

SAMPLE INSPECTION REPORT



Your
Commercial & Industrial
FLAT ROOFING EXPERTS



Andrew H. Akerboom
647.408.4992
andrew.a@acgconsultant.ca

SAMPLE INSPECTION REPORT



PROJECT: **FLAT ROOF SOLUTION**

ROOFING SYSTEM: **2ND. COMPLETION INSPECTION**

DATE: **May 27, 2019**

CONSULTANT: Andrew Akerboom CELL: 647.408.4992
JOB SITE: WHITBY GO STATION / PARKING GARAGE
CUSTOMER: GO TRANSIT / EAST
ADDRESS: 80 MIDDLEFEILD RD
CITY: SCARBOROUGH, ONTARIO

LEGEND	P = PASSED INSPECTION		X = FAILED INSPECTION		N = Not Applicable		Comment in shaded areas		COMMENTS:			
Parapet Flashing	P	Pitch Pans	N	Drains & Scuppers	P	Membrane Blisters	P	Mem Seam Defects	X	Repair Patches	X	
Curb Flashing	X	Equip. Sleepers	N	Ponding	P	Membrane Ridges	P	Mem Deteriorated	P	Debris & Veg.	P	
Penetration Flash.	N	Equip. Platforms	N	Metal Flashing	P	Membrane Splits	X	Membrane Holes	X	Wall Structure	P	
Above: Results of 18 Point Inspection. This Roof <u>Failed 5 of the 18</u> Applicable points of failure												

INSPECTION NOTES:



Estimated Remaining Life Expectancy: [20] Years

For more detail see anoted pictures on pages 3 - 8

	COMPANY / CONTACT:		METROLINX /GO-TRANSIT EAST		
	ADDRESS:	80 MIDDLEFIELD AVE	Contact:		
	CITY:	SCARBOROUGH	PH #:		
	JOB SITE:	WHITBY GO STATION	Email:		
		401 & BROCK ST			
	CONSULTANT:	Andrew Akerboom	CELL #:	647.408.4992	

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SOUTH RAMP



SOUTH RAMP WALL TERMINATION

Membrane was not terminated with termination bar,
just caulking was applied
> Caulking is failing

Termination is to steel post.

> Holes in steel post must be predrilled for termination bar screws.



VOIDS / COLD WELDS

- > Cold welds: Membrane sticks and appears to be welded
- > When welds are probed:
 - > Cold welds will open up
 - > Good welds can not open, as membrane is fused together.

EVERY CIRCLE & ARROW IS A COLD WELD



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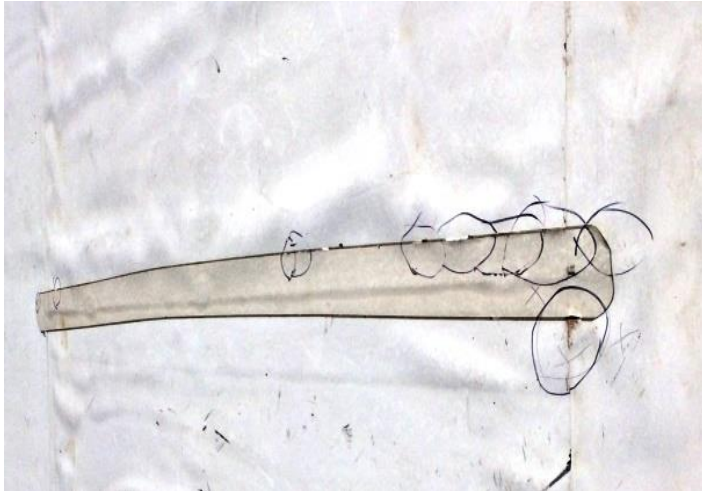
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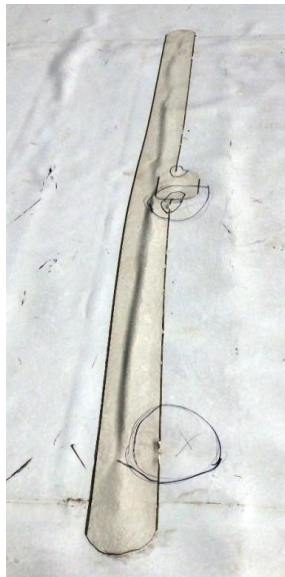
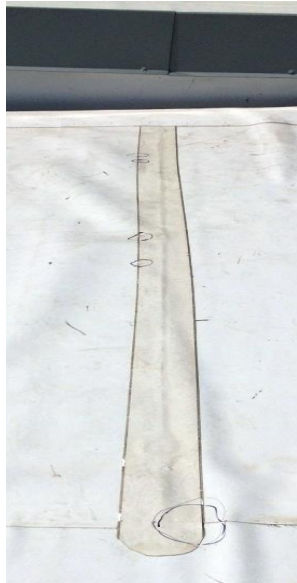
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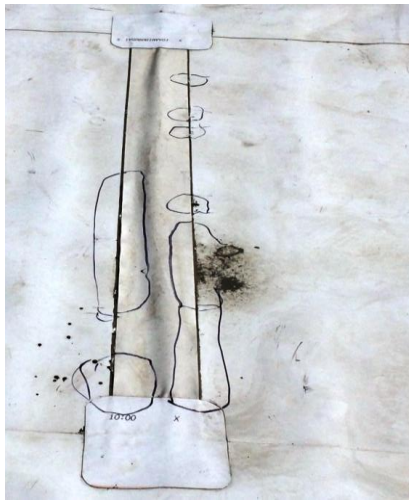
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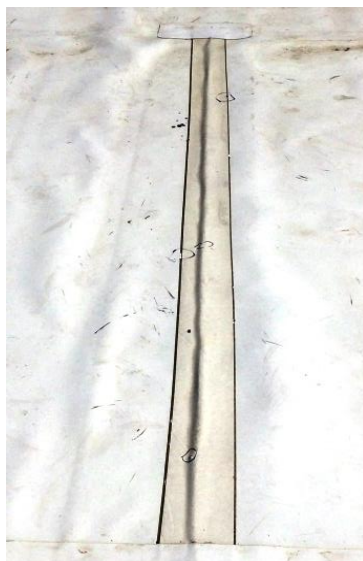
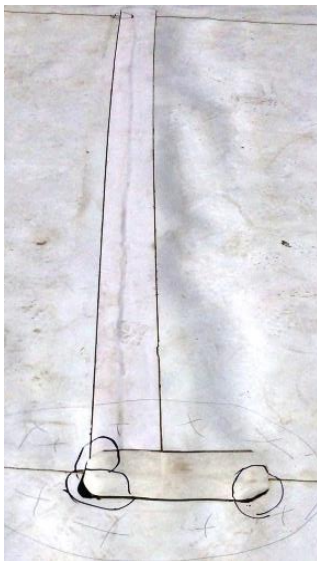
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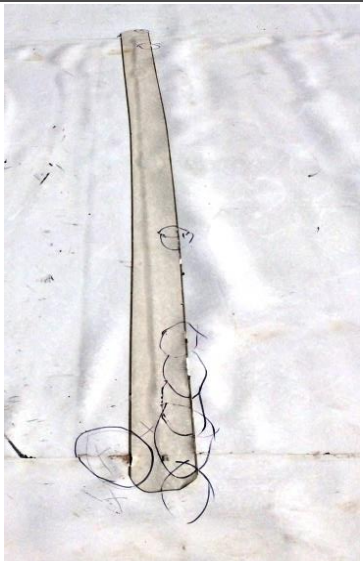
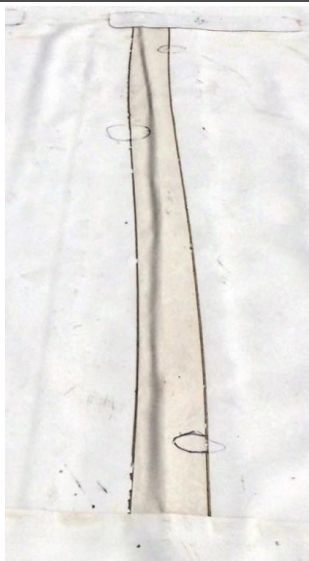
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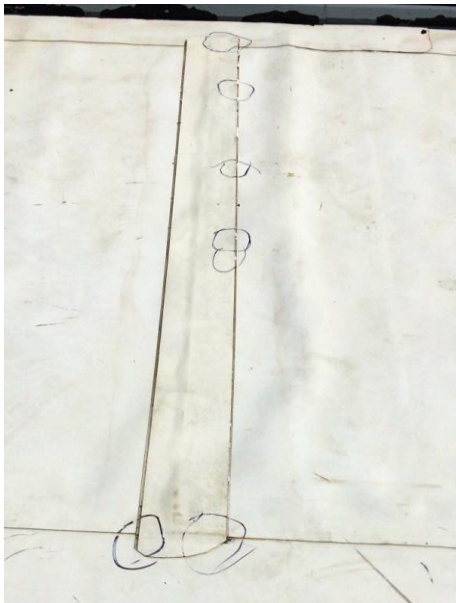
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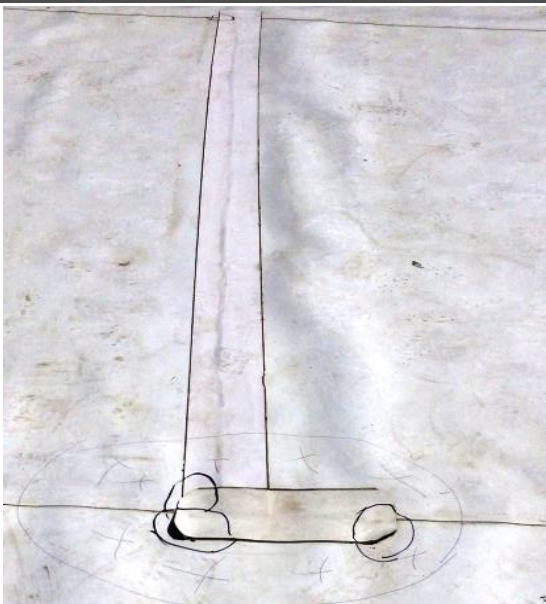
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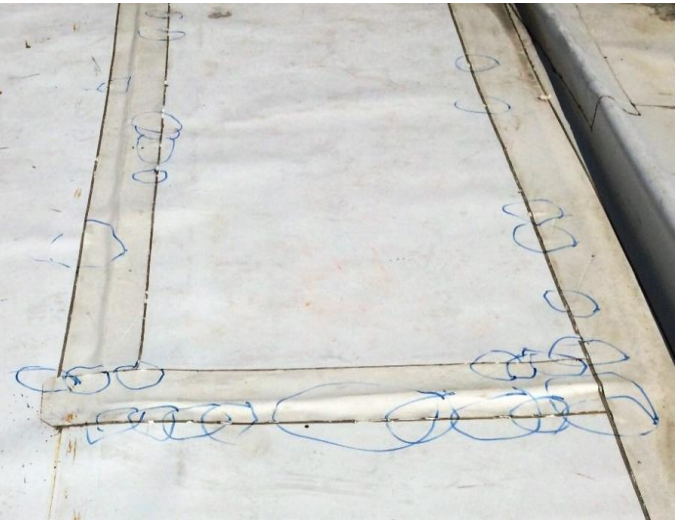
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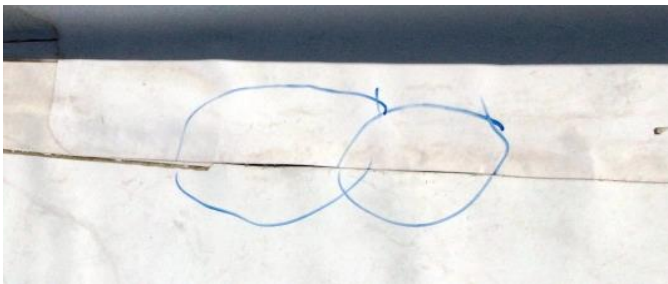
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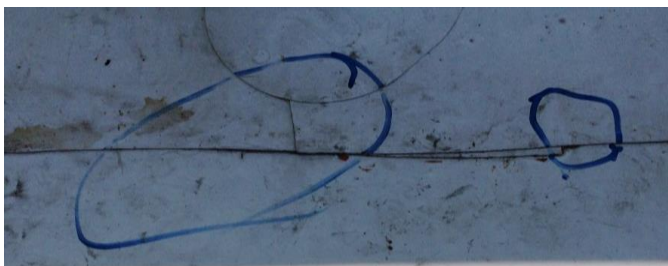
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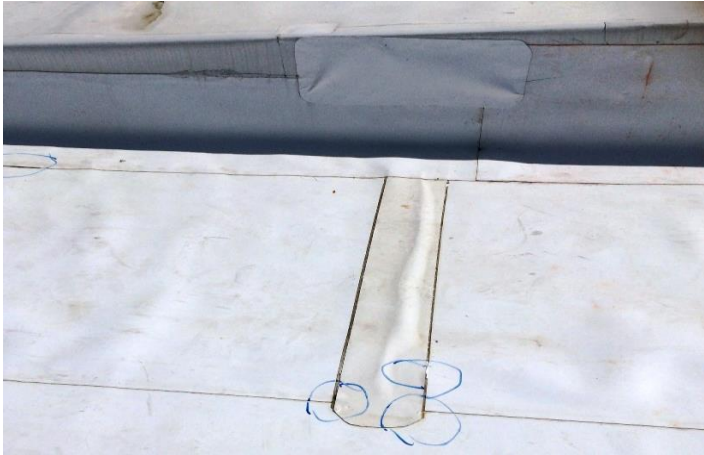
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CONCLUSION:

The welders on this project did not;

1. Clean, the membrane properly with 'Weathered Membrane Cleaner' before welding.
2. Probe the membrane welds after welding.

This membrane was installed in winter, membrane was 'WEATHERED' Cleaning before welding is mandatory.

SOLUTION:

1. Membrane must be cleaned with 'WEATHERED' cleaner.
 2. A patch must be installed over all **226 VOIDS / COLD WELDS**.
 3. All patches must be probed for quality after the weld cools down.
 4. Membrane installed on North & South sides at the raised walls on the east side require proper installation & termination.
 5. All patches & Seams should be probed again, as inspector may have missed some VOIDS / COLD WELDS
 6. Field seams (running east-west) were spot checked & appear to be fine.
 - > The even bleed at the seams shows that these seams were welded by a Robot Welder, immediately as the membrane was layed. No chance to get weathered or dirty.
-

BUDGET COST TO PERFORM THE ABOVE REPAIRS:

> Clean & Install 226 Patched over voids / cold welds.

➡ 226 x 10mins. Per = 38 Man Hours x \$95.00/hr. = **\$3,610.00**

> Repair membrane installed on North & South sides at the raised walls & terminate with termination bar.

➡ 2 x 1.5-Man hrs. per = 3 Man Hours x \$95.00/hr. = **\$285.00**

TOTAL BUDGET FOR REPAIR COSTS: \$ 4,000.00 +HST