



BAUDER MOISTURE MAPPING ROOF SURVEY

COST CERTAINTY AND CLIENT SAVINGS:- How to deliver both on flat roof refurbishment projects.

When maintaining or upgrading buildings, clients are constantly trying to make the smartest investment, this presents surveyors with the challenge of delivering predictable project costs and providing precise technical data to enable clients to make the correct decision.

Bauder's unique moisture mapping survey scientifically verifies the specific levels and locations of moisture within any existing waterproofing system. From this testing method the true condition of the roof is identified, plotted, and a visual data report produced that determines the remedial action needed. This appraisal is an exact scientific survey which provides explicit data on the roof's actual condition.

Roof Refurbishment Cost Certainty

The benefit to a surveyor is being able to provide clients with the report which includes the data gained from the moisture mapping survey proving the extent of the works required and proposals for waterproofing options with correct costings. In this way the client is assured that they are making investment decisions based on fact rather than on subjective opinions.

Recent roof surveys carried out on three separate but identical 600m² buildings revealed different conditions within the aged

waterproofing systems. Bauder carried out moisture mapping on each of the roofs and a full cost saving analysis provided the client with the following costings for the refurbishments. The savings are outlined below and the client appreciated the proven works required compared to initial recommendations by others for full replacement of all roofs.

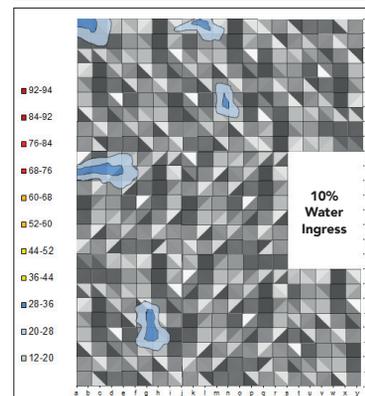
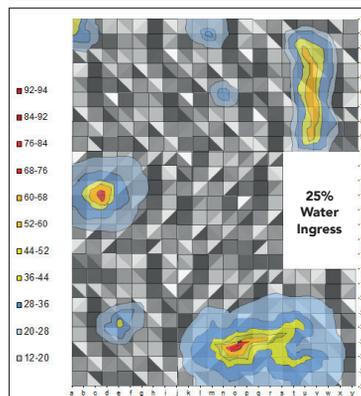
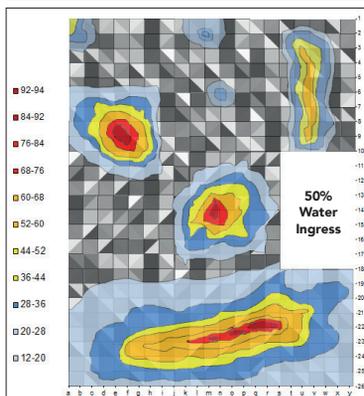
In addition to these savings, carrying out an overlay with insulation upgrade or partial strip with overlay will result in a shorter project time. This will in turn reduce associated project costs such as:-

- Shorter contract periods
- Scaffolding & welfare hire
- Equipment hire
- Labour costs

Bauder's expert team will work with you to provide you with all the support you need to deliver your flat roof assessment to your client. Moisture mapping is a quick, low-cost, accurate way of assessing a roof's performance and can be commissioned alongside a Bauder survey, giving you total confidence that the solution is right for your clients.

ROOF MOISTURE PLOTS

	BUILDING A	BUILDING B	BUILDING C
	Comprehensive roof failure	Localised areas of water ingress	Aged roof, minimal water ingress
	Full strip & renew roof to Part L	25% Partial strip, 75% overlay insulation upgrade	Full overlay with insulation upgrade
Strip	£6,000	£1,500	-
Disposal	£4,200	£1,050	-
Insulation to Part L	£15,000	£12,600	£10,800
Cost of roofing works	£25,200	£15,150	£10,800
Total client savings	-	£10,050	£14,400



CASE STUDY

WOOLWICH POLYTECHNIC

Woolwich Polytechnic is a leading co-educational college in South East London.



Bauder was commissioned to carry out a moisture mapping roof survey to three roof areas within the main roof with a total area of 500m². Using a Troxler 3216 Roof Reader, Bauder project surveyors were able to measure the moisture concentration within the roof structure to determine the source and extent of the water ingress.

The moisture mapping report concluded that the existing single ply insulated waterproofing system contained water to several areas with the addition of some localised small areas of water within the existing original build-up. This was estimated to be in the region of 30-40% on the first roof section and 25-35% on the second. The third section of roof contained water to one localised area.

After completing the roof survey, Bauder was able to recommend that only the upper roof system required stripping, and with some minimal repair the original roof could be left insitu and overlaid in the usual manor with an upgrade of insulation to comply with the current Part 'L' building regulations.

Using the moisture mapping gave the client an exact scientific brief on his roof which led to peace of mind and substantial costs savings on the project.

CASE STUDY

HOTTER SHOES

Head office and manufacturing facility in Skelmersdale, West Lancashire.



The waterproofing on Hotter Shoe's 12,500m² roof had exceeded its serviceable life and was experiencing significant water ingress, requiring urgent remedial work.

Andy Glover, Health Safety & Facilities Manager at Hotter Shoes "The readings from Bauder's moisture mapping survey provided us with objective information and a visual representation of the exact condition of the roof; enabling us to take the best remedial action and save money in the process. The resulting overlay solution was expertly installed, without causing any disruption to ongoing work at our facility. We are delighted with our refurbished roof and the expert technical support we received throughout."

BAUDER

FLAT ROOF SOLUTIONS

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