



Nighthawk **Imaging Services**

“We Soar Above The Competition”

Demo Report





Nighthawk
Imaging Services^{LLC}

RE: Demo Report

We arrived to perform a roof moisture survey on the building on 01/16/2019. The purpose of our visit was to conduct a series of rooftop moisture inspections to determine the overall condition of the roof insulation and determine if there was extensive moisture content in the roof insulation. We commenced moisture survey at 6:00 P.M. local time with winds calm at 1-2 MPH. The temperature was 56 degrees when we started and dropped to 51 degrees by the end of the inspection.

We started our inspections on the northern corner of the building and worked our way along the west wall to the southern roof section. The infrared inspection was conducted methodically in a grid-like pattern to cover the entire surface of the roof section. The roof system was a granular-surfaced mod bit over top of approximately 2.5 inches of isocyanurate insulation on a steel deck. (Roofers/consultants should take several cores to verify the type and depth of insulation and overall construction.)

We worked across the field of the roof section, taking care to check around the rooftop equipment to detect any areas of wet insulation that would have been obscured from our view. In addition to the infrared inspection we conducted a concurrent electronic impedance moisture survey as a secondary form of verification. This additional type of testing is also very sensitive and is capable of detecting minute amounts of moisture trapped between the roof plies.

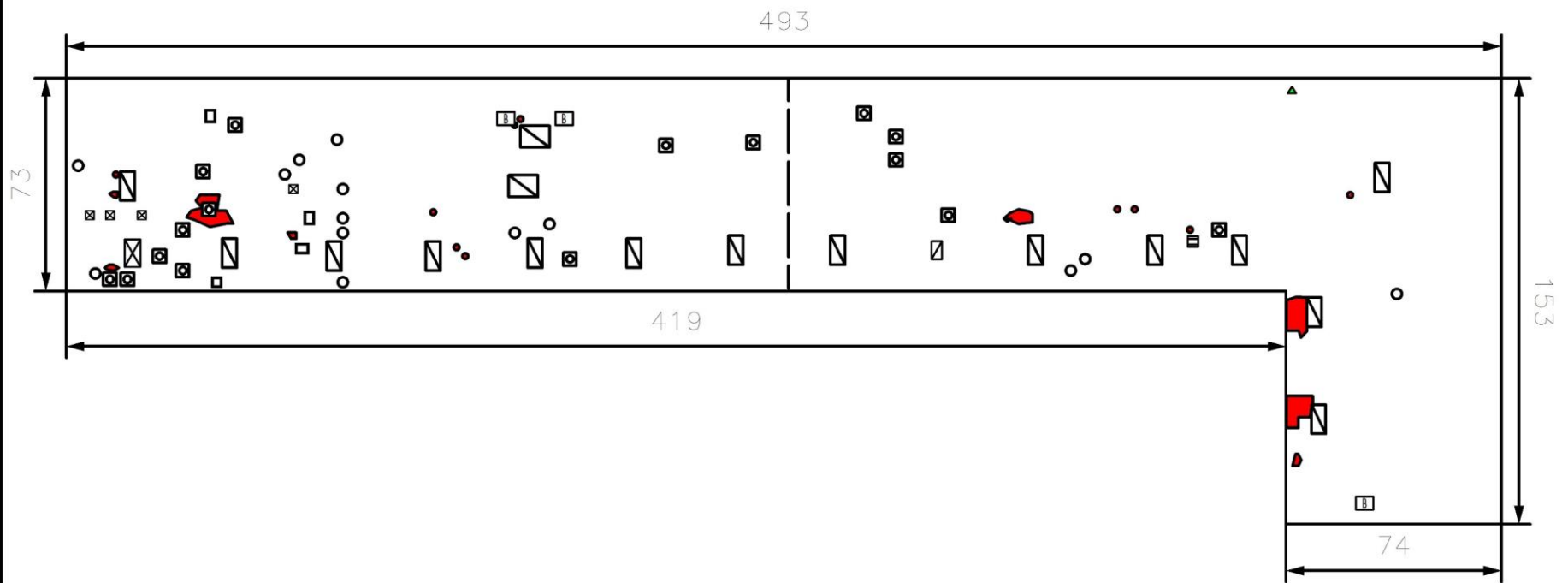
We found 18 wet areas across the roof. These were small to medium sized wet areas and totaled 351 Sq. Ft. The total square footage of the roof area inspected was approximately 41,909 sq. ft. We have documented our inspection of the facility by taking both infrared and visual photos of several regions of the roof which are included in the report. Drawings have been created to show the location and extent of the moisture infiltration into the roof system. There were several areas of moisture infiltration along the western edge of the building near some of the exhaust fan curbs, as well as one area on the eastern side of the roof.

Conclusion:









We found that under 1% of the roof area (351 Sq. Ft.) had water infiltration. While there is relatively little water inside of the roof, The mod bit cap sheet is aged and is starting to blister in many areas across the surface of the roof. These areas could be prone to leaks, especially if there is heavy foot traffic.

If you have any questions, please feel free to call me.

Jesse Gray
Nighthawk Imaging Services LLC



Legend:

-  A/C On Sleepers
-  Vent Stack
-  Wet: 351 Sq. Ft.
-  Exhaust Fan
-  HVAC
-  Core Location
-  Chiller Unit
-  Expansion Joint

Building: Demo Report

Roof Area: 41,909 Sq. Ft.

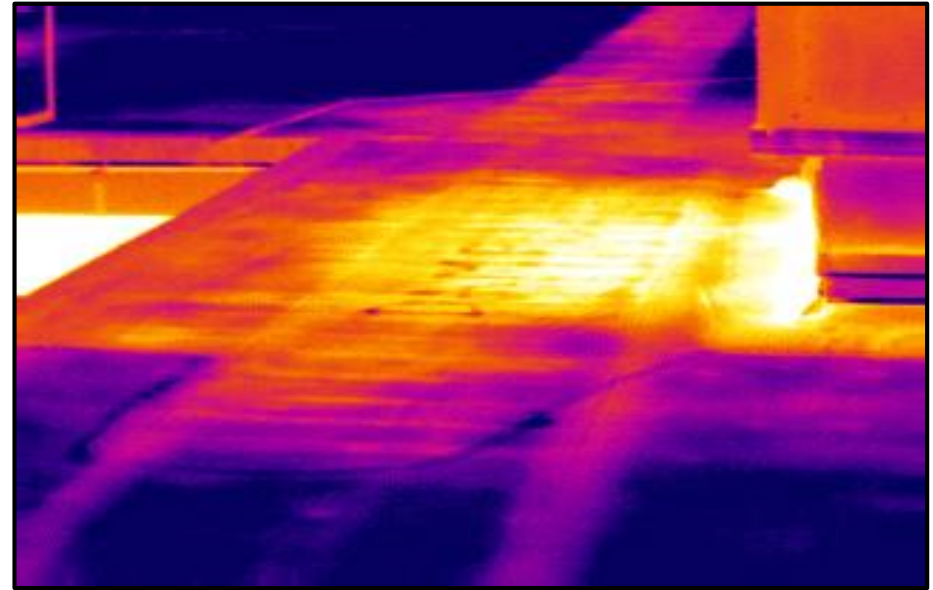
Date: January 2019



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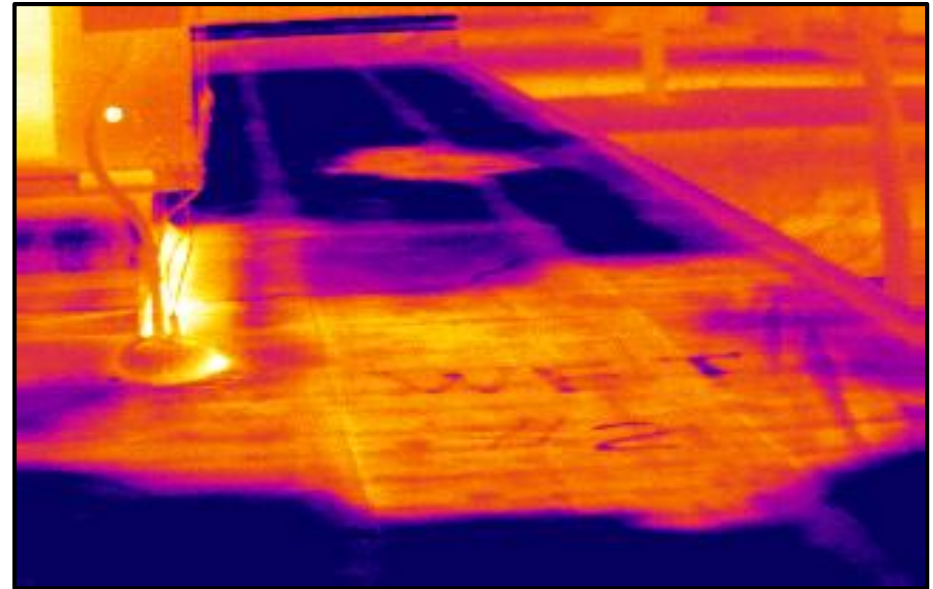
Daylight Image 1



Infrared Image 1



Daylight Image 2

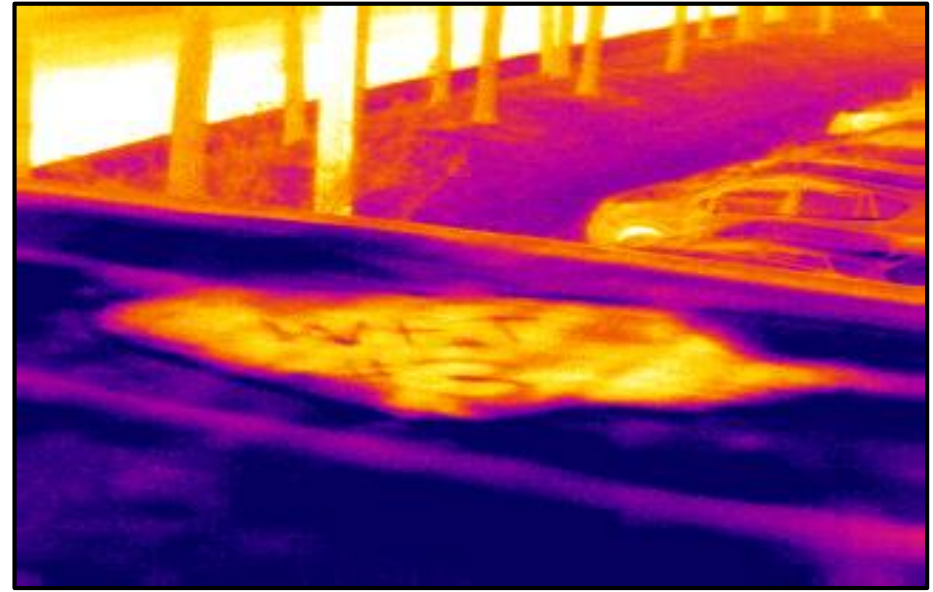


Infrared Image 2





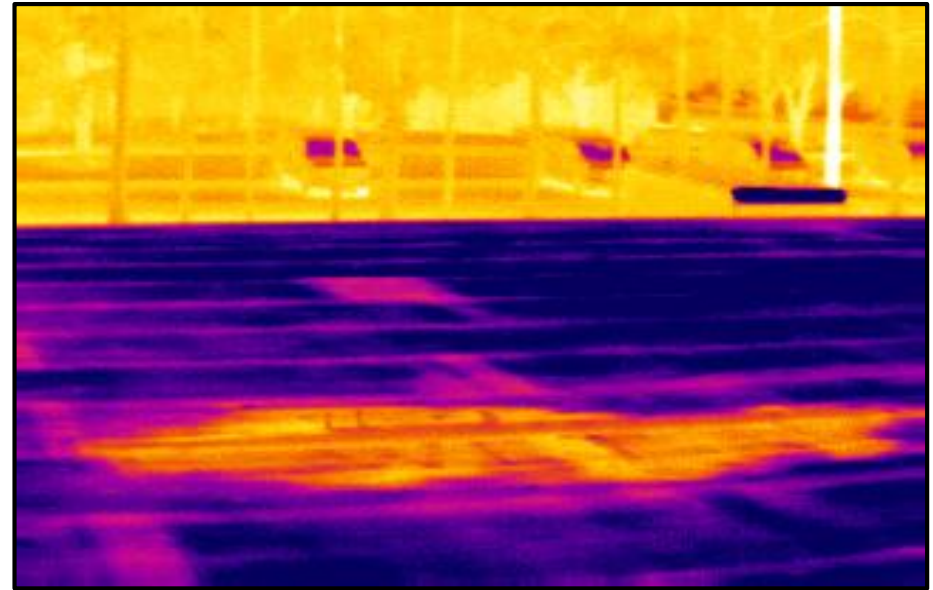
Daylight Image 3



Infrared Image 3



Daylight Image 4

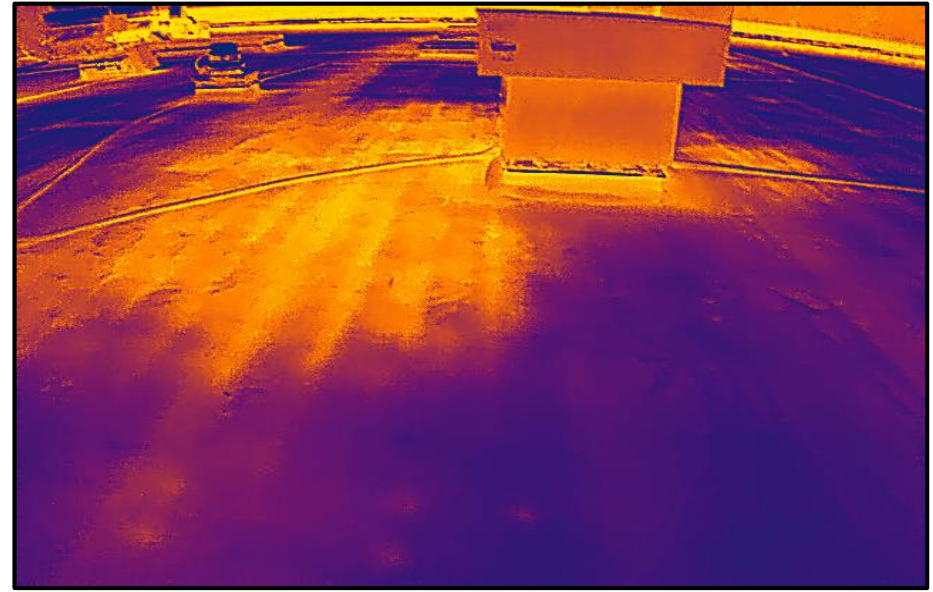


Infrared Image 4





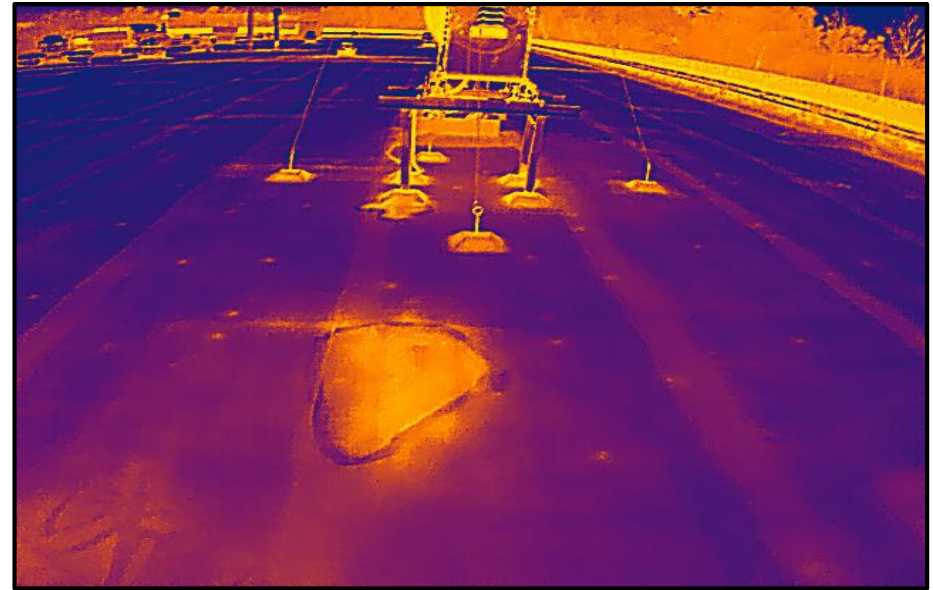
Daylight Image 5



Infrared Image 5



Daylight Image 6

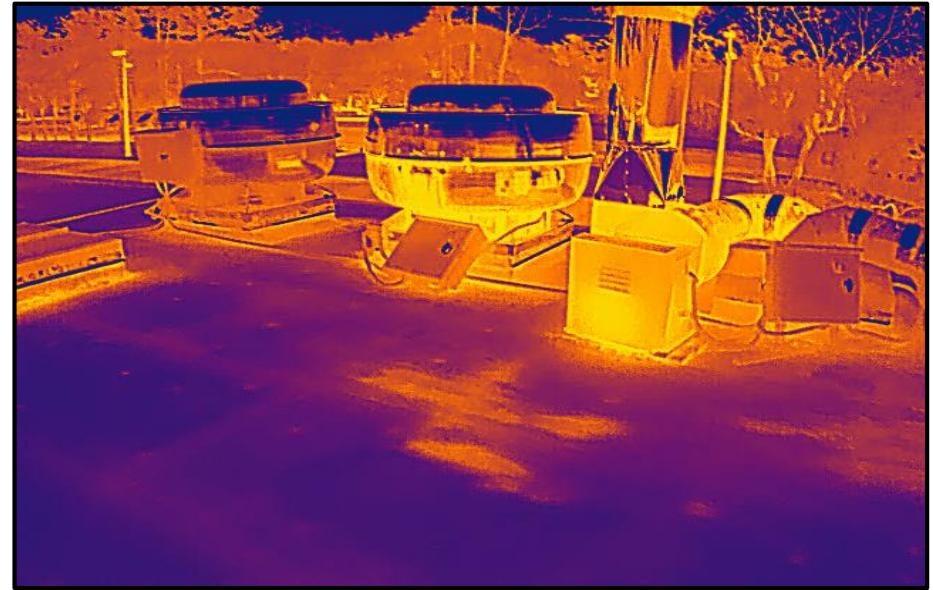


Infrared Image 6





Daylight Image 7



Infrared Image 7



Daylight Image 8

