Your roof protects you and your physical plant investment by taking everything nature dishes out. It must withstand high winds, storms, rain, snow, ice, UV radiation, foot traffic, and temperature extremes.

The roofing system is also the most expensive single component of most buildings. So when roof problems arise, it pays to first get a thorough and independent assessment of the situation, and then take prompt corrective action.
Your Hidden Costs: Common Roof Problems Go Undetected

Debris

Debris left to collect on the roof can trap water and accelerate deterioration of roof materials and seams, leading to leaks.
Roof Leaks

Roof leaks often begin long before water starts showing up inside the building. Our inspections can help pinpoint leaking problems when they are small, before they become bigger and much more costly.

The life-cycle of a roof leak:
1. Insulation Damage ► 2. Energy Losses ► 3. Structural Damage ►

Leaks can cause extensive damage before water is visible inside the building
Wet insulation causes energy costs to soar as the roof’s insulating value plummets. Moisture penetration causes progressive deterioration of the physical plant and drives up both repair and energy costs. Left unaddressed, unseen wet areas in the building envelope promote mold growth, lead to increased expenditures, liability and health concerns.
Roof Moisture Surveys: The Smart Solution

Our Roof Moisture Surveys provide the detailed and unbiased information you need to make smart, cost-effective decisions about roof repair and replacement.

**Save Money on Roof Repair and Maintenance:** Our surveys find small problems before they become bigger and more costly. By targeting the problem areas, we help you make the most effective use of limited funds. Our inspections also provide valuable assistance in locating leaks.

**Acceptance Testing & Quality Control:** For quality control purposes, many consultants, architects and owners are specifying post-construction infrared testing to confirm the quality of materials and workmanship. The objective, hard-copy documentation provided by our in-depth inspection reports helps reduce litigation and encourages positive solutions to any disputes.

**Reduce Energy Costs:** Moisture in the roof’s insulation significantly reduces its insulating properties (R-value). This means higher heating costs during the winter and higher cooling costs in the summer. As energy costs continue to climb, more owners are using our infrared surveys to assess their buildings’ thermal performance.
Roof Moisture Surveys:  
The Smart Solution

**Reduce Cost of Asbestos Removal:** If you’re facing repairs on a roof made with asbestos-containing materials, our survey can significantly reduce the cost of asbestos removal and disposal by mapping only the water-damaged sections of the roof for removal.

**Improved Budget Controls and Planning:** Building owners and facilities managers use the information from our inspections to make better long-term plans for roof maintenance, repair, and investment. They can help prioritize multiple roof areas for accurate and economical long-term planning. Understanding your roof’s current condition and its expected lifespan will help prevent nasty, and expensive, surprises down the road.

**Due Diligence:** When purchasing a property, it’s essential to have an accurate evaluation of the roof, one of the most critical and expensive building components. Our unbiased infrared surveys can help document the true condition and value of the roof. Due diligence surveys can alert the prospective buyer to the potential for hidden mold-related problems in the roof or other structural components. And having accurate information about water damage can protect your interests during negotiations.

**Roof Warranty Protection:** Many roofing manufacturers now require infrared testing before issuing warranties on their products.
Here’s an example of how information from our roof moisture surveys can be applied to your advantage:

The building owner had been told the roof needed to be stripped down to the deck and new insulation and roofing installed, at a cost of $1,061,000.

However, our infrared roof moisture survey determined that the vast majority of the roof was not damaged.

Armed with our detailed information, the building owner chose to remove only the water-damaged areas and re-roof over the existing sound roofing, at a cost of only $745,000.

She saved $311,000 by ordering a $5,000 infrared analysis.
State-of-the-art Technology and Professional Care

Our professional procedures and state-of-the-art technology assure you of the most accurate assessment of your roofing system’s condition.

Inspections by our trained personnel spot and correct small problems before they become more costly.

Potential problem areas are checked for developing failures.
Nondestructive Moisture Testing

The ideal early warning system that maximizes your roof life and minimizes your roof repair costs.

Infrared thermogram precisely locates roof moisture problems by detecting heat loss to within 0.1°C.

Our technicians accurately mark out wet insulation areas. You save thousands in unnecessary repairs.
Infra-red Analyzers’ Certified Thermographers have completed courses and passed examinations as specified by the American Society for Nondestructive Testing.

Our inspections apply the latest in highly sensitive infrared detection technology to create an in-depth picture of the integrity and insulating power of your roofing system. We employ the most effective diagnostic technology for each type of roofing system.

Left: A technician performs a nondestructive nuclear moisture survey on a ballasted roof.
You can order your Roof Moisture Survey report as a full-color binder, CD-ROM, or both. Inspections are fully documented for your permanent records and can include AutoCAD® maps pinpointing the locations and extent of wet insulation and problem areas.

Detailed Reports Provide All The Information You Need To Manage Your Roof Assets
Roof Moisture Surveys Are The Smart Way to Minimize Your Roofing Costs and Maximize Your Return on Investment

✔ Whether you’re a facility manager or a building owner, you know preventive maintenance is the ‘golden rule’ for successful property management. You also know how difficult it can be to keep track of the hundreds of details that impact your physical plant. Your roofing system is one ‘detail’ you can’t afford to miss.

✔ With Infra-red Analyzers’ Roof Moisture Surveys, you can rest easy knowing that you are getting the best possible assessment of your roof’s internal condition. You’ll receive an in-depth report of all survey findings in a handy full-sized binder, so you can keep all the details at your fingertips. And your Nondestructive Testing reports will be digitally archived for secure offsite backup and retrieval.

✔ When you consider what’s at stake and weigh the many advantages of our professional Roof Moisture Surveys, we think you’ll agree that Infra-red Analyzers’ Nondestructive Testing services are the key to minimizing your roof repair costs and getting longer life from the most important single asset of your physical plant - your roof system.
Infra-red Analyzers’ Roof Moisture Surveys provide the information you need to make cost-effective decisions about the most important and expensive asset of your physical plant—your roof system. Consider the many advantages of roof moisture analysis for your firm or organization:

- Unbiased, objective information
- Reduced downtime
- Lower repair costs
- Better protection of property and inventory assets
- Lower energy costs
- Better budget controls
- Warranty protection
- Outstanding customer service
- Helps protect and extend your roof asset investment

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