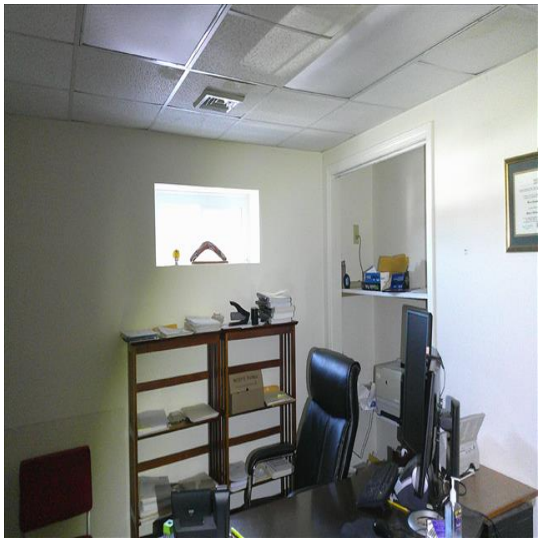

Image Number: 31
Observation: Interior overview photos for the building at time of inspection.

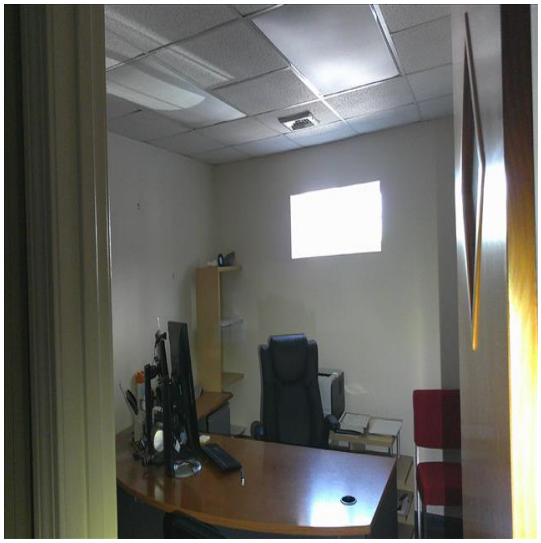

Image Number: 32
Observation: Interior overview photos for the building at time of inspection.

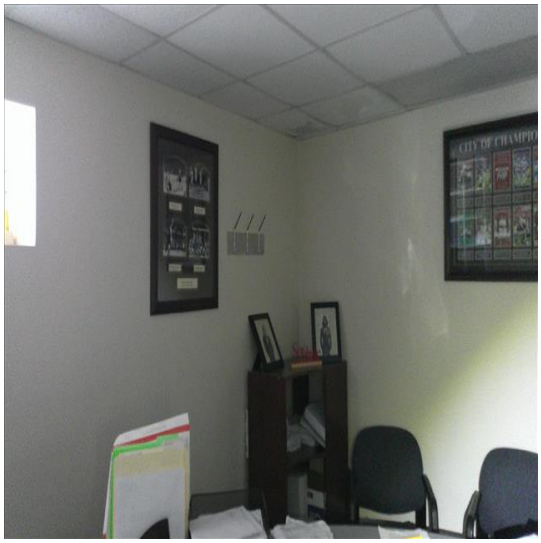

Image Number: 33
Observation: Interior overview photos for the building at time of inspection.

130075

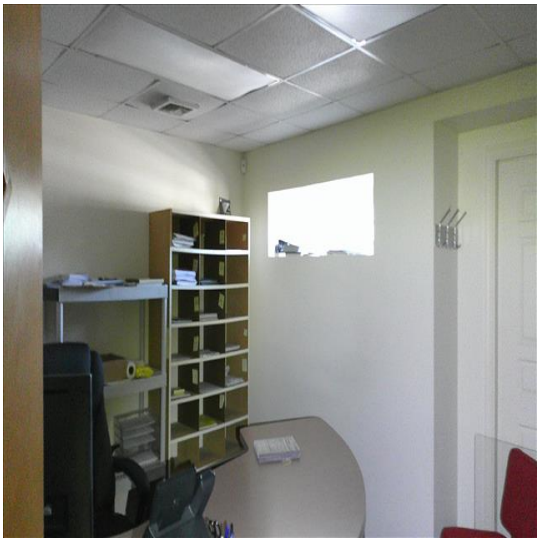

Image Number: 34
Observation: Interior overview photos for the building at time of inspection.

Image Number: 35
Observation: Moisture stains were observed within the interior at a closet and office.

Cause: It was determined that the condensation from the plumbing pipe is causing this water pattern and damage.

Remedy: Contact a licensed plumber to determine a remedy for this issue.

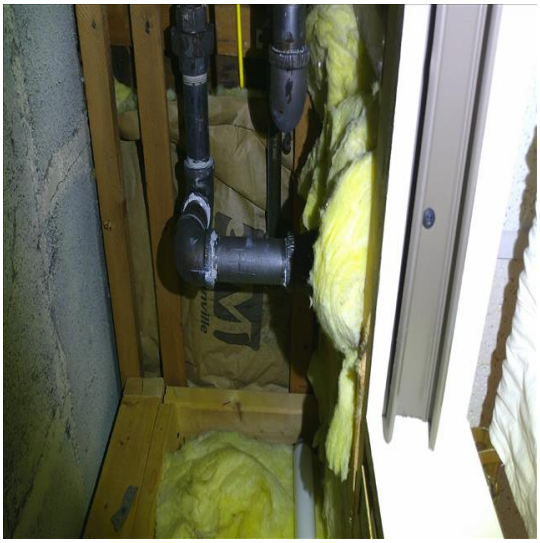

Image Number: 36
Observation: Moisture stains were observed within the interior at a closet and office.

Cause: It was determined that the condensation from the plumbing pipe is causing this water pattern and damage.

Remedy: Contact a licensed plumber to determine a remedy for this issue.

130075

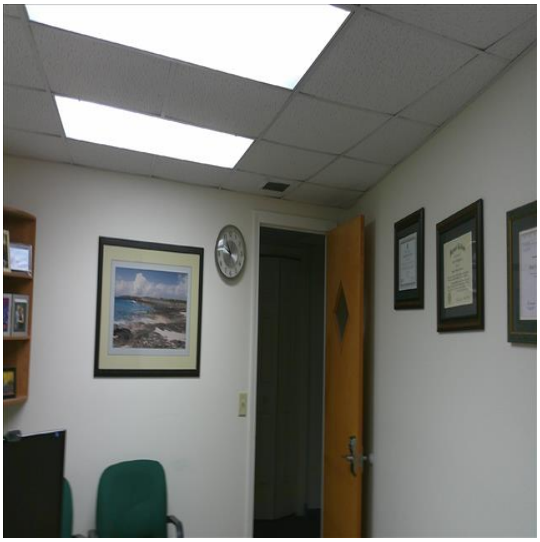

Image Number: 37
Observation: Interior overview photos for the building at time of inspection.

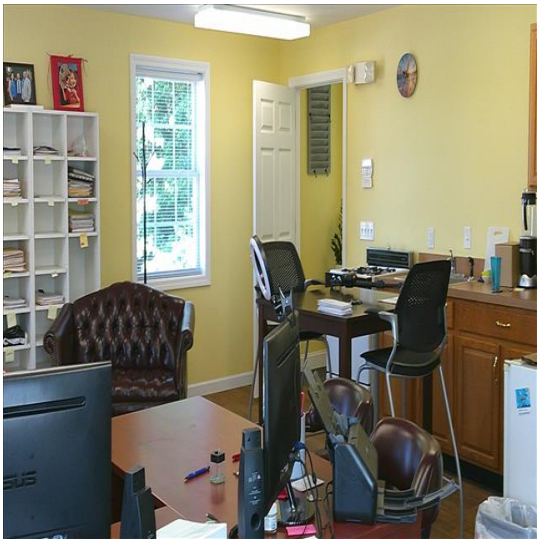

Image Number: 38
Observation: Interior overview photos for the building at time of inspection.

Water Damage

Image Number: 39
Observation: The utility room which is under the pitched roof at the rear of the building was observed to have active moisture intrusion at time of inspection. This was also indicated by the presence of efflorescence (the mineral deposits of water as it leaves masonry).

Cause: Improperly installed flashing at eaves of this roof.

Remedy: Replace flashing, drip edge and further evaluate gutter system at this location.

130075

Image Number: 40
Observation: The utility room which is under the pitched roof at the rear of the building was observed to have active moisture intrusion at time of inspection. This was also indicated by the presence of efflorescence (the mineral deposits of water as it leaves masonry).

Cause: Improperly installed flashing at eaves of this roof.

Remedy: Replace flashing, drip edge and further evaluate gutter system at this location.

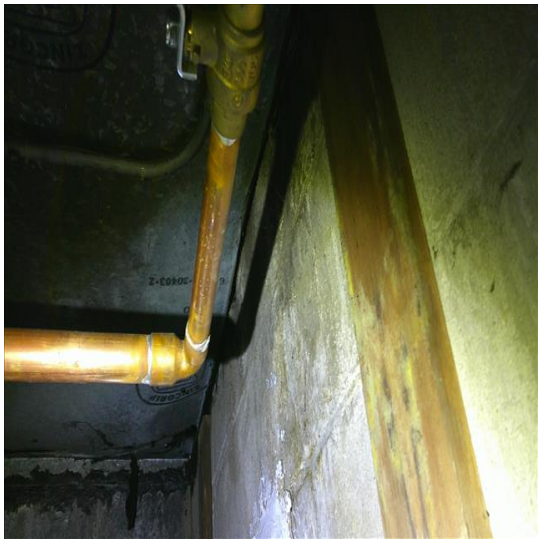

Image Number: 41
Observation: The utility room which is under the pitched roof at the rear of the building was observed to have active moisture intrusion at time of inspection. This was also indicated by the presence of efflorescence (the mineral deposits of water as it leaves masonry).

Cause: Improperly installed flashing at eaves of this roof.

Remedy: Replace flashing, drip edge and further evaluate gutter system at this location.

Image Number: 42
Observation: The utility room which is under the pitched roof at the rear of the building was observed to have active moisture intrusion at time of inspection. This was also indicated by the presence of efflorescence (the mineral deposits of water as it leaves masonry).

Cause: Improperly installed flashing at eaves of this roof.

Remedy: Replace flashing, drip edge and further evaluate gutter system at this location.

130075

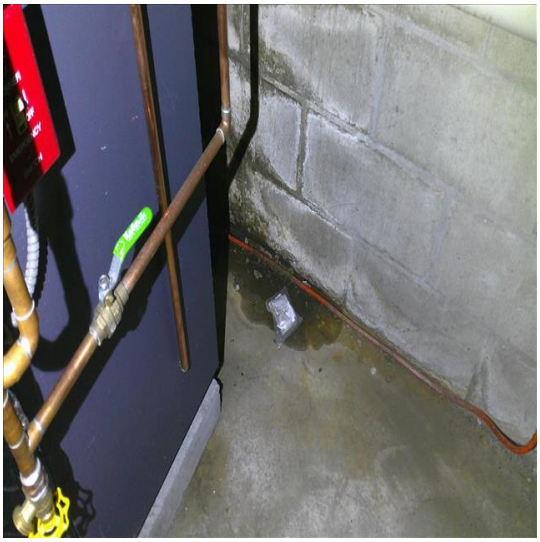

Image Number: 43
Observation: The utility room which is under the pitched roof at the rear of the building was observed to have active moisture intrusion at time of inspection. This was also indicated by the presence of efflorescence (the mineral deposits of water as it leaves masonry).

Cause: Improperly installed flashing at eaves of this roof.

Remedy: Replace flashing, drip edge and further evaluate gutter system at this location.

Perimeter

Chimney

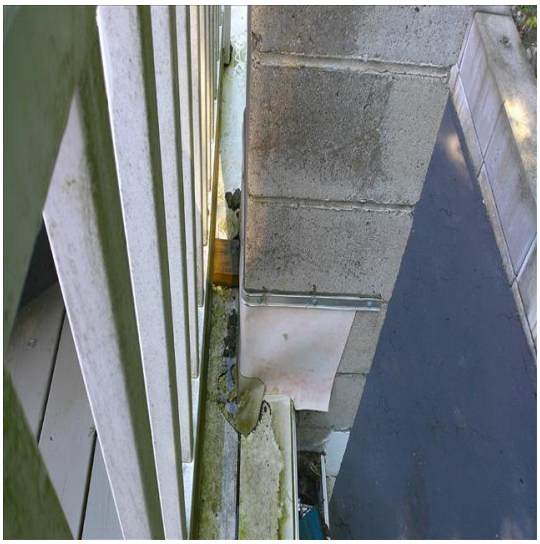

Image Number: 46
Observation: The masonry chimney was observed to have incorrect integration from the roof to the chimney at time of inspection. The corners/curbs were not weathertight and had openings at the transition base and the material did not overlap the roof correctly.

Cause: Improper installation.

Remedy: Roof replacement is recommended. This roof was not properly installed and appeared to be loose laid in many locations due to adhesion failure.

Image Number: 47
Observation: The masonry chimney was observed to have incorrect integration from the roof to the chimney at time of inspection. The corners/curbs were not weathertight and had openings at the transition base and the material did not overlap the roof correctly.

Cause: Improper installation.

Remedy: Roof replacement is recommended. This roof was not properly installed and appeared to be loose laid in many locations due to adhesion failure.

130075

Gutter

Image Number: 48
Observation: The gutter system for the flat roof system was observed to have debris and damage that is resulting in a leak at (1) location.

Cause: Deferred maintenance.

Remedy: Clean gutters and repair damaged section that is leaking.

Image Number: 49
Observation: The gutter system for the flat roof system was observed to have debris and damage that is resulting in a leak at (1) location.

Cause: Deferred maintenance.

Remedy: Clean gutters and repair damaged section that is leaking.

Image Number: 50
Observation: The gutter system for the flat roof system was observed to have debris and damage that is resulting in a leak at (1) location.

Cause: Deferred maintenance.

Remedy: Clean gutters and repair damaged section that is leaking.

130075

Trees

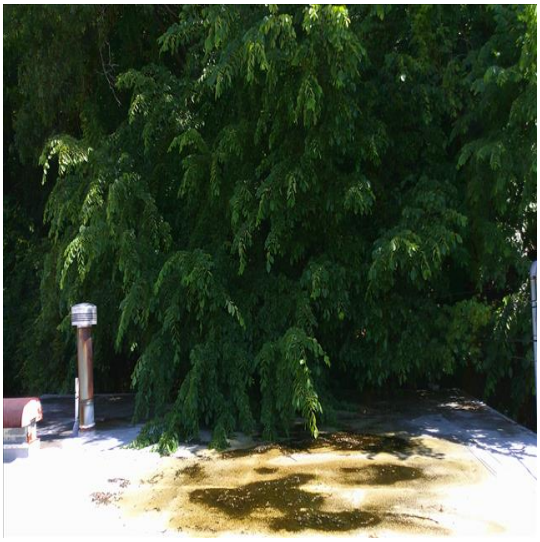

Image Number: 51
Observation: An overhanging tree was observed to be making direct contact with the roof coverings at time of inspection. This may cause damage from falling branches, accelerated deterioration of the roof surface and difficulty for water to properly drain or dry.

Cause: Overhanging tree.

Remedy: Cut back tree as to not allow for direct contact.

Roof

Debris

Image Number: 53
Observation: Debris was observed to be present on the roof at time of inspection. This is an issue as if these items are stepped on or compressed into the roof surface, the potential for damage that causes leaking is high. TPO roofs are known for having pin size penetrations that create major leaks and water intrusion.

Cause: Deferred maintenance.

Remedy: Clean roof and monitor every month for changes.

Image Number: 54
Observation: Debris was observed to be present on the roof at time of inspection. This is an issue as if these items are stepped on or compressed into the roof surface, the potential for damage that causes leaking is high. TPO roofs are known for having pin size penetrations that create major leaks and water intrusion.

Cause: Deferred maintenance.

Remedy: Clean roof and monitor every month for changes.

130075

Flashing

Image Number: 55
Observation: Unless otherwise mentioned in this report, joint flashings and roof to wall flashings were observed to be properly installed with corners rounded and overlapped with correct measurements at time of inspection.

Image Number: 56
Observation: Unless otherwise mentioned in this report, joint flashings and roof to wall flashings were observed to be properly installed with corners rounded and overlapped with correct measurements at time of inspection.

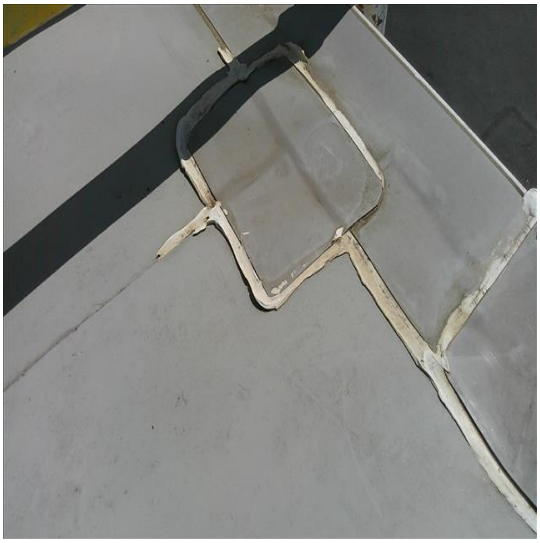

Image Number: 57
Observation: Joing flashings at some locations were observed to have adhesion failure or be improperly installed with incorrect materials. One joint flashing was observed to have adhesion failure, and another was observed to have incorrect sealant (caulk) used instead of recommended adhesive for this roof material. Caulk is not a valid form of flashing and has a general serviceable expectancy of 5 years.

Cause: Improper installation.

Remedy: Replace the joint flashings and properly adhere.

Determination: Repair required

130075

Image Number: 58
Observation: Joing flashings at some locations were observed to have adhesion failure or be improperly installed with incorrect materials. One joint flashing was observed to have adhesion failure, and another was observed to have incorrect sealant (caulk) used instead of recommended adhesive for this roof material. Caulk is not a valid form of flashing and has a general serviceable expectancy of 5 years.

Cause: Improper installation.

Remedy: Replace the joint flashings and properly adhere.

Determination: Repair required

Flat Roof

Image Number: 59
Observation: The TPO roof was observed to be incorrectly installed at time of inspection and a seam probe was initiated to determine sources of leaks and stability of roof. The roof was essentially "loose laid" in many areas. The roof was not ballasted. These locations were also directly above the leak locations within the interior. 1) adhesion failure was observed 2) improper curbing was observed 3) incorrect termination of roof material at headwall was observed 4) overlap of roofing material was incorrectly installed

Cause: Improper installation.

Remedy: Roof replacement is required. The roof has no watertight seal and is allowing moisture to gain entry.

Determination: Replacement required

Image Number: 60
Observation: The TPO roof was observed to be incorrectly installed at time of inspection and a seam probe was initiated to determine sources of leaks and stability of roof. The roof was essentially "loose laid" in many areas. The roof was not ballasted. These locations were also directly above the leak locations within the interior. 1) adhesion failure was observed 2) improper curbing was observed 3) incorrect termination of roof material at headwall was observed 4) overlap of roofing material was incorrectly installed

Cause: Improper installation.

Remedy: Roof replacement is required. The roof has no watertight seal and is allowing moisture to gain entry.

Determination: Replacement required

130075

Image Number: 61
Observation: The TPO roof was observed to be incorrectly installed at time of inspection and a seam probe was initiated to determine sources of leaks and stability of roof. The roof was essentially "loose laid" in many areas. The roof was not ballasted. These locations were also directly above the leak locations within the interior. 1) adhesion failure was observed 2) improper curbing was observed 3) incorrect termination of roof material at headwall was observed 4) overlap of roofing material was incorrectly installed

Cause: Improper installation.

Remedy: Roof replacement is required. The roof has no watertight seal and is allowing moisture to gain entry.

Determination: Replacement required

Image Number: 62
Observation: The TPO roof was observed to be incorrectly installed at time of inspection and a seam probe was initiated to determine sources of leaks and stability of roof. The roof was essentially "loose laid" in many areas. The roof was not ballasted. These locations were also directly above the leak locations within the interior. 1) adhesion failure was observed 2) improper curbing was observed 3) incorrect termination of roof material at headwall was observed 4) overlap of roofing material was incorrectly installed

Cause: Improper installation.

Remedy: Roof replacement is required. The roof has no watertight seal and is allowing moisture to gain entry.

Determination: Replacement required

Image Number: 63
Observation: The TPO roof was observed to be incorrectly installed at time of inspection and a seam probe was initiated to determine sources of leaks and stability of roof. The roof was essentially "loose laid" in many areas. The roof was not ballasted. These locations were also directly above the leak locations within the interior. 1) adhesion failure was observed 2) improper curbing was observed 3) incorrect termination of roof material at headwall was observed 4) overlap of roofing material was incorrectly installed

Cause: Improper installation.

Remedy: Roof replacement is required. The roof has no watertight seal and is allowing moisture to gain entry.

Determination: Replacement required

130075

Image Number: 64
Observation: The TPO roof was observed to be incorrectly installed at time of inspection and a seam probe was initiated to determine sources of leaks and stability of roof. The roof was essentially "loose laid" in many areas. The roof was not ballasted. These locations were also directly above the leak locations within the interior. 1) adhesion failure was observed 2) improper curbing was observed 3) incorrect termination of roof material at headwall was observed 4) overlap of roofing material was incorrectly installed

Cause: Improper installation.

Remedy: Roof replacement is required. The roof has no watertight seal and is allowing moisture to gain entry.

Determination: Replacement required

Image Number: 65
Observation: The TPO roof was observed to be incorrectly installed at time of inspection and a seam probe was initiated to determine sources of leaks and stability of roof. The roof was essentially "loose laid" in many areas. The roof was not ballasted. These locations were also directly above the leak locations within the interior. 1) adhesion failure was observed 2) improper curbing was observed 3) incorrect termination of roof material at headwall was observed 4) overlap of roofing material was incorrectly installed

Cause: Improper installation.

Remedy: Roof replacement is required. The roof has no watertight seal and is allowing moisture to gain entry.

Determination: Replacement required

Image Number: 66
Observation: The TPO roof was observed to be incorrectly installed at time of inspection and a seam probe was initiated to determine sources of leaks and stability of roof. The roof was essentially "loose laid" in many areas. The roof was not ballasted. These locations were also directly above the leak locations within the interior. 1) adhesion failure was observed 2) improper curbing was observed 3) incorrect termination of roof material at headwall was observed 4) overlap of roofing material was incorrectly installed

Cause: Improper installation.

Remedy: Roof replacement is required. The roof has no watertight seal and is allowing moisture to gain entry.

Determination: Replacement required

130075

Image Number: 67
Observation: The TPO roof was observed to be incorrectly installed at time of inspection and a seam probe was initiated to determine sources of leaks and stability of roof. The roof was essentially "loose laid" in many areas. The roof was not ballasted. These locations were also directly above the leak locations within the interior. 1) adhesion failure was observed 2) improper curbing was observed 3) incorrect termination of roof material at headwall was observed 4) overlap of roofing material was incorrectly installed

Cause: Improper installation.

Remedy: Roof replacement is required. The roof has no watertight seal and is allowing moisture to gain entry.

Determination: Replacement required

Image Number: 68
Observation: The TPO roof was observed to be incorrectly installed at time of inspection and a seam probe was initiated to determine sources of leaks and stability of roof. The roof was essentially "loose laid" in many areas. The roof was not ballasted. These locations were also directly above the leak locations within the interior. 1) adhesion failure was observed 2) improper curbing was observed 3) incorrect termination of roof material at headwall was observed 4) overlap of roofing material was incorrectly installed

Cause: Improper installation.

Remedy: Roof replacement is required. The roof has no watertight seal and is allowing moisture to gain entry.

Determination: Replacement required

Image Number: 69
Observation: The TPO roof was observed to be incorrectly installed at time of inspection and a seam probe was initiated to determine sources of leaks and stability of roof. The roof was essentially "loose laid" in many areas. The roof was not ballasted. These locations were also directly above the leak locations within the interior. 1) adhesion failure was observed 2) improper curbing was observed 3) incorrect termination of roof material at headwall was observed 4) overlap of roofing material was incorrectly installed

Cause: Improper installation.

Remedy: Roof replacement is required. The roof has no watertight seal and is allowing moisture to gain entry.

Determination: Replacement required

130075

Image Number: 70
Observation: The TPO roof was observed to be incorrectly installed at time of inspection and a seam probe was initiated to determine sources of leaks and stability of roof. The roof was essentially "loose laid" in many areas. The roof was not ballasted. These locations were also directly above the leak locations within the interior. 1) adhesion failure was observed 2) improper curbing was observed 3) incorrect termination of roof material at headwall was observed 4) overlap of roofing material was incorrectly installed

Cause: Improper installation.

Remedy: Roof replacement is required. The roof has no watertight seal and is allowing moisture to gain entry.

Determination: Replacement required

Image Number: 71
Observation: Ponding was observed at time of inspection. A weather report was initiated for the property to determine the last recorded precipitation, with the last day of rain recorded on the 6 of June. Building owner stated that precipitation was noted after the 6 of June and before the inspection. The presence of ponding after 72 hours is problematic as the weight of the standing water may pose structural issues and damage to the roof covering.

Cause: Improper integration of the slope to assist in drainage. Lack of drainage.

Remedy: Install internal roof drainage system (AND/OR) consider a tapered insulation system or LWIC (lightweight insulated concrete) to achieve proper slope to assist in drainage.

Determination: Replacement required

Image Number: 72
Observation: The TPO roof was observed to have improper termination at edges at time of inspection. The material was terminated appropriately 1/4" from the surface of the edge of the roof at all locations. A termination bar or a coated TPO coated drip edge with welding was not observed at time of inspection.

Cause: Improper installation.

Remedy: A termination bar of some nature or a TPO coated drip edge with weld needs to be installed to prevent moisture from running back under the roof surface.

Determination: Replacement required

130075

Image Number: 73
Observation: Ponding was observed at time of inspection. A weather report was initiated for the property to determine the last recorded precipitation, with the last day of rain recorded on the 6 of June. Building owner stated that precipitation was noted after the 6 of June and before the inspection. The presence of ponding after 72 hours is problematic as the weight of the standing water may pose structural issues and damage to the roof covering.

Cause: Improper integration of the slope to assist in drainage. Lack of drainage.

Remedy: Install internal roof drainage system (AND/OR) consider a tapered insulation system or LWIC (lightweight insulated concrete) to achieve proper slope to assist in drainage.

Determination: Replacement required

Image Number: 74
Observation: Ponding was observed at time of inspection. A weather report was initiated for the property to determine the last recorded precipitation, with the last day of rain recorded on the 6 of June. Building owner stated that precipitation was noted after the 6 of June and before the inspection. The presence of ponding after 72 hours is problematic as the weight of the standing water may pose structural issues and damage to the roof covering.

Cause: Improper integration of the slope to assist in drainage. Lack of drainage.

Remedy: Install internal roof drainage system (AND/OR) consider a tapered insulation system or LWIC (lightweight insulated concrete) to achieve proper slope to assist in drainage.

Determination: Replacement required

Image Number: 75
Observation: Ponding was observed at time of inspection. A weather report was initiated for the property to determine the last recorded precipitation, with the last day of rain recorded on the 6 of June. Building owner stated that precipitation was noted after the 6 of June and before the inspection. The presence of ponding after 72 hours is problematic as the weight of the standing water may pose structural issues and damage to the roof covering.

Cause: Improper integration of the slope to assist in drainage. Lack of drainage.

Remedy: Install internal roof drainage system (AND/OR) consider a tapered insulation system or LWIC (lightweight insulated concrete) to achieve proper slope to assist in drainage.

Determination: Replacement required

130075

Image Number: 76
Observation: The TPO roof was observed to have improper termination at edges at time of inspection. The material was terminated appropriately 1/4" from the surface of the edge of the roof at all locations. A termination bar or a coated TPO coated drip edge with welding was not observed at time of inspection.

Cause: Improper installation.

Remedy: A termination bar of some nature or a TPO coated drip edge with weld needs to be installed to prevent moisture from running back under the roof surface.

Determination: Replacement required

Image Number: 77
Observation: Ponding was observed at time of inspection. A weather report was initiated for the property to determine the last recorded precipitation, with the last day of rain recorded on the 6 of June. Building owner stated that precipitation was noted after the 6 of June and before the inspection. The presence of ponding after 72 hours is problematic as the weight of the standing water may pose structural issues and damage to the roof covering.

Cause: Improper integration of the slope to assist in drainage. Lack of drainage.

Remedy: Install internal roof drainage system (AND/OR) consider a tapered insulation system or LWIC (lightweight insulated concrete) to achieve proper slope to assist in drainage.

Determination: Replacement required

Image Number: 78
Observation: The TPO roof was observed to have improper termination at edges at time of inspection. The material was terminated appropriately 1/4" from the surface of the edge of the roof at all locations. A termination bar or a coated TPO coated drip edge with welding was not observed at time of inspection.

Cause: Improper installation.

Remedy: A termination bar of some nature or a TPO coated drip edge with weld needs to be installed to prevent moisture from running back under the roof surface.

Determination: Replacement required

130075

Image Number: 79
Observation: The TPO roof was observed to have improper termination at edges at time of inspection. The material was terminated appropriately 1/4" from the surface of the edge of the roof at all locations. A termination bar or a coated TPO coated drip edge with welding was not observed at time of inspection.

Cause: Improper installation.

Remedy: A termination bar of some nature or a TPO coated drip edge with weld needs to be installed to prevent moisture from running back under the roof surface.

Determination: Replacement required

Gutter

Image Number: 80
Observation: Gutter downspout was observed to be draining directly onto the roof surface at time of inspection. This may create accelerated deterioration of the area. Gutters were observed to have debris present and gutter was pulling away from fascia in (1) location.

Cause: Improper installation / deferred maintenance.

Remedy: Connect a downspout to the gutter that is terminating directly onto the roof surface at the rear of the building. Fasten gutters to fascia to prevent gutters from damaging the fascia and potentially being compromised and clean gutters.

Determination: Replacement required

Image Number: 81
Observation: Gutter downspout was observed to be draining directly onto the roof surface at time of inspection. This may create accelerated deterioration of the area. Gutters were observed to have debris present and gutter was pulling away from fascia in (1) location.

Cause: Improper installation / deferred maintenance.

Remedy: Connect a downspout to the gutter that is terminating directly onto the roof surface at the rear of the building. Fasten gutters to fascia to prevent gutters from damaging the fascia and potentially being compromised and clean gutters.

Determination: Replacement required

130075

Image Number: 82
Observation: Gutter downspout was observed to be draining directly onto the roof surface at time of inspection. This may create accelerated deterioration of the area. Gutters were observed to have debris present and gutter was pulling away from fascia in (1) location.

Cause: Improper installation / deferred maintenance.

Remedy: Connect a downspout to the gutter that is terminating directly onto the roof surface at the rear of the building. Fasten gutters to fascia to prevent gutters from damaging the fascia and potentially being compromised and clean gutters.

Determination: Replacement required

Low Slope

Image Number: 84
Observation: Improper installation of roof decking over the roof surface was observed at time of inspection. 2x4's are not an acceptable form of roof decking pedestals.

Cause: Improper installation.

Remedy: Replace 2x4's with the correct pedestals.

Determination: Replacement required

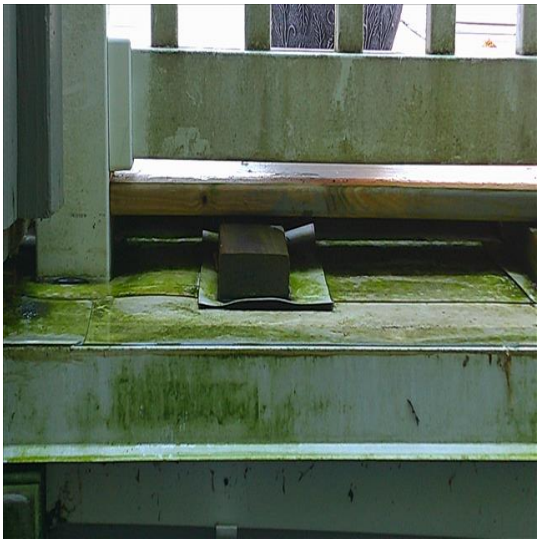

Image Number: 85
Observation: Improper installation of roof decking over the roof surface was observed at time of inspection. 2x4's are not an acceptable form of roof decking pedestals.

Cause: Improper installation.

Remedy: Replace 2x4's with the correct pedestals.

Determination: Replacement required

130075

Image Number: 86
Observation: A moisture meter reading was conducted on the TPO roof and it was determined that some areas near the tenting or billowing of the material had moisture readings that were higher than the standard acceptable rate. The photo is hard to see but the number on this recording was upwards of 300 in the red, which for this meter is high.

Cause: Improper installation of roof.

Remedy: Replacement of roof is recommended.

Determination: Replacement required

Mechanical Lines

Image Number: 87
Observation: The gas lines were observed to be properly coated in yellow to alert to the presence of gas lines on the roof and properly chaired with a layer of roofing to prevent damage to the roof, at time of inspection.

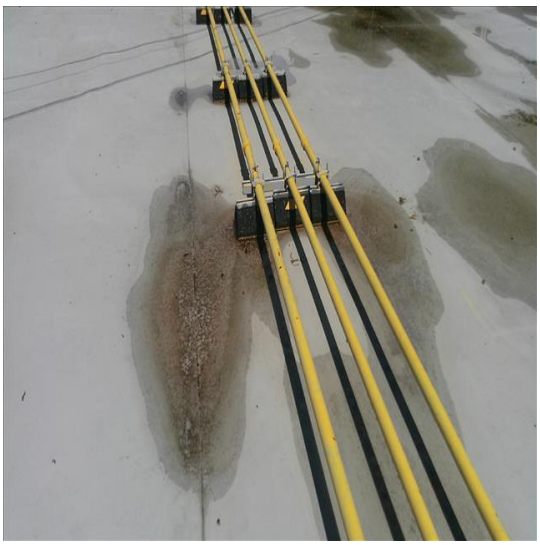

Image Number: 88
Observation: The gas lines were observed to be properly coated in yellow to alert to the presence of gas lines on the roof and properly chaired with a layer of roofing to prevent damage to the roof, at time of inspection.

130075

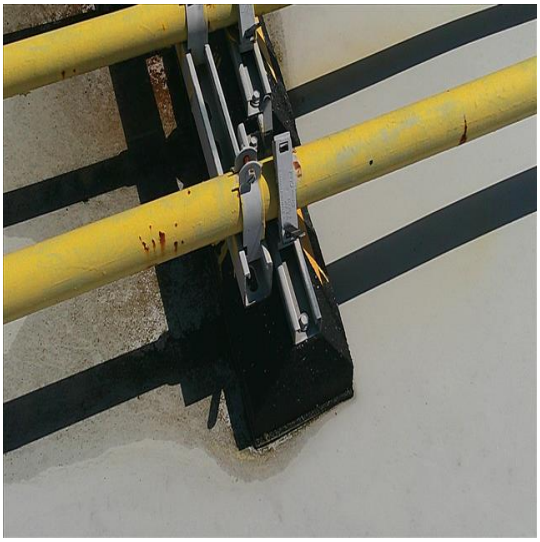

Image Number: 89
Observation: The gas lines were observed to be properly coated in yellow to alert to the presence of gas lines on the roof and properly chaired with a layer of roofing to prevent damage to the roof, at time of inspection.

Overview

Image Number: 90
Observation: The roof material observed was a TPO 60 Mil thickness covering.

Determination: Replacement required

Penetrations

Image Number: 91
Observation: Improper installation of the fencing for the roof was observed at time of inspection. The area directly below this section had leaking observed at time of inspection. This is due to the improper flashing and integration of this penetration into a flat roof. Sealant was improperly distributed in the place of flashing.

Cause: Improper installation.

Remedy: When replacing roof ensure this item is properly flashed. TPO roof covering, and PVC fencing are chemically compatible materials and should be integrated accordingly.

Determination: Replacement required

130075

Image Number: 92
Observation: Incorrect installation of roof penetration flashings were observed in some areas at time of inspection. (3) vents were observed to be properly flashed and sealed and (1) RTU (rooftop unit) were observed to have correct curb flashing whereas (2) pipe flashings and (1) curb were observed to have incorrect and non watertight flashing and incorrect installation/integration.

Cause: Improper installation.

Remedy: Replace these flashings and integrations and ensure that they are watertight. The TPO roof systems need to be correctly integrated into pipes and curbs to ensure moisture does not gain entry.

Determination: Replacement required

Image Number: 93
Observation: Incorrect installation of roof penetration flashings were observed in some areas at time of inspection. (3) vents were observed to be properly flashed and sealed and (1) RTU (rooftop unit) were observed to have correct curb flashing whereas (2) pipe flashings and (1) curb were observed to have incorrect and non watertight flashing and incorrect installation/integration.

Cause: Improper installation.

Remedy: Replace these flashings and integrations and ensure that they are watertight. The TPO roof systems need to be correctly integrated into pipes and curbs to ensure moisture does not gain entry.

Determination: Replacement required

Image Number: 94
Observation: Incorrect installation of roof penetration flashings were observed in some areas at time of inspection. (3) vents were observed to be properly flashed and sealed and (1) RTU (rooftop unit) were observed to have correct curb flashing whereas (2) pipe flashings and (1) curb were observed to have incorrect and non watertight flashing and incorrect installation/integration.

Cause: Improper installation.

Remedy: Replace these flashings and integrations and ensure that they are watertight. The TPO roof systems need to be correctly integrated into pipes and curbs to ensure moisture does not gain entry.

Determination: Replacement required

130075

Image Number: 95
Observation: Incorrect installation of roof penetration flashings were observed in some areas at time of inspection. (3) vents were observed to be properly flashed and sealed and (1) RTU (rooftop unit) were observed to have correct curb flashing whereas (2) pipe flashings and (1) curb were observed to have incorrect and non watertight flashing and incorrect installation/integration.

Cause: Improper installation.

Remedy: Replace these flashings and integrations and ensure that they are watertight. The TPO roof systems need to be correctly integrated into pipes and curbs to ensure moisture does not gain entry.

Determination: Replacement required

Image Number: 96
Observation: Incorrect installation of roof penetration flashings were observed in some areas at time of inspection. (3) vents were observed to be properly flashed and sealed and (1) RTU (rooftop unit) were observed to have correct curb flashing whereas (2) pipe flashings and (1) curb were observed to have incorrect and non watertight flashing and incorrect installation/integration.

Cause: Improper installation.

Remedy: Replace these flashings and integrations and ensure that they are watertight. The TPO roof systems need to be correctly integrated into pipes and curbs to ensure moisture does not gain entry.

Determination: Replacement required

Image Number: 97
Observation: Incorrect installation of roof penetration flashings were observed in some areas at time of inspection. (3) vents were observed to be properly flashed and sealed and (1) RTU (rooftop unit) were observed to have correct curb flashing whereas (2) pipe flashings and (1) curb were observed to have incorrect and non watertight flashing and incorrect installation/integration.

Cause: Improper installation.

Remedy: Replace these flashings and integrations and ensure that they are watertight. The TPO roof systems need to be correctly integrated into pipes and curbs to ensure moisture does not gain entry.

Determination: Replacement required

130075

Image Number: 98
Observation: Incorrect installation of roof penetration flashings were observed in some areas at time of inspection. (3) vents were observed to be properly flashed and sealed and (1) RTU (rooftop unit) were observed to have correct curb flashing whereas (2) pipe flashings and (1) curb were observed to have incorrect and non watertight flashing and incorrect installation/integration.

Cause: Improper installation.

Remedy: Replace these flashings and integrations and ensure that they are watertight. The TPO roof systems need to be correctly integrated into pipes and curbs to ensure moisture does not gain entry.

Determination: Replacement required

Rubber Membrane

Image Number: 99
Observation: The TPO roof system over the dog grooming facility was observed to have the following deficiencies that require attention; 1) Tenting was observed at locations where a wall/vertical transition was present 2) billowing 3) wrinkling of material. All of these issues indicate that improper installation occurred, and that water is making its way under the material and causing the tenting, billowing and wrinkling. The building owner did not mention if another roof covering is below the current roof. These deficiencies occur for (2) reasons. 1) gases from underlying roof materials are expelling and causing these deficiencies 2) water is getting under the roof surface and creating air pockets and these issues.

Cause: Improper installation of the roof. It is not watertight.

Remedy: Replacement of roof or a core sample is required to determine extent of damage.

Determination: Replacement required

Image Number: 100
Observation: The TPO roof system over the dog grooming facility was observed to have the following deficiencies that require attention; 1) Tenting was observed at locations where a wall/vertical transition was present 2) billowing 3) wrinkling of material. All of these issues indicate that improper installation occurred, and that water is making its way under the material and causing the tenting, billowing and wrinkling. The building owner did not mention if another roof covering is below the current roof. These deficiencies occur for (2) reasons. 1) gases from underlying roof materials are expelling and causing these deficiencies 2) water is getting under the roof surface and creating air pockets and these issues.

Cause: Improper installation of the roof. It is not watertight.

Remedy: Replacement of roof or a core sample is required to determine extent of damage.

Determination: Replacement required

130075

Image Number: 101
Observation: The TPO roof system over the dog grooming facility was observed to have the following deficiencies that require attention; 1) Tenting was observed at locations where a wall/vertical transition was present 2) billowing 3) wrinkling of material. All of these issues indicate that improper installation occurred, and that water is making its way under the material and causing the tenting, billowing and wrinkling. The building owner did not mention if another roof covering is below the current roof. These deficiencies occur for (2) reasons. 1) gases from underlying roof materials are expelling and causing these deficiencies 2) water is getting under the roof surface and creating air pockets and these issues.

Cause: Improper installation of the roof. It is not watertight.

Remedy: Replacement of roof or a core sample is required to determine extent of damage.

Determination: Replacement required

Image Number: 102
Observation: The TPO roof system over the dog grooming facility was observed to have the following deficiencies that require attention; 1) Tenting was observed at locations where a wall/vertical transition was present 2) billowing 3) wrinkling of material. All of these issues indicate that improper installation occurred, and that water is making its way under the material and causing the tenting, billowing and wrinkling. The building owner did not mention if another roof covering is below the current roof. These deficiencies occur for (2) reasons. 1) gases from underlying roof materials are expelling and causing these deficiencies 2) water is getting under the roof surface and creating air pockets and these issues.

Cause: Improper installation of the roof. It is not watertight.

Remedy: Replacement of roof or a core sample is required to determine extent of damage.

Determination: Replacement required

Image Number: 103
Observation: The TPO roof system over the dog grooming facility was observed to have the following deficiencies that require attention; 1) Tenting was observed at locations where a wall/vertical transition was present 2) billowing 3) wrinkling of material. All of these issues indicate that improper installation occurred, and that water is making its way under the material and causing the tenting, billowing and wrinkling. The building owner did not mention if another roof covering is below the current roof. These deficiencies occur for (2) reasons. 1) gases from underlying roof materials are expelling and causing these deficiencies 2) water is getting under the roof surface and creating air pockets and these issues.

Cause: Improper installation of the roof. It is not watertight.

Remedy: Replacement of roof or a core sample is required to determine extent of damage.

Determination: Replacement required

130075

Image Number: 104
Observation: The TPO roof system over the dog grooming facility was observed to have the following deficiencies that require attention; 1) Tenting was observed at locations where a wall/vertical transition was present 2) billowing 3) wrinkling of material. All of these issues indicate that improper installation occurred, and that water is making its way under the material and causing the tenting, billowing and wrinkling. The building owner did not mention if another roof covering is below the current roof. These deficiencies occur for (2) reasons. 1) gases from underlying roof materials are expelling and causing these deficiencies 2) water is getting under the roof surface and creating air pockets and these issues.

Cause: Improper installation of the roof. It is not watertight.

Remedy: Replacement of roof or a core sample is required to determine extent of damage.

Determination: Replacement required

Image Number: 105
Observation: The TPO roof system over the dog grooming facility was observed to have the following deficiencies that require attention; 1) Tenting was observed at locations where a wall/vertical transition was present 2) billowing 3) wrinkling of material. All of these issues indicate that improper installation occurred, and that water is making its way under the material and causing the tenting, billowing and wrinkling. The building owner did not mention if another roof covering is below the current roof. These deficiencies occur for (2) reasons. 1) gases from underlying roof materials are expelling and causing these deficiencies 2) water is getting under the roof surface and creating air pockets and these issues.

Cause: Improper installation of the roof. It is not watertight.

Remedy: Replacement of roof or a core sample is required to determine extent of damage.

Determination: Replacement required

Image Number: 106
Observation: The TPO roof system over the dog grooming facility was observed to have the following deficiencies that require attention; 1) Tenting was observed at locations where a wall/vertical transition was present 2) billowing 3) wrinkling of material. All of these issues indicate that improper installation occurred, and that water is making its way under the material and causing the tenting, billowing and wrinkling. The building owner did not mention if another roof covering is below the current roof. These deficiencies occur for (2) reasons. 1) gases from underlying roof materials are expelling and causing these deficiencies 2) water is getting under the roof surface and creating air pockets and these issues.

Cause: Improper installation of the roof. It is not watertight.

Remedy: Replacement of roof or a core sample is required to determine extent of damage.

Determination: Replacement required

130075

Shingles

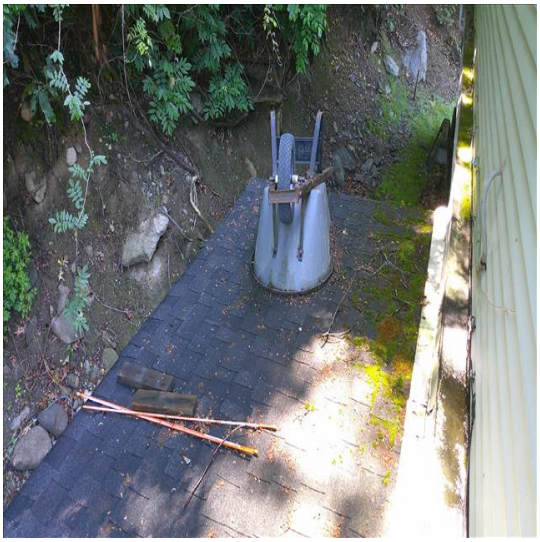

Image Number: 107
Observation: The pitched roof at the rear of the property was observed to have debris and equipment laying directly on the roof surface, moss growing and improper installation of flashing/evidence of previous repairs at the headwall/roof transitions. The roof will deteriorate at an accelerated rate due to the presence of these items on the roof surface. Moss is common in shaded and damp areas. The roof flashing at the headwall was incorrectly installed, with pitch/tar being used as a flashing substitute in some locations.

Cause: Improper installation/deferred maintenance.

Remedy: Remove these items from the roof surface. Monitor the roof and head wall transition to ensure there is no active leaking.

Determination: Replacement required

Image Number: 108
Observation: The pitched roof at the rear of the property was observed to have debris and equipment laying directly on the roof surface, moss growing and improper installation of flashing/evidence of previous repairs at the headwall/roof transitions. The roof will deteriorate at an accelerated rate due to the presence of these items on the roof surface. Moss is common in shaded and damp areas. The roof flashing at the headwall was incorrectly installed, with pitch/tar being used as a flashing substitute in some locations.

Cause: Improper installation/deferred maintenance.

Remedy: Remove these items from the roof surface. Monitor the roof and head wall transition to ensure there is no active leaking.

Determination: Replacement required

Image Number: 109
Observation: The pitched roof at the rear of the property was observed to have debris and equipment laying directly on the roof surface, moss growing and improper installation of flashing/evidence of previous repairs at the headwall/roof transitions. The roof will deteriorate at an accelerated rate due to the presence of these items on the roof surface. Moss is common in shaded and damp areas. The roof flashing at the headwall was incorrectly installed, with pitch/tar being used as a flashing substitute in some locations.

Cause: Improper installation/deferred maintenance.

Remedy: Remove these items from the roof surface. Monitor the roof and head wall transition to ensure there is no active leaking.

Determination: Replacement required

130075

Image Number: 110
Observation: The pitched roof at the rear of the property was observed to have debris and equipment laying directly on the roof surface, moss growing and improper installation of flashing/evidence of previous repairs at the headwall/roof transitions. The roof will deteriorate at an accelerated rate due to the presence of these items on the roof surface. Moss is common in shaded and damp areas. The roof flashing at the headwall was incorrectly installed, with pitch/tar being used as a flashing substitute in some locations.

Cause: Improper installation/deferred maintenance.

Remedy: Remove these items from the roof surface. Monitor the roof and head wall transition to ensure there is no active leaking.

Determination: Replacement required

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.

Atlantic Independent Inspections LLC is not your typical roof inspector firm. Not only do we provide consultations and customized roof evaluations across the nation, we specialize in roof consultations in which we assist homeowners with a concierge service experience. We give you an unbiased understanding of your roof and assist you with the replacement of your roof. We cover all the bases for you.

We offer different packages dependent on client needs. These are consultative services. This encompasses a preliminary roof evaluation, replacement consultation as well as a workmanship evaluation.

Tier 1

1. **A LeakFREE Roof Inspection is performed at the residence. All deficiencies, condition of the roof, a repairability vs replacement analysis and a comprehensive unbiased report on findings are submitted to you.**
2. **You provide us a budget you see fit for your roof, and we consult you on the best products that are within your price range. This comes complete with product catalogs, a 1 on 1 consultation and professional advice from experience and previous evaluations.**
3. **We vet contractors for you. We research various networks for qualified manufacturer installers within your region and obtain bids on your behalf. This takes the headache out of dealing with multiple contractors and keeping records of estimates. We provide them with the necessary information and roof measurements.**
4. **After the research phase is complete, we then present to you our findings with a good, better, best option for the installer that we see fit to repair or replace your roof.**
5. **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 manufacturer installation specification and workmanship.**
6. **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.**
7. **Our comprehensive reports hold contractors and roofers accountable for any damage or poor workmanship during the installation and completion of the roof.**

Tier 2

1. **A LeakFREE Roof Inspection is performed at the residence. All deficiencies, condition of the roof, a repairability vs replacement analysis and a comprehensive unbiased report on findings are submitted to you.**
2. **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.**
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.**

Tier 3

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

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NATIONAL ROOF CERTIFICATION AND INSPECTION ASSOCIATION
NRCIA
FORENSIC ROOF INSPECTOR

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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