

# ROOF CONSULTING SERVICES



## Engineering Client Success

A building's roof provides shelter from the elements; however it is rarely given a second thought by most occupants, until it leaks.

Certainly, your roof is a valuable asset – and a costly one to replace. A proactive, systematic approach is what Testing Engineers & Consultants, Inc. (TEC) recommends for your building's roof. The longer we can help you maintain your current roof system, the more sustainable and less costly it is for you. As an independent consulting firm, we represent you the owner, and have your needs and best interests in mind.

Even the best roof system cannot last forever. When it needs replacing, our professional roof consultants will provide you with high quality, cost-effective recommendations for a system that will meet your needs esthetically, operationally and financially.

We evaluate roof systems, provide consulting for new and existing roof systems, and inspect installation of roof repairs and replacements.



*Inspection is the key element for a quality roof.*

Specifically, TEC's professionals can provide you with the following roof consulting services. Each of these services can be provided as stand alone or combined under our Roof Management Program (also described below):

### ■ Roof Condition Evaluation

Initially, the existing roof is visually inspected by experienced roof consultants to determine the type and size, as well to quantify any existing defects. The results are evaluated and incorporated into a final report complete with photographs, recommendations for repair or replacement, and budget estimates.



*Periodic roof inspections are recommended.*

### ■ Leak Detection/Forensic Investigation

Infrared, nuclear and ultrasonic technology is used to locate moisture trapped in the roof system and leaks in roofing and building envelopes. Experience and understanding of roofing materials and installation procedures are used in conjunction with physical testing to investigate premature roof failures.

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## ■ Roof Management Program

The existing roof inventory is appraised as a capital investment. Each roof is evaluated and assigned a condition index number. A comparison of the entire inventory results in repair and/or replacement recommendations that provide the optimum return on investment. Action is taken to maximize the service life of the system while minimizing life-cycle costs. We tailor each program to the specific needs of the client to reduce cost and provide the greatest value.



*This is not what is meant by a "Green Roof".*

## ■ Roof Design, Bidding & Construction Documents

Detailed documents are prepared specific to the building structure, occupancy, and building codes. Materials are selected that best suit the customers' budget, while meeting industry standards for roofing. Providing concise specifications facilitates an "apples to apples" bidding process to establish comparable pricing. TEC will assist with bid evaluation and provide recommendations as necessary.

## ■ Contract Management

As the Consultant, TEC will oversee and manage the contract between the owner and the contractor. Invoices are verified with work progress. TEC also manages field orders, change orders and contractor submittals.

## ■ Inspection Service

Ongoing roof work is inspected on a daily basis by TEC for strict compliance to the construction documents. A report is generated that documents daily activities, tracks unit cost items, verifies compliance with specifications and materials used, along with weather conditions and other pertinent information. Daily input from our experienced inspectors helps us facilitate the contractors' work and minimize inconvenience to the owner.