

What Is Included in a Commercial Roof Inspection?

vertexroofingslc.com/what-is-included-in-a-commercial-roof-inspection/



Maintaining the health of your commercial roof is paramount not only for the safety of your building but also for its overall value. Regular roof inspections are a crucial part of this maintenance process. If you're a business owner in Salt Lake City, Utah, seeking a 'roof inspection near me,' look no further than Vertex Roofing.

Breaking Down a Commercial Roof Inspection

Exterior Inspection:

The first part of a commercial roof inspection involves a thorough examination of the roof's exterior. Our experienced roofing inspectors check for visual signs of damage, including missing or damaged shingles, cracks, blisters, or other surface issues that could lead to leaks or structural damage.

Interior Inspection:

The interior inspection focuses on identifying any signs of water damage or leaks from inside the building. We inspect the condition of the insulation and ventilation systems, and check for any signs of moisture or mold.

A professional roofing contractor will walk the roof in search of unusual circumstances, such as:

- Ponding water
- Holes in the substrate
- Cracks
- Blisters
- Uplifted seams
- Uplifted nails and/or shingles
- And much more

Structural Inspection:

A commercial roof inspection includes an in-depth structural inspection. This involves checking the condition and stability of the roof deck, joists, and other structural elements. Any signs of sagging, bending, or other structural concerns are noted.

Material Assessment:

This involves assessing the condition of your roofing materials. Depending on the type of roof, various elements are inspected, including the shingles, tiles, or metal panels, along with gutters, downspouts, and flashing.

Rooftop Equipment Inspection:

Your commercial roof likely houses various equipment like HVAC units, vents, or skylights. Our inspection includes checking these elements for leaks or damage that might affect the integrity of the roof.

Commercial Roof Inspection Checklist: What To Check

The primary focus during an inspection, particularly those conducted during or immediately following construction, is to verify if the installation aligns with the instructions of the manufacturer and the blueprint of the designer. Typically, it's crucial to ensure that components are positioned correctly, firmly secured, and free from excess moisture.

We will highlight common issues below, but here is a list of things to check during an inspection:

- Penetrations, including:
 - Drains
 - Air conditioners
 - Plumbing stack vents
 - Ducts
 - Exhaust fans
 - Skylights
 - HVAC curbs
- Pitch pockets
- Expansion joints
- Crickets
- Valleys
- Drainage, including:
 - Gutters
 - Scuppers
 - Drains
 - Downspouts
- Roof edges
- Base flashings
- Seams
- Fasteners (including screws and rivets)

- Exterior walls
- Substrate firmness
- Interior (including ceilings and walls)
- Installed equipment, such as:
 - HVAC systems
 - Communications equipment
 - Solar panels

Inspection Report and Recommendations:

Upon completion of the [commercial roof inspection](#), Vertex Roofing presents you with an in-depth report outlining our findings. This comprehensive report includes crucial details such as the areas causing leaks, spots on the roof that are saturated, and photographic evidence of these areas.

The report further includes strategic recommendations on the way forward. These suggestions can range from repairs and restorations to complete roof replacements, with the best course of action depending on the specific conditions of your roof:

Repair Recommendation: If less than 5% of your roof is saturated and only a few areas are allowing water to enter the building, and the remainder of your roof is in good condition, repair of these areas is the most cost-effective solution.

Restoration Recommendation: If less than 25% of your roof is saturated but the remaining lifetime of your roof is less than 2-3 years, a restoration would be advisable. Failing to restore may necessitate a complete tear-off by the end of the third year, a process that's estimated to be 3-4 times more expensive than a restoration.

Replacement Recommendation: If the inspection finds more than 25% of your roof is saturated, the most cost-effective course of action would be a total roof replacement. It's similar to the decision of replacing an expensive part, like a \$1,200 transmission, on an old car that will likely need more repairs soon.

As a leading roof inspection company in Utah, we ensure our reports are designed for clarity and comprehensibility, enabling you to make informed decisions regarding your commercial roof's health.

Frequently Asked Questions About Commercial Roofing Inspection

What is a commercial roofing inspection?

A commercial roofing inspection is a detailed examination of a commercial building's roof to assess its current condition and identify any potential issues. The inspection covers various aspects, including the roof's exterior, interior, structure, roofing materials, and rooftop equipment. At Vertex Roofing, we provide a comprehensive report following the

inspection, detailing our findings and providing recommendations for repairs, restoration, or replacement, as needed.

How often should I have my commercial roof inspected?

What's the difference between a commercial and residential roof inspection?

How long does a commercial roof inspection take?

What happens if my commercial roof fails the inspection?

Can I conduct a commercial roof inspection myself?

What is included in the inspection report?

How much does a commercial roof inspection cost?

How soon can I schedule a commercial roof inspection?

Why should I choose Vertex Roofing for my commercial roof inspection?

Why Choose Vertex Roofing for Your Commercial Roof Inspection

At Vertex Roofing, we pride ourselves on our thorough and professional commercial roof inspection services. With a clear understanding of the Salt Lake City climate and the challenges it can pose to commercial roofs, we're equipped to deliver meticulous inspections that help you maintain the longevity and durability of your roof.

Opt for Regular Commercial Roof Inspections

Regular commercial roof inspections are an investment in your building. They aid in identifying potential issues before they escalate, saving you from costly repairs or replacements. Trust Vertex Roofing to provide thorough and professional inspections tailored to your unique needs.

Schedule Your Commercial Roof Inspection Today

Ensure the integrity of your commercial roof with regular inspections. Contact Vertex Roofing, your trusted Utah commercial roofing company, to schedule a roofing estimate or get a quote today. Remember, a well-maintained roof leads to a safer and more secure business.