

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 Failed 5 of the 18 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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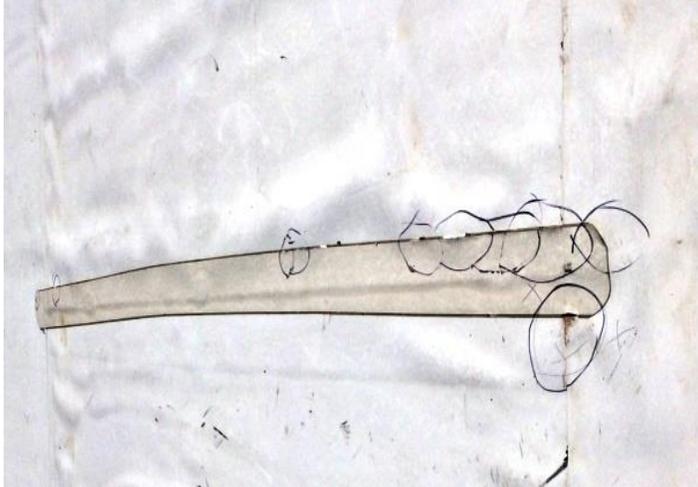
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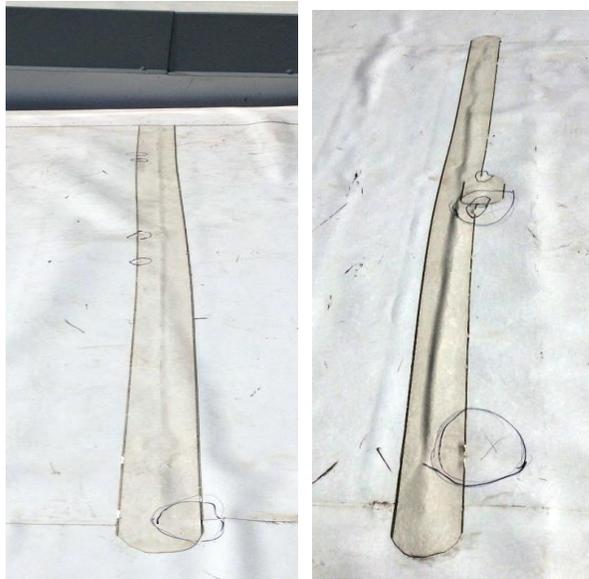
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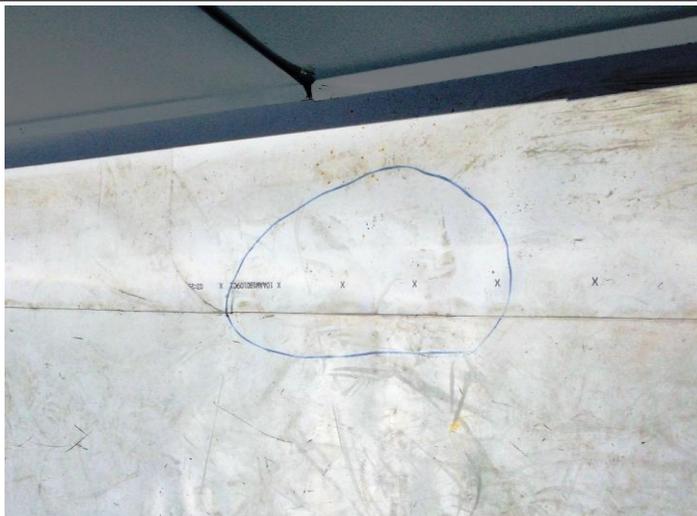
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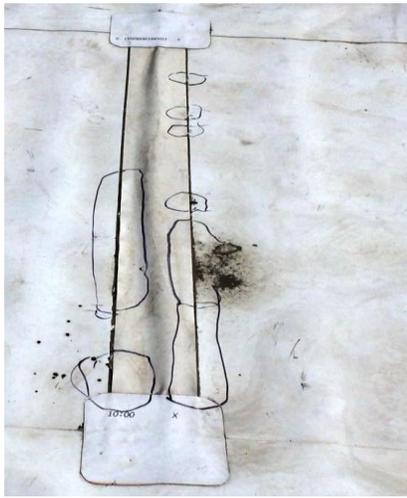
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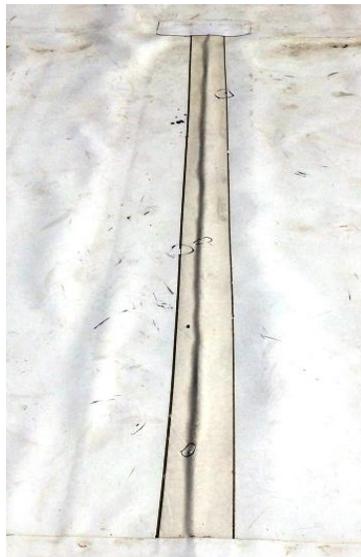
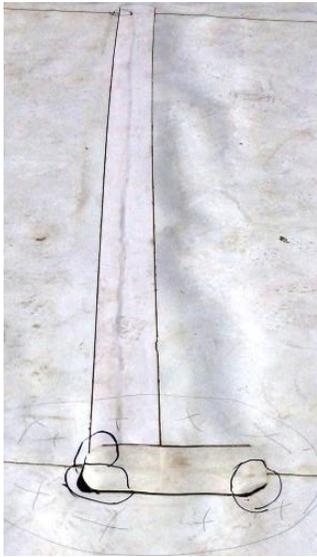
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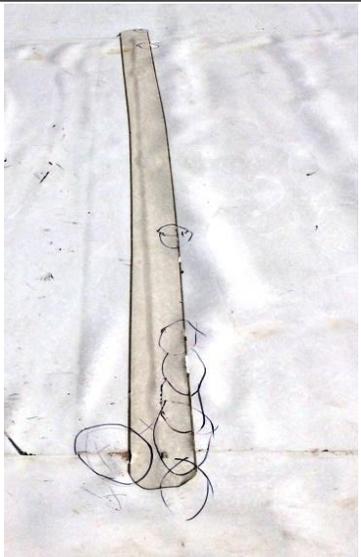
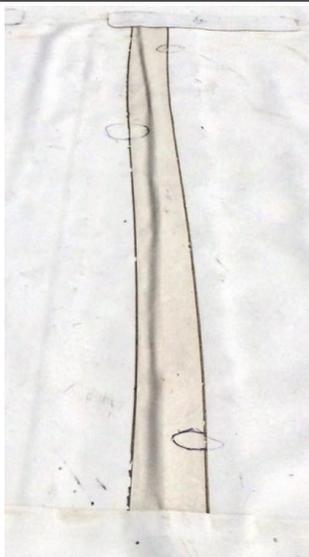
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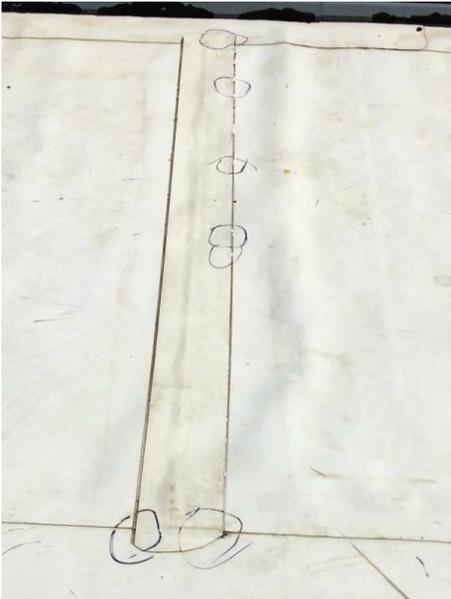
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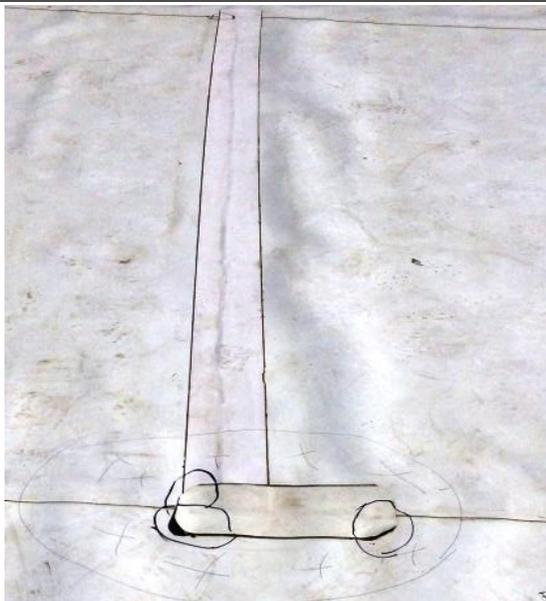
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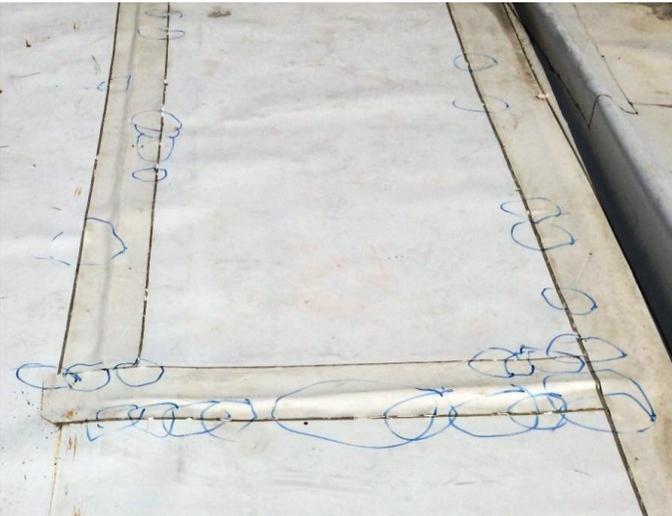
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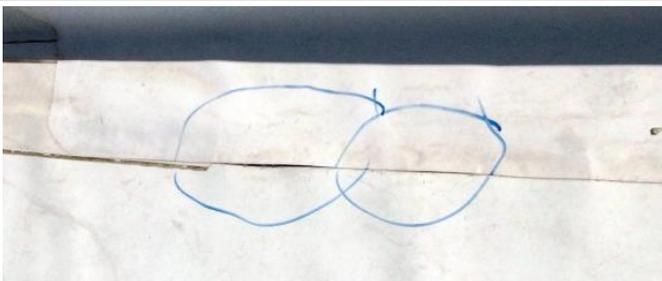
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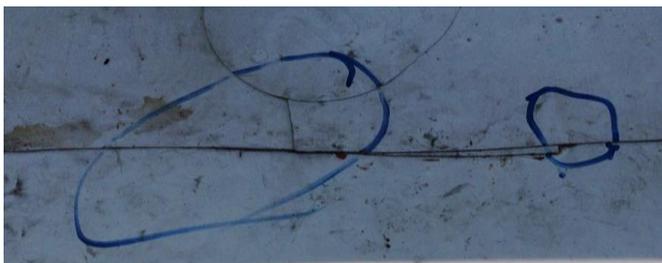
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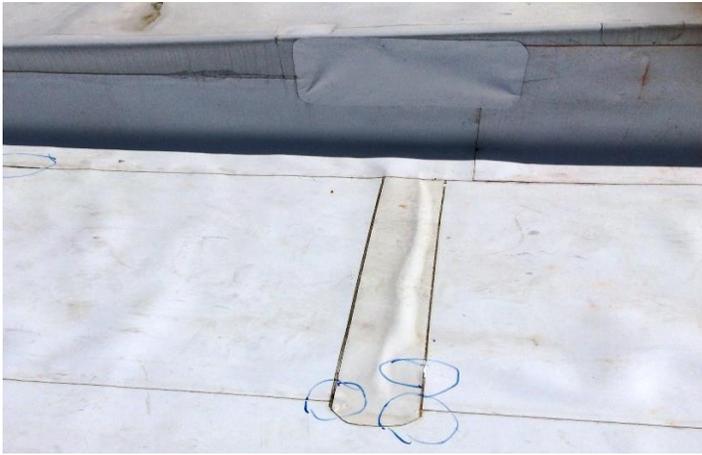
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CONCLUSION:

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