



**LOOKING INSIDE** Aerial infrared scans have proven to be an effective way to locate hidden moisture within a roof system.

## Scanning for Solutions

### Utilizing infrared technology to identify roofing issues

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**G**et a second opinion. What harm would it do? Second opinions can help reinforce a decision that is being made or help you find a better solution. With most major life decisions, a fresh perspective can help you make the right decision for yourself.

This is the same concept building owners and property managers should be using when considering roof work for their facilities: finding the most logical, cost effective and proactive measures to protect their buildings for the long run.

An objective aerial infrared scan is a great start. This scan is the fastest, most accurate and most cost-effective way to find hidden moisture within a roof system. This process is used to help prevent larger, pricier problems and can also help figure out if a roof truly needs to be replaced or not. If you believe you need a roof replacement, ask yourself these questions:

- Did somebody do the proper inspections and provide a report that clearly outlines issues?

- What information was utilized to determine if roofs need replacement?
- Can the insulation be re-used?
- How did the roofs fail and was a failure mode analysis completed?

Below is typical client scenario we see over and over again: a building owner is replacing a roof (spending a large amount of capital dollars) that doesn't need to be replaced. Bringing in a consultant to get a second opinion is a good best practice.

#### Challenge

A building owner was told by a roofing contractor that the roof should be replaced. Since this would be such a big expense, they wanted to make sure

this was the appropriate action. They called upon an industry consultant's expertise to offer unbiased recommendations. The initial step was to utilize aerial infrared roof scanning and analysis, and then receive a detailed roof survey.

#### Solution

The consultant's approach offered checks and balances to the current information provided. This offered objective information and recommendations for selecting the best course of action on each roof section based on the lowest lifecycle costs.

#### Results

After all the data was collected, the roof could be restored to perform like a new roof for about half the cost and

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was given a 10-year warranty. With the help of the consultant, the client was able to spend a small amount of the overall project cost to save hundreds of thousands of dollars.

Clients with a large portfolio of facilities could implement a similar plan that would save millions.

Research has shown that 50% of roofs being replaced in fact do not need to be – meaning a large amount of money is being unnecessarily spent on roofs nationwide. Taking a step back every once in a while and getting that second opinion can be beneficial in more ways than one.

Money, time and peace of mind can all be saved when a smart and proactive plan is used.

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