

Thermal Roof Moisture Scan

Board-ready documentation of suspected subsurface moisture, found before it becomes a failure.

CLIENT Sample HOA / PM Co.	PROPERTY Clubhouse + Bldg C	SCAN DATE June 22, 2026	SCAN WINDOW 45 min post-sunset
SENSOR Radiometric thermal	ROOF TYPE Low-slope, membrane	CONDITIONS Clear, dry 48 hrs prior	DELIVERED June 25, 2026

Why an evening thermal scan finds what walks-and-looks miss

Wet insulation holds the day's heat longer than dry insulation. In the first hours after sunset, areas with trapped subsurface moisture stay warm while the rest of the roof cools, and a calibrated radiometric sensor sees that difference from above, across the entire roof at once. No coring, no disruption, no guessing where to look.

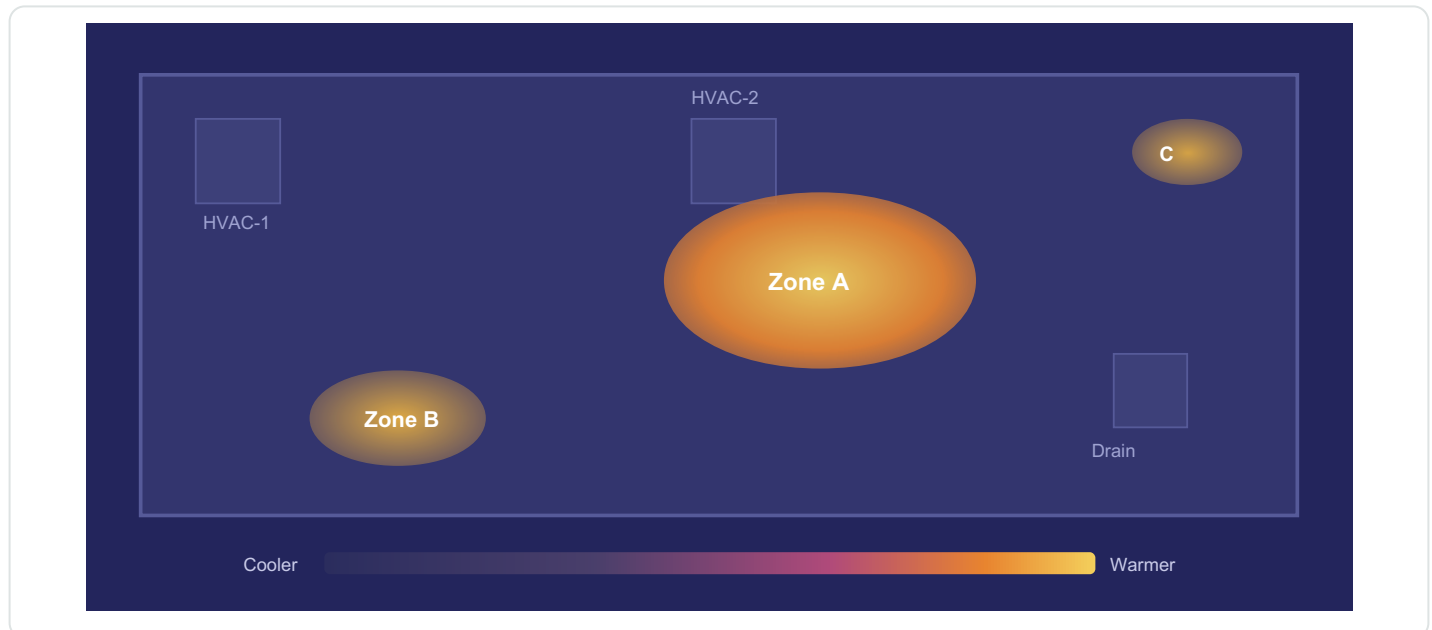


Figure 1 (sample): Radiometric thermal orthomosaic, evening crossover window. Warm anomalies against a cooling roof field indicate likely subsurface moisture. Actual deliverables include the calibrated radiometric imagery and RGB reference photos of each zone.

Findings and Recommended Actions

Zone	Location	Approx. Area	ΔT vs. Field	Likely Cause	Priority
A	South of HVAC-2 curb	340 ft ²	+3.8°F	Wet insulation, curb flashing	High
B	Membrane seam, SW quadrant	120 ft ²	+2.9°F	Seam intrusion	Medium
C	NE parapet transition	85 ft ²	+2.1°F	Parapet flashing	Monitor

What we recommend

Have your roofing contractor verify Zones A and B with a moisture meter or core sample at the marked coordinates (provided in the deliverable files), prioritizing Zone A before the next freeze-thaw cycle. Zone C is small and stable in character; re-scan at the next interval and compare. Each zone in the live deliverable includes GPS coordinates and a matching daytime RGB photo so the contractor walks straight to it.

For the board packet

One evening scan of both roofs found three warm anomalies totaling about 545 square feet, roughly 2 percent of the total roof area, with the remaining 98 percent showing a normal cooling pattern. Targeted verification and repair of two zones now is the low-cost path; left alone, wet insulation spreads, loses R-value, and turns a patch into a replacement. Documentation supports the reserve study and any related insurance conversation.

Sample note: in a live engagement this page carries your property's actual zones, photos, and coordinates, and the summary paragraph is written so it can be pasted directly into a board packet or reserve study. Residents notice a professional operation; we coordinate timing with the property manager and fly evening windows when the property is quiet.