Identify the existing coating on each roof section

Give a restoration bidder traceable records for each surface they expect to coat.

Start with the original product submittal, installer closeout file and any later repair tickets. On a roof plan, connect each document to the section where it says the material was installed. Distinguish an invoice for a product from a signed record of where it went. Flag undocumented patches and additions. Ask the bidder how they will establish compatibility with the proposed system in each uncertain area and what decision depends on the result. Keep the answer with the marked plan so another bidder prices the same assumptions.

Example

A warehouse invoice lists white acrylic for the original building. The addition was finished later, and the repair contractor left no product name. Give each area its own evidence entry.

Reference

GAF liquid-applied roofing manual

Property / roof section _____ Date _____

01 Section and document that identifies the installed product

02 Later patches, additions or uncertain boundaries

03 Compatibility question and person resolving it

Read a roof moisture map before budgeting tear-out

Separate survey indications, field confirmations and measured repair quantities.

Request the interpreted survey map and have the assessor label where each follow-up observation was made. For every outlined area, record the survey indication, the confirmation method used by the qualified assessor and the extent the assessor considers supported. Ask for the assembly and layers involved, plus any areas that could not be evaluated. Request separate quantities for confirmed work and unresolved allowances. If the repair boundary will be established after opening, agree who will mark and approve changes to the working map.

Example

A thermal image flags two zones near a loading bay. The follow-up report confirms wet insulation at one location and leaves the other unresolved. Give them separate budget entries.

Reference

American WeatherStar preparation manual and moisture survey guidance

Property / roof section _____ Date _____

01 Survey zone and confirmation point ID

02 Confirmed layers, limits and inaccessible areas

03 Budget quantity versus unresolved allowance

Review an adhesion test report before approving coating

Tie every test result to the surface, preparation and proposed system it represents.

Ask for a marked roof plan and a separate entry for each test patch. Each entry should identify the existing surface, preparation, proposed products, test date, observations and the criterion the reviewer used. Request photographs showing the patch location and the surface after testing. Have the reviewer identify what separated, which sections the result can represent and what still requires a new test or a manufacturer decision. Attach that interpretation to the estimate so a successful patch on one surface cannot silently stand in for a different detail.

Example

A test on the main field performed as expected. A band of old repair material along the parapet was prepared differently, so the facilities manager requests its own disposition.

Reference

American WeatherStar adhesion test guidance
GAF liquid-applied roofing manual

Property / roof section _____ Date _____

01 Patch ID, mapped location and surface preparation

02 Result, separation observed and acceptance reference

03 Represented sections and next decision