

# Commercial Roof Discussion

Commercial roofing can consist of many products. The products change every week as well as the material costs. The material costs are driven by the price of oil for the most part. There are many manufactures of one ply roofing as well as insulations. The type of insulation can vary from fiberboard to tapered isocyanurate.

There is no way to investigate a roof system properly with out completing several core cuts. Core cuts will reveal the history as well as the makeup of the roof system.

## CUTTING A CORE:

There are several ways to cut a core. It is imperative to get a release to cut the core from the Insured or their representative prior to the Inspection..

A core can be taken by cutting the material out as seen in the photo or a core tool can be used to remove a circular section down to the decking.

No matter which method is used you must have the proper materials to rebuild the core and reinforce the cut.

A good inspector carries a kit with all of the required equipment and material to make several core cuts on an inspection



## EVALUATION:

Evaluation of a roof system is not easily done from a unit cost manual. It is important to know the composition so that the roof can be evaluated to like, kind and quality.

Many of the material have different installation rates per hour.

The failure of a system is sometimes very evident during a site visit. There are however other times the claim is made to coincide with a covered event. This is the time a well-versed expert is required.

Forensic Damage Consultants staff has many years of commercial roofing experience as hands on installers as well as the experience as expert consultants.