CLIMASHIELD ROOFING

SAMPLE REPORT

Report No. CSR-[redacted]
Inspection date October 2026
Report date October 2026

Commercial Roof Condition Report

Visual inspection · infrared moisture survey · core sampling

Client	[redacted]
Property	[redacted] Distribution Center
Location	[redacted], PA
Building use	Warehouse / office
Roof area surveyed	≈ 68,000 sq ft · 2 sections
Roof system	EPDM, mechanically attached
Insulation / deck	Polyiso over steel deck
Approx. age	22 years
Slope / drainage	¼" per ft · 6 interior drains, 2 scuppers
Leak history	Reported at 3 interior locations



Section A looking north. Weathered EPDM field, sound overall, with localized seam and flashing defects.

OVERALL CONDITION

58/100

FAIR: restorable with repairs

The membrane field has service life left. Failures are concentrated at seams, flashings and two wet areas.

Field membrane	72
Seams & laps	48
Flashings & edges	44
Penetrations & curbs	55
Drainage	62
Assembly (moisture)	60

RECOMMENDATION · RESTORE

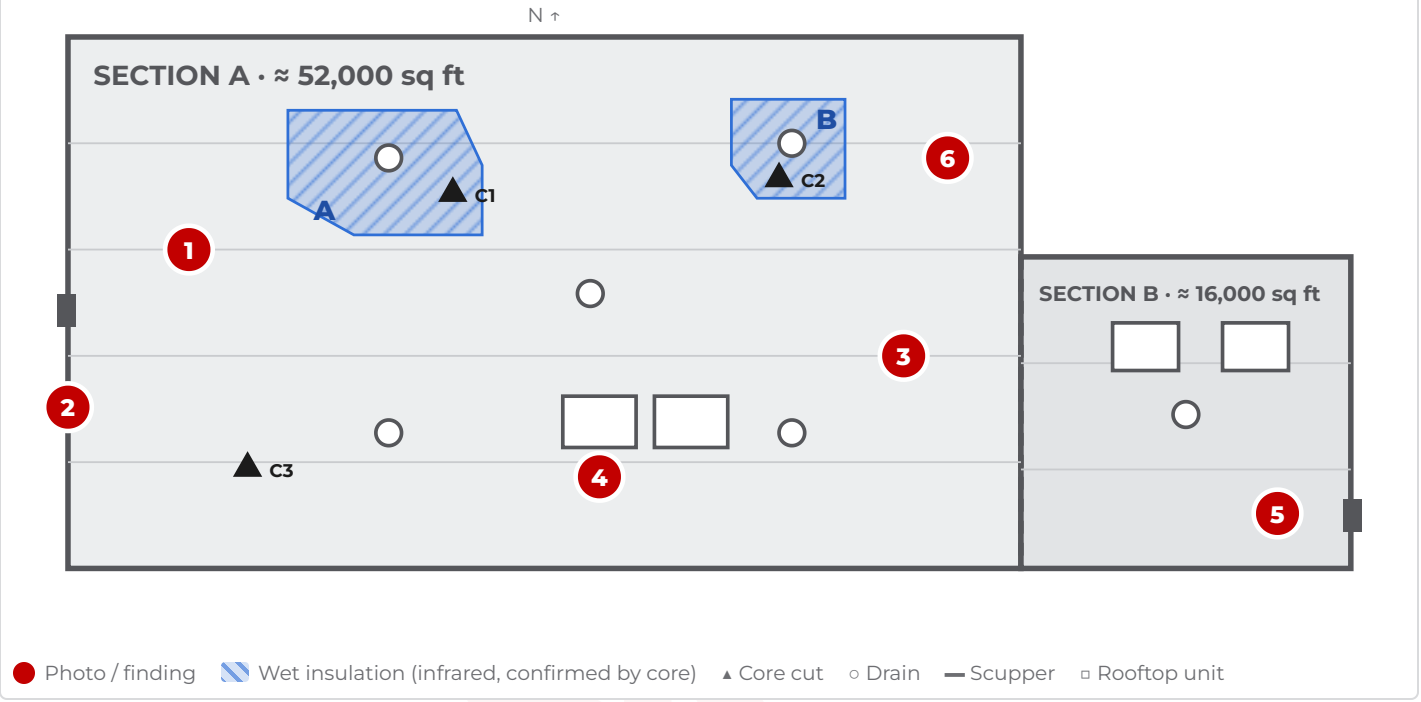
Remove and replace ≈ 1,150 sq ft of wet insulation (Areas A and B), repair seams and flashings, then install a fabric-reinforced restoration coating system.

Why not replace: 98% of the insulation tested dry. The infrared survey and core cuts confined saturation to two areas around the north drains, so the assembly is a restoration candidate once those areas are removed. Why not coat as-is: wet insulation does not dry out under a coating. It must come out first.

PRIORITY ACTIONS

Priority	Action	Plan ref.
Immediate	Reseal open laps and secure loose perimeter flashing to stop active leaks	1, 2, 3
Within 6 months	Remove and replace wet insulation in Areas A and B; re-flash the rusted pipe penetration	A, B, 6
Within 12 months	Clean, prime and install a fabric-reinforced restoration coating over the full roof; place on a maintenance program	All

ROOF PLAN · FINDINGS LOCATED



PHOTOGRAPHS



Seam patch, failing. Previous repair lifting at the edges; tape primer exhausted. Water entry point above interior leak #1.



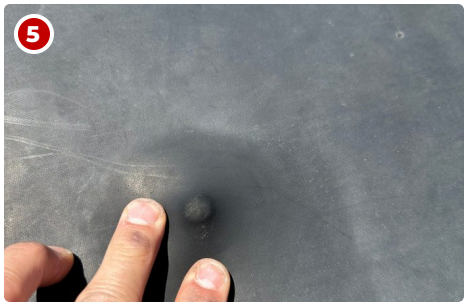
Perimeter flashing pulling away. Membrane shrinkage has bridged the base flashing off the wall along ≈ 40 ft.



Open lap. Field seam separated and lifts by hand. Six similar locations on the plan.



Ponding at rooftop unit. Standing water and dirt ring at the downstream side of the HVAC curb.



Fastener backing out. Plate pushing up under the membrane, a puncture risk under foot traffic.

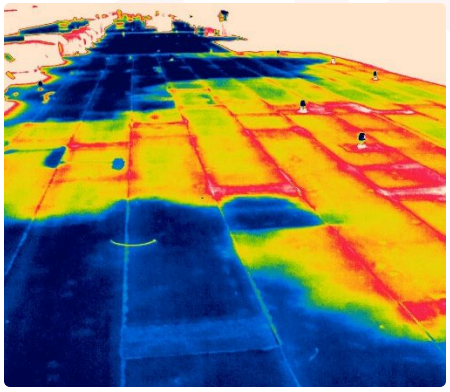


Pipe penetration. Rusted stack and aged flashing boot. Re-flash before coating.

CONDITION BY COMPONENT

Component	Rating	Observation	Recommendation
Field membrane	GOOD	Weathered, chalking surface; no splits or crazing. Adequate thickness for restoration.	Clean and prime; restore with coating system.
Seams & laps	POOR	Six open laps; several earlier patches lifting (photos 1, 3).	Clean, prime and re-tape; reinforce all seams before coating.
Perimeter & roof-to-wall flashing	POOR	Membrane shrinkage bridging base flashing off the north wall (photo 2).	Release tension, re-secure and re-flash; terminate with new bar.
Penetrations	FAIR	11 pipe penetrations; one rusted stack with an aged boot (photo 6).	Re-flash failed boot; prep and seal all others.
Curbs & rooftop units	FAIR	Ponding and debris at the downstream side of RTU curbs (photo 4).	Add crickets; clear debris; seal curb corners.
Fasteners	FAIR	Isolated fastener back-out at 4 locations (photo 5).	Re-seat or replace; cover with target patches.
Drainage	FAIR	Drains flow. Two drain bowls partly obstructed; ponding beyond 48 hours near drains A and B.	Clear strainers; re-set drain sumps when wet areas are replaced.
Edge metal & coping	GOOD	Secure; minor sealant failure at two joints.	Reseal joints.
Roof assembly (moisture)	FAIR	Infrared survey found 2 wet areas totalling ≈ 1,150 sq ft; confirmed by cores C1 and C2.	Remove and replace wet insulation before any coating.

INFRARED MOISTURE SURVEY



After sunset, wet insulation stays warmer (yellow to red) than dry. Core cuts confirm each suspect area.

Survey run after sunset on a clear day with a dry roof surface. Suspect areas were marked on the roof, then confirmed or ruled out by core cuts.

Core	Location	Layers found	Result
C1	Area A	EPDM / 2.0" polyiso / steel	WET
C2	Area B	EPDM / 2.0" polyiso / steel	WET
C3	Control, Section A south	EPDM / 2.0" polyiso / steel	DRY

Result: ≈ 98% of the insulation is dry. All core holes were patched the same day.

WHAT HAPPENS NEXT

- Stop the active leaks now (priority 1 items). That work stands on its own whatever you decide next.
- Once restored, keep the roof on an inspection and maintenance program so small defects are caught before they become wet insulation.

Sample of a ClimaShield Roofing inspection report. Client, property and findings are illustrative; photos are from ClimaShield inspections.