

Justin Moser

At Your Service Roofing

Nov 4, 2025 | 28 Photos



1900 East Ave Akron OH



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Roof Type: Torch-Down Modified Bitumen

Inspection Summary:

Upon inspection, the existing roofing system appears to be a torch-applied modified bitumen membrane. Several installation and workmanship concerns were noted throughout the roof area.

Observed Conditions

- Edge Detailing:

The roof lacks proper edge metal. As a result, the membrane edges are pulling away from the perimeter, leaving the system vulnerable to wind uplift and water intrusion. Proper edge termination is critical for system integrity and warranty eligibility.

- Transition Into Shingle Section:

At the transition point into the adjoining shingle roof, nails have been driven directly through both the shingles and the membrane. This creates multiple potential leak points and compromises waterproofing in this area.

- Membrane Condition:

Wrinkling and uneven adhesion were observed throughout portions of the field membrane. This indicates improper torch application or substrate movement beneath the system.

- Termination Bars:

The termination bars along the upper walls and transitions are bent and not properly sealed, allowing potential water intrusion behind the membrane.

- Workmanship:

Overall workmanship is below industry standards. Details were not properly executed, and several areas display signs of premature failure due to improper installation methods.

Recommendations

Given the extent of deficiencies, there are two potential courses of action:

1. Full Tear-Off and Replacement:

Remove all existing membrane, flashings, and defective materials. Install a new roofing system with properly fabricated edge metal, new flashings, and correct mechanical and heat-welded terminations.

2. Silicone Coating Option (Conditional):

If the existing roof is confirmed to be a single layer and the substrate is dry and structurally sound, it may qualify for a high-quality silicone restoration system.

Prior to coating, all edges would need new edge metal installed, terminations straightened and sealed, and exposed fasteners properly encapsulated. A manufacturer-approved primer and silicone membrane would then be applied to provide a watertight seal and extend the roof's service

life.

Conclusion

Due to the poor workmanship and absence of proper edge metal, the roof in its current state is not watertight and is at risk for continued deterioration. A full replacement or properly engineered silicone restoration system (with new metal terminations) is strongly recommended.



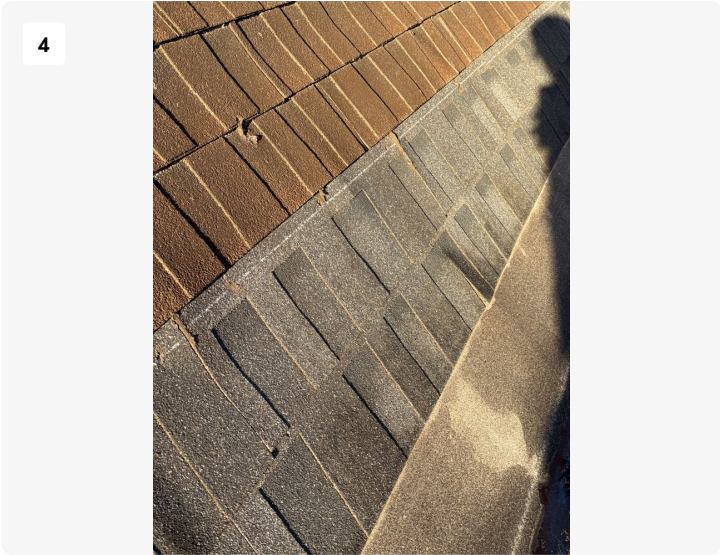
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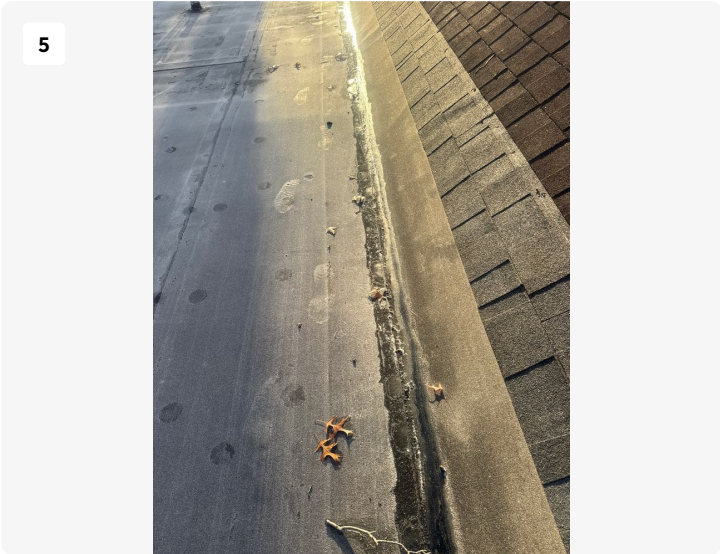
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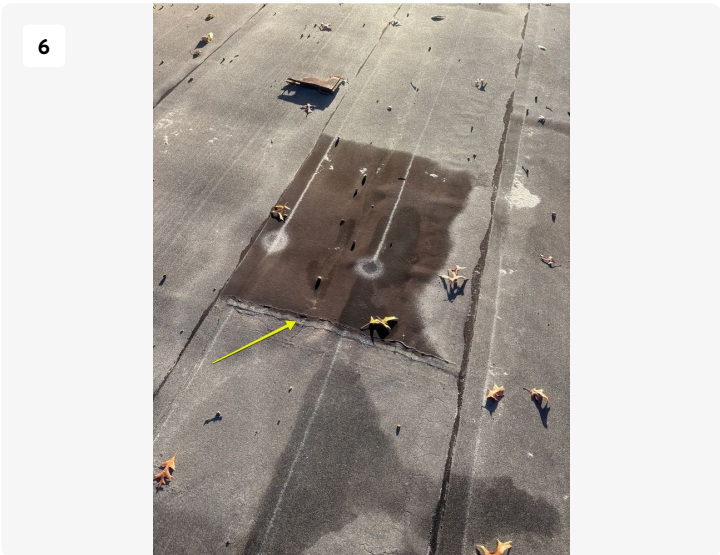
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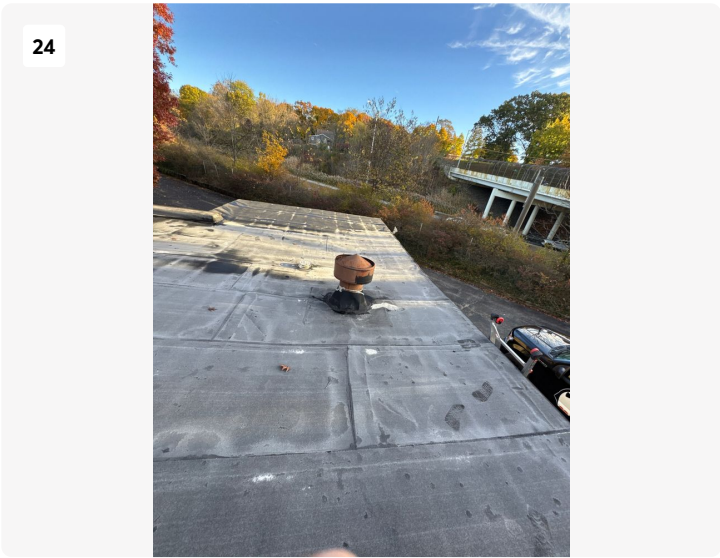




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