



# Inspections

- General Inspection Process
- Roof Access and Contractor Representative
- Specifications
- Good Roofing Practice
- Learning and Teaching
- Installation Tips
- Inspection Documents

# General Inspection Process

- Roof Overview
- Roof Map
- Inspection of Penetrations and Transitions
- Mil thickness readings
  - Magnetic Mil Gage for metal roofs
  - Cores taken and repaired on all other substrates
- Evaluation of Adhesion
- Inspect for excessive moisture or saturation of roof assembly





## Roof Access and Contractor Representative

- A representative for the contractor must be present at the time of inspection
- Access to the roof is to be provided by the contractor
- Bring repair materials
  - Oftentimes, deficiencies discovered during the inspection can be addressed during the inspection thereby avoiding costly return trips or re-inspections.
- Expect that a typical inspection will take 1½ - 3 hours (projects with multiple roof sections or multiple buildings will obviously take longer to perform).

# Specifications / Assembly Guidelines

- American Weatherstar provides Assembly Guidelines both on their website and on their app. The app is very easy to use and is a great resource for the crew while they are on site.
- The Assembly Guidelines outlines cleaning of the substrate, primer application if required, how to address seams and penetrations, and specifies the wet mil thickness of each coat within the application.
- It also shows the total dry film thickness required for the warranty term selected.
- Continually checking your wet mil thickness with a wet mil gauge will help you achieve the desired dry film thickness.





## Good Roofing Practice

- We recognize that there are conditions or details on virtually every roof that are unusual.
- It is best to address these situation before starting the project with American Weatherstar's technical department.
- They will communicate any authorized deviations from the specification to the inspectors.
- During my inspections I look for "good roofing practice" when there are oddities on a project.
- Our goal is to have a roof that performs to expectation for the building owner, the contactor, and American Weatherstar.

# Learning and Teaching

- Every day I learn from the contractors I encounter on projects.
- The techniques, tips, and tricks that are learned through application of the various chemistries offered by American Weatherstar are instrumental in a successful installation.
- In turn, I can pass along the knowledge I have gained through years of experience in the industry.
- When I inspect a roof and there are deficiencies, I don't simply write you up and prescribe a remedy. I always view it as a teaching moment.





# Installation Tips for a Successful Inspection

- Cleaning – Very, Very important.
- Coating is only as good as what it is applied to.
- Some roofs can simply be pressure washed. Others may take EcoCleaner and additional washings
- Addressing Details
- Edge Terminations – Work to get a nice clean line. Some contractors will mask off the edgeDetails and Penetrations
- Seal/Coat 8” up the penetration whenever possible and make sure they are sealed/coated all the way around.
- If you coat over a fiberglass inlay skylight on a metal roof, the roof automatically fails the inspection

# Installation Tips for a Successful Inspection

- Completely encapsulate Gutter Brackets attached to the roof surface with Sealant / Coating
- Seal / Coat into Scuppers and Drains as far as can reasonably be reached
- Continuously check your wet mil thickness with a wet mil gauge.
  - This ensures that you are not applying too much material which costs you money.
  - It also ensures that you are not applying too little material which will cause you to have to return, pressure wash, and apply more coating which costs you money.





# Installation Tips for a Successful Inspection

- Perform Post Installation walk through
  - While you are on site, and the coating is fresh and clean, perform a walk through.
  - Look for details that might need to be touched up
  - Check the dry mil thickness with a magnetic mil gauge for metal roofs
  - You may or may not want to take a couple of slit samples to check your dry film thickness on other substrates. You would need a comparator to check the thickness.
  - It doesn't take long to do a walk through and it could save you a lot of money in return trips to address deficiencies.

# Inspection Documents

- The following documents will be provided to American Weatherstar who will share them with you, the contractor.
- Inspection Report
  - The inspection report will list the mil thickness recorded as well as any deficiencies that need address
  - The report will also include a score.
  - This score is determined by the square footage of deficiency in relation to the total square footage of the roof.
  - I find that the majority of the roofs I inspect are either a 1-2 or and 8-10.
  - They tend to be either well done throughout or poorly done throughout.





# Final Thoughts

- Exceptional Installations provide Exceptional Profits
- Poor Installation provide Poor Profits
  
- Don't hesitate to reach out to your sales representative or technical to discuss project conditions.
  
- We all want to build our reputations on successful installations.