



# BAUDER TECHNICAL FLAT ROOF SURVEYS

## PRECISE TECHNICAL DATA TO ESTABLISH YOUR FLAT ROOF'S CONDITION

Present your client with the best solution to their roof refurbishment project with demonstrable cost savings and shortened project times. A Bauder flat roof survey provides accurate data to determine the true condition, correct course of action and bespoke specification for the recommended solution.

With building owners looking to make the smartest investment when maintaining or upgrading buildings, surveyors are required to deliver robust solutions, predictable project costs and precise supporting technical data. Obtaining this information can often be challenging, especially when trying to detect the extent of any roof issues through a visual assessment. Understanding the challenges that come with surveying a flat roof, Bauder offers differing diagnostic methods to generate specific data on a roof's actual condition, creating a comprehensive survey package and specification for the end client.



## THE BAUDER ROOF SURVEY PACKAGE

Your dedicated technical manager carries out an in-depth roof condition survey using the most suitable technical roof diagnostic method to assess the current status of the existing roof coverings, structural design and thermal performance of the roof. Bauder provides two different roof survey techniques; core sampling and moisture mapping (see overleaf).

Once all the information from the flat roof survey has been collated, your area technical manager will provide you with the comprehensive report to present to your client, which normally encompasses:

- The deck construction and existing roof coverings.
- Thermal performance appraisal and requirement for upgrade in line with Building Regulations.
- Fittingness of the falls and drainage and recommendations for any improvement needed.
- Upstands and details, with identification of any that are constructed with combustible materials.
- Rooflights appraisal and rationale for any replacement.
- Location of plant and rooftop equipment.
- Associated works where required.

The survey report then concludes with a roof system proposal based on your client's requirements and budget, conforming to current regulations and industry best practice. This report can be in a specific format or for an explicit reason, such as to meet funding criteria.

Bauder has the largest national coverage of specialist roof area technical managers to ensure all surveying practices receive the support and attention they require.

**To arrange a Bauder roof survey report with your area technical manager which thoroughly takes in to account every aspect of the project, call 0845 271 8800**

# MOISTURE MAPPING



Bauder's unique survey utilises a moisture mapping gauge to scientifically verify the specific levels and locations of moisture within the existing waterproofing. From this testing method the true condition of the roof is identified, plotted and recorded for a visual data report. By pinpointing the moisture, Bauder's experts can identify the extent of remedial action needed. The potential outcome is avoiding a full strip and new roof in favour of an overlay with thermal upgrade or a partial strip, eliminating unnecessary works to give cost savings to the client.

- Pinpoints moisture in multiple layers of insulation and waterproofing
- Non-destructive testing of the whole roof
- Objective scientific data

# CORE SAMPLE ANALYSIS



Core sampling provides localised information on the material construction of the roof's waterproofing, insulation and deck type and gives guidance on water ingress. Small sections of the roof will be effectively removed to expose the layers of the build-up down to the deck and reveal their condition with any levels of moisture recorded. Once the data has been collected for the report, the materials will be repositioned and recovered with a waterproof membrane to fully seal the examination space.

- Determines the build-up of the roof
- Identifies the presence of water in the core site
- Gives guidance to the client on the best course of action

## CASE STUDY

# HIGHDOWN ACADEMY

Highdown School and Sixth Form Centre is an academy located on the outskirts of Reading



The school had been looking to upgrade its building's flat roof when Bauder was commissioned to carry out a comprehensive roof survey to determine the condition of the roof. Bauder's technical manager was able to carry out an in-depth roof diagnostic including core sample analysis to decide the best course of action.

As a result of the assessment, it was clear the optimal solution was to strip the existing roof covering and replace it with Bauder's bituminous system BTRS. Following a thermal analysis it was also decided to include Bauder's highly efficient 120mm PIR insulation for superior thermal performance, ensuring the roof achieved the required 0.16 U-value. The increased levels of insulation have helped the academy save over 89% of its heat loss, resulting in significant cost savings.

**BAUDER**  
FLAT ROOF SOLUTIONS

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