



## Capacitance/Impedance Roof Moisture Scanning & Infrared Thermography

**Data-Driven Insight Before  
You Repair or Replace**

**SK&A<sup>®</sup>**



# Roof Moisture Scanning & Infrared Thermography

## When is Roof Moisture Scanning Needed?

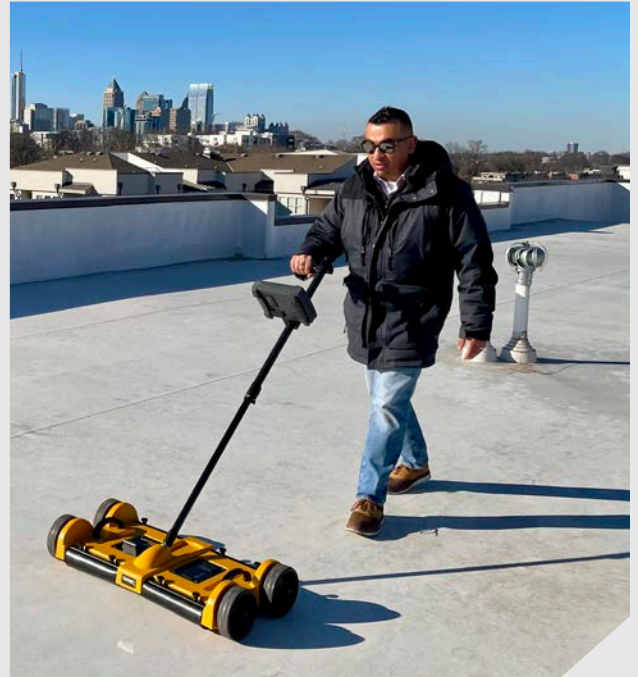
- Planning capital repairs or roof replacement.
- Asset management and lifecycle planning.
- Due diligence for acquisition or refinancing.
- Suspected insulation or roof deck saturation or trapped moisture.
- Post-repair or warranty evaluations.
- Chronic leaks with unclear source.

**Early detection reduces unnecessary tear-offs, minimizes disruption, and supports informed capital decisions.**

## Nondestructive. Targeted. Defensible.

SK&A performs roof moisture assessments using electrical impedance (capacitance) scanning and infrared thermography to identify areas of elevated moisture within low-sloped, built-up roof assemblies – without damaging the roof system.

Our methodology follows ASTM D7945 industry standards and is tailored to the specific roof construction, materials, and site conditions.



## Scope of Services

### Document Review

- Original architectural and structural drawings.
- Documentation of roof repairs or modifications.
- Roof assembly composition and construction details.

### Field Testing & Survey

- Electrical impedance (capacitance) scanning.
- Infrared (IR) thermographic imaging.
- Visual documentation of roof conditions.

### Data Interpretation

- Relative moisture mapping.
- Identification of likely moisture migration paths.
- Correlation between IR anomalies and impedance readings.
- Selective destructive testing for targeted verification and moisture probes.

### Post-Construction

- Warranty and performance reviews.
- Forensic investigations and remedial design.

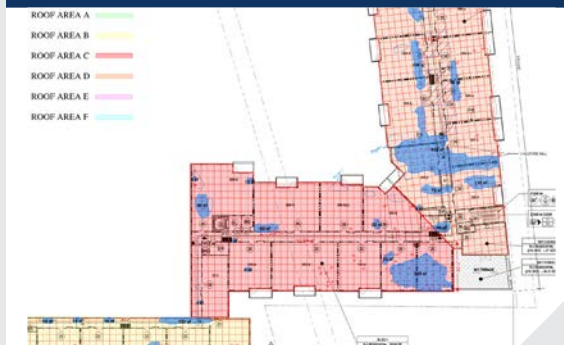
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## What You Receive

### Roof Moisture Assessment Report:

- Summary of methodology and site conditions.
- Annotated plan-view drawings highlighting elevated moisture areas.
- Infrared imagery and representative field photographs.
- Interpretation of findings and limitations.
- Actionable recommendations, including:
  - Localized repairs
  - Targeting replacement
  - Further verification and destructive testing
  - Full replacement considerations

Owners – Property Managers –  
Contractors – Capital Planning Teams



## Why SK&A?

### Integrated Building Enclosure Expertise

- Licensed professional engineers and building enclosure consultants.
- Extensive experience with low-slope roof assemblies and building science.
- Trusted advisor for condition assessments, capital planning, and roof replacements.
- Clear, defensible reporting that supports decision-making – not guesswork.

Collaborative Expertise.  
Proven Performance.  
Lasting Confidence.

Planning roof repairs or replacement? Start with data.

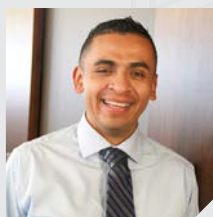


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