



***INSPECTION GROUP***

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Forensic Inspection Report # 090302aw  
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**Prepared For:** Client

**Concerning:** Northwest Freeway Houston, Texas 77040

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**By:** Andy Walters & Gordon Fox  
ITC Certified Thermographers # 26034, 26504

April 3, 2009

This is a Thermal / Infrared Inspection on a Commercial Roof System

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**Description:** 1 ½ story commercial warehouse with conditioned office space and showroom; concrete exterior with a Firestone brand rubber type roof; approx 20,000 sq feet.

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**Note:** A portion of this inspection consisted of using a FLIR Model B2 infrared camera to scan the roof looking for anomalies which might indicate moisture issues. Be advised that a thermal scan is not a substitute for indoor air quality (IAQ) testing for pollutants and/or potential bio-hazards, including mold. If the client is concerned about the quality of indoor air or the presence of pollutants or bio-hazards, a qualified IAQ specialist should be consulted.

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#### BACKGROUND:

It is our understanding that the roof was replaced recently (December 2008). The previous roof was not completely removed and the concrete deck below the old roof was not inspected. The newer roof was applied over a previous layer of EPDM type material.

#### CONCERNS:

We were called out to this property to document possible moisture issues with the roof using an infrared camera.

#### OBSERVATIONS:

1. Thermal camera indicated multiple anomalies on the roof surface. Suspect areas were marked with orange paint.
2. Sections of roof were opened up by Civil Concepts at random areas and indicated moisture below the roof surface and/or powdered/soft concrete decking in some areas.

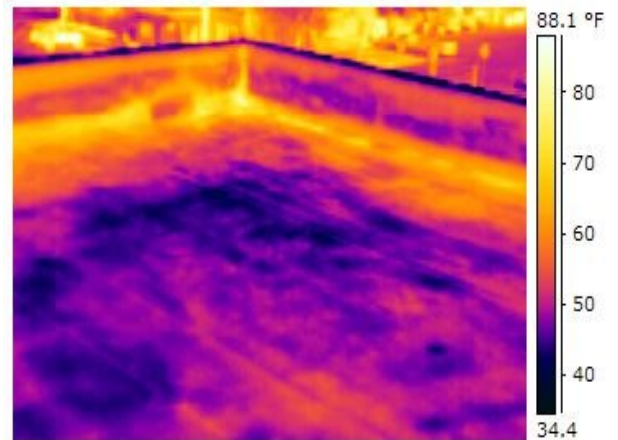
#### RECOMMENDATION:

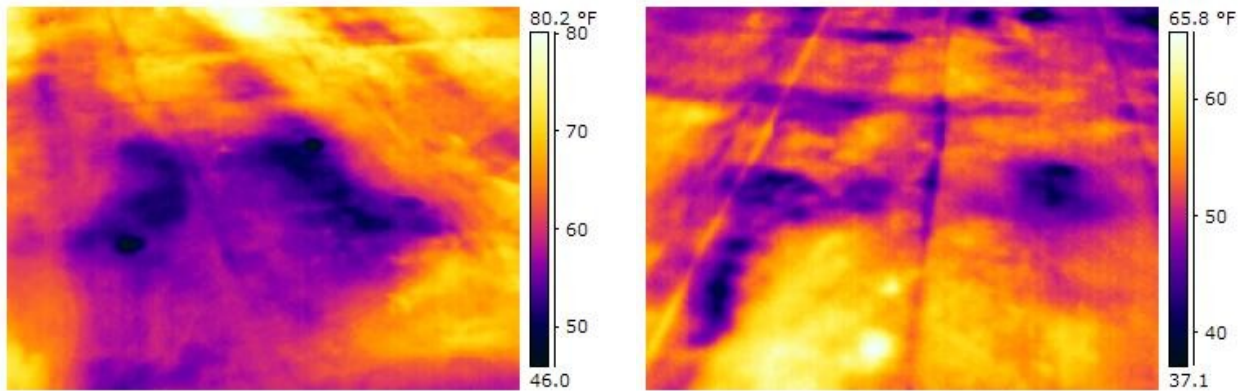
1. Recommend further invasive testing on the sections of roof that have been marked with orange paint to confirm presence of moisture and condition of roof and deck materials.

Wide angle picture of subject roof top



Photos were taken of thermal anomalies observed during the inspection. Darker areas indicate the possible presence of moisture.





Large section of roof that was opened up near skylight. Membrane below top layer was rippled/wavy.

