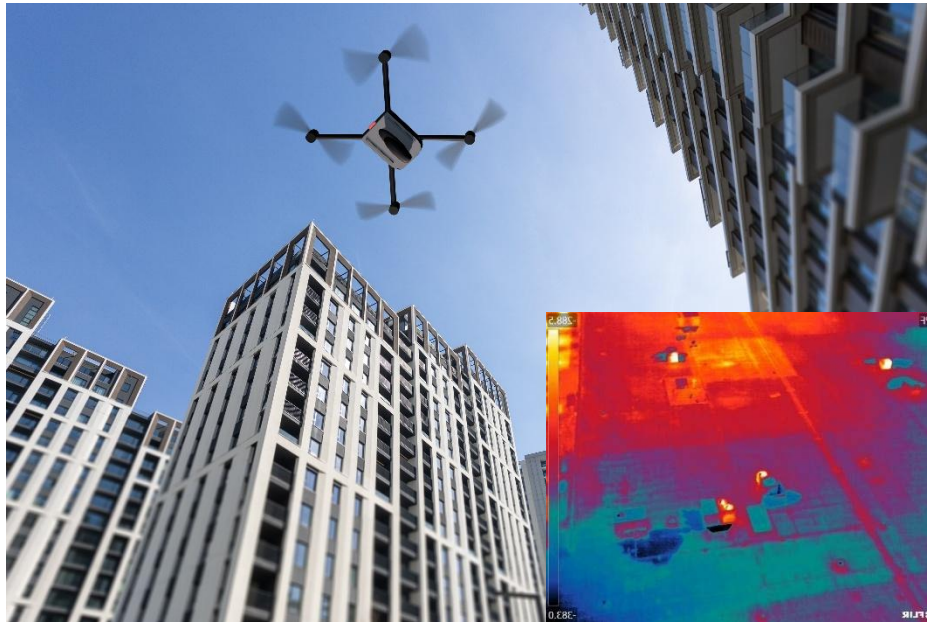


10 Hidden Roof Failures That Cost You Thousands

How to Identify the Subtle Warning Signs Before They Become Expensive Problems



Science-based Testing. Unbiased Reporting. Proven Savings.

Prepared by **CORE Forensics, LLC**

Independent Forensic Roof Testing & Building Envelope Consulting

www.coreforensicstx.com



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Why You Need This Guide

Every year, property owners and managers lose millions to undetected roof failures. Most issues aren't dramatic leaks — they're hidden failures that silently erode your roof system and drain your maintenance budget.

At CORE Forensics, we specialize in uncovering what the eye can't see — combining laboratory analysis, infrared scanning, and ASTM-aligned testing to expose damage that would otherwise remain hidden until it's too late.

1. Hidden Moisture in Roof Insulation

Moisture trapped between membranes and insulation layers leads to mold, loss of insulation value, and premature system failure.

2. Fastener Back-Outs Beneath Membranes

Hidden loosening of fasteners or plates beneath single-ply membranes creates uplift vulnerability and punctures.

3. Wet Seams and Compromised Adhesion

Water intrusion through partially unbonded seams leads to progressive infiltration invisible from the surface.

4. Hidden Deck Corrosion

Moisture trapped beneath mechanically fastened membranes corrodes metal decks, weakening structural integrity.

5. Sub-Membrane Air Leakage

Air intrusion under the roof membrane promotes condensation, hidden wet insulation, and poor energy performance.

6. Trapped Water in Ballasted Systems

Water ponding beneath ballast accelerates insulation degradation and adds weight load.

7. Poorly Sealed Flashings and Penetrations

Minor gaps at roof-wall intersections or HVAC curbs allow wind-driven rain and hidden insulation wetting.

8. Hidden Wind Uplift Damage

Uplift of membrane sections not visible to the naked eye after strong winds invalidates warranties.

9. Inadequate Drainage & Hidden Ponding

Blocked internal drains or low-slope defects allow standing water, accelerating roof aging.

10. Hidden Hail Fractures in Roof Membranes

Micro-cracking or substrate bruising allows gradual water infiltration and claim denial if not documented promptly



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When to Call a Forensic Roofing Expert

You should schedule a forensic assessment when:

- A severe weather event has occurred (hail, wind, ice)
- You suspect roof aging or deterioration
- You need documentation to support an insurance claim
- You're planning roof replacement and need unbiased data

CORE Forensics Provides:

Non-destructive infrared scanning, moisture probe testing, laboratory verification, and ASTM-aligned sampling with comprehensive, court-defensible reporting.

Ready to Uncover the Hidden Costs?

Protect your property — request a forensic roof assessment today.

info@coreforensicstx.com | www.coreforensicstx.com **About CORE Forensics**

CORE Forensics is a Texas-based forensic engineering and testing firm specializing in roof, wall, and building-envelope diagnostics. We provide science-based, unbiased evidence to support property owners, adjusters, and design professionals in making confident, cost-effective decisions.

Services Include: Forensic Roof Moisture & Damage Analysis, Building Envelope Consulting, Laboratory & Field Testing, Expert Witness Support

