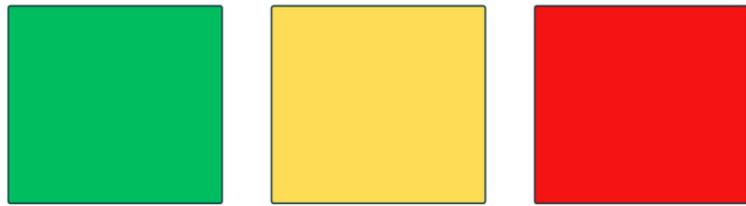


ROOF MRI



IDENTIFY • UNDERSTAND • REMEDIATE

Inspected By: **REDRY**

MAKES SENSE | INDUSTRIAL

1234 COMMERCIAL DR. | NASHVILLE, TN



CONTENTS

OVERVIEW	03
MOISTURE REPORT	04
INSPECTION METHODS	05
LIMITATION OF LIABILITY	06
CONTACT US	07





OVERVIEW

LOCATION: 1234 COMMERCIAL DR. | NASHVILLE, TN

DATE: FEB. OF 2025

INSPECTOR(S): ADAM CAPPS

METHOD(S): **ROOF MRI**
PIN PRICK + IMPEDANCE

ROOF TYPE: GRAVEL SURFACED BUR + MODIFIED BITUMEN

INSULATION TYPE: 2 3/8TH" POURED IN PLACE GYP

APPROX SF: 80,000SF

ROOF SECTIONS: 4



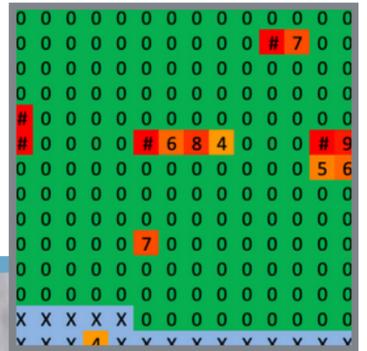
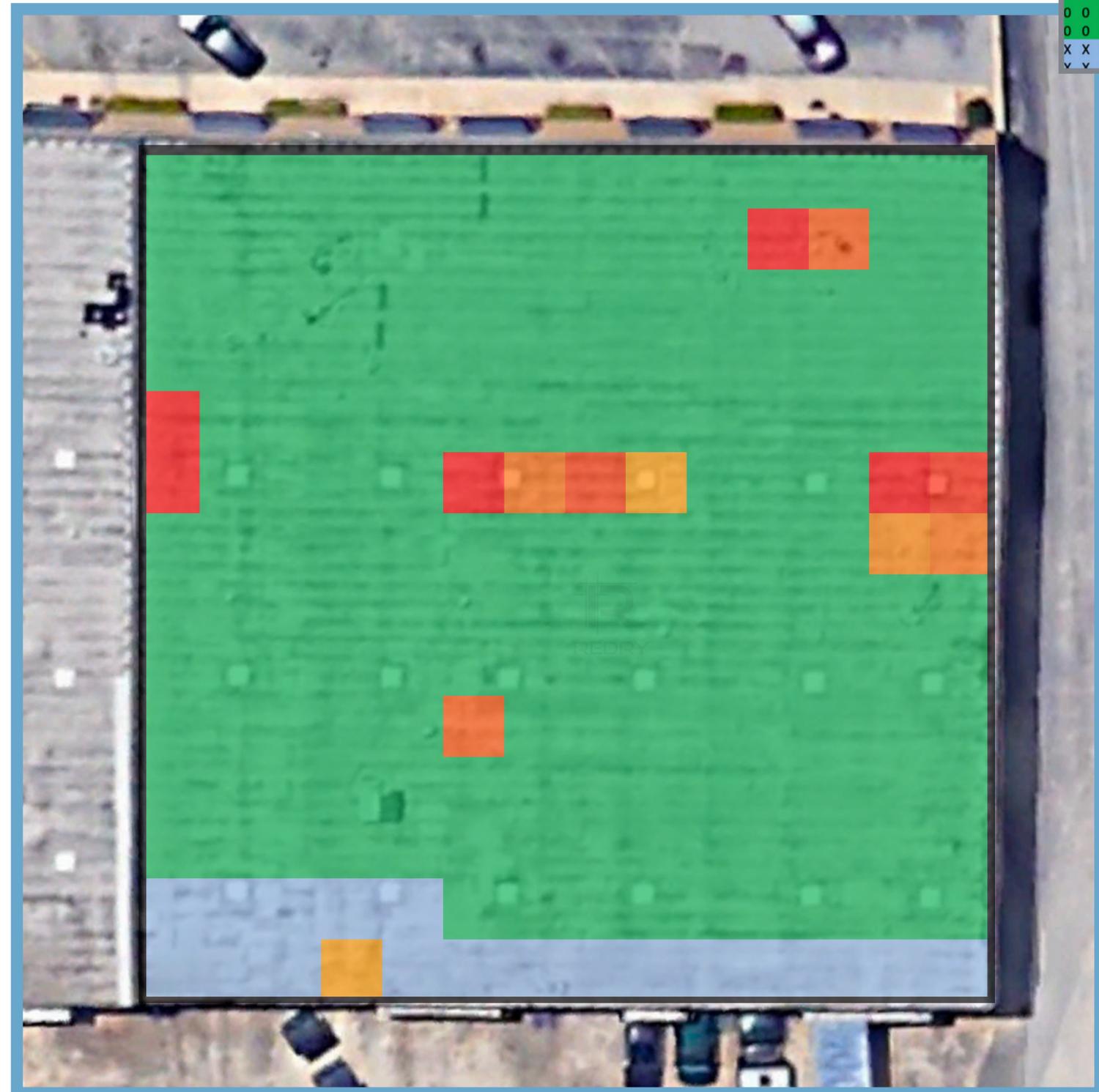
INDUSTRIAL | SECTION D

TOTAL SQUARES: 196 | 100SF EACH

MOISTURE ANALYSIS: SATURATED | 700SF (4%) 
DAMP | 700SF (4%) 
DRY | 16,400SF (83%) 
UNDETERMINED | 1800SF (9%) 

COMMENTS:

The results of the scan on this gravel surfaced BUR roof indicate that only 12% of the roof is conclusively damp to wet. The issues appear to be mostly focused around the flashing and not in the field.



MAKES SENSE | INDUSTRIAL

TOTAL SQUARES: 784 SQ | 100SF EACH

MOISTURE ANALYSIS: SATURATED | 2200SF (3%)

DAMP | 2700SF (4%)

DRY | 68,000SF (86%)

UNDETERMINED | 5500SF (7%)



ROOF TYPE: MODIFIED BITUMEN + GRAVEL
IMBEDDED BUILT UP

APPROX SF: 79,500SF

ROOF SECTIONS: 4

COMMENTS: There are areas of the roof that need to be addressed. The decking appears to be gypsum and can deteriorate under wet conditions.



INSPECTION

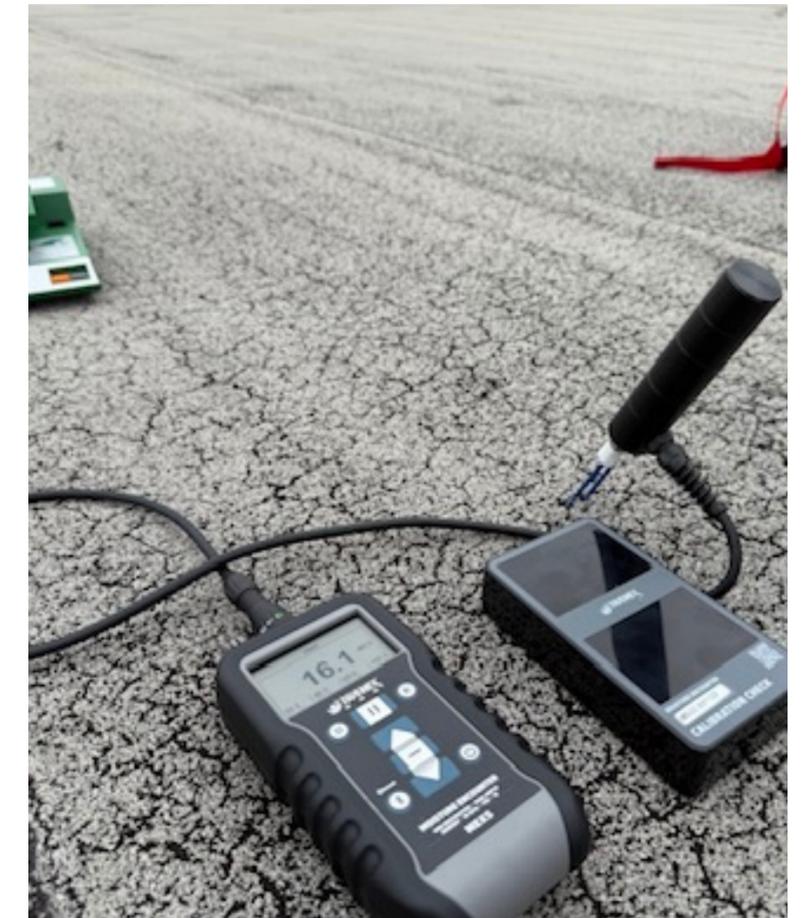
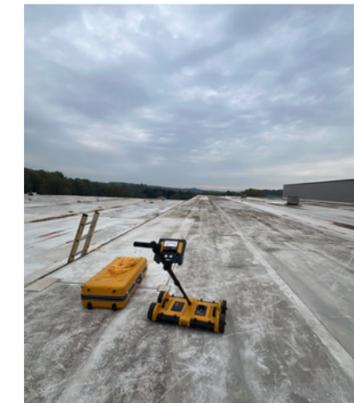
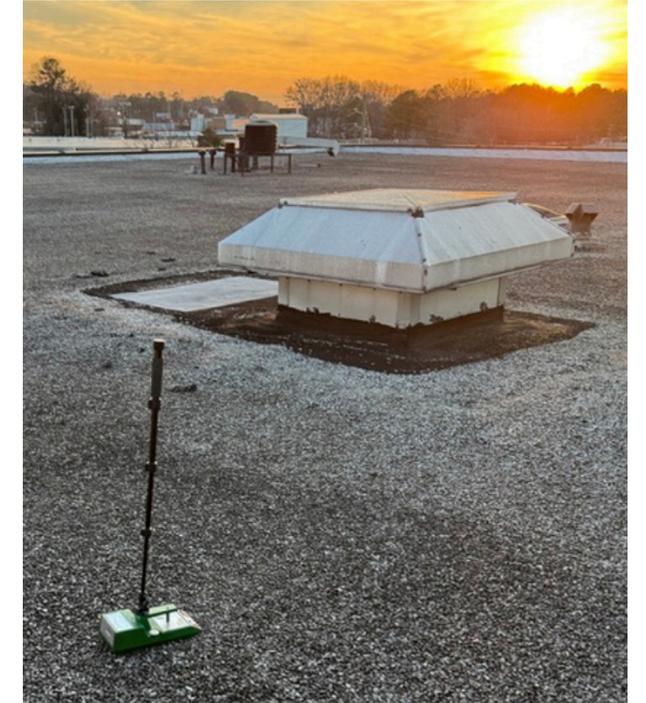
METHOD(S) USED TO DETECT MOISTURE.

ROOF MRI PROCESS

ReDry LLC used the most professional equipment and methods to locate and confirm moisture percentages. A Tramex DecScanner was utilized to detect moisture without penetrating the roof system. Using an Impedance Scanner is one of the primary ways to detect moisture in roofs and walls without penetrating the roof.

A Tramex MEX5 moisture probe was utilized to confirm moisture readings and to calibrate the Tramex. This is a preferred method for ensuring the non-destructive testing is as accurate as possible. Test is in accordance with ASTM Standards for non-destructive testing.

05



LIMITS OF LIABILITY

WE KNOW IT'S BORING.
PLEASE READ IT.



Inspection Report: Limitation of Liability

Limitation of Liability

This inspection report is prepared by ReDry LLC based on the condition of the property as observed at the time of inspection, and using the methods described herein for detecting moisture content in the roofing system. This report provides preliminary findings and is intended for informational purposes only.

Scope of Inspection

The methods employed for this inspection do not allow for the complete and exhaustive investigation of the condition that might affect the roofing system. The findings presented in this report are based on observable moisture levels at the time of inspection only and are limited to the specific areas where testing was conducted.

No Diagnostic Claims

This report does not serve as a diagnostic tool for structural or other deficiencies that may exist in the roofing system. It should not be used as a sole basis for any repair or maintenance decisions. While every effort is made to perform a thorough and accurate moisture inspection, ReDry LLC does not claim that this report identifies all potential areas of moisture or related concerns within the roofing system.

Recommendation for Further Testing

If this report is to be used for the purposes of repair, renovation, or other decision-making processes, it is strongly recommended that further detailed evaluation be conducted by a qualified professional specializing in moisture diagnostics and roofing systems. This may include, but is not limited to, destructive testing methods or other diagnostic techniques not employed in this inspection.

Liability Limitation

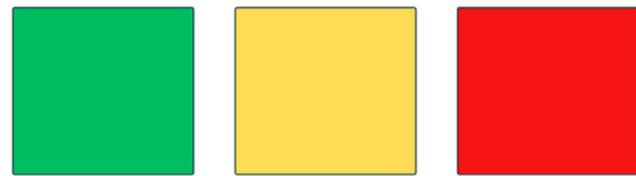
ReDry LLC shall not be liable for any errors, omissions, or inaccuracies in the findings as presented in this report. Further, ReDry LLC disclaims liability for any direct, indirect, incidental, or consequential damages arising from the use of this report for any purpose beyond its intended informational use.

Acceptance of Terms

Use of this report constitutes acceptance of the conditions and limitations outlined herein.

This Roof MRI™ Report has been generated using ReDry's proprietary, patent-pending moisture detection methodology. 'Roof MRI' is a trademark of ReDry LLC.

ROOF MRI



IDENTIFY



UNDERSTAND



REMEDiate

