ROOF MRI

IDENTIFY • UNDERSTAND • REMEDIATE

Inspected By:

AssetRoof

BIG BOX SAMPLE STREET, ANYWHERE USA

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ROOF MRI

OVERVIEW

LOCATION: BIG BOX SAMPLE STREET, ANYWHERE USA

DATE: APRIL 22ND, 2026

INSPECTOR(S): CHAD BOARD

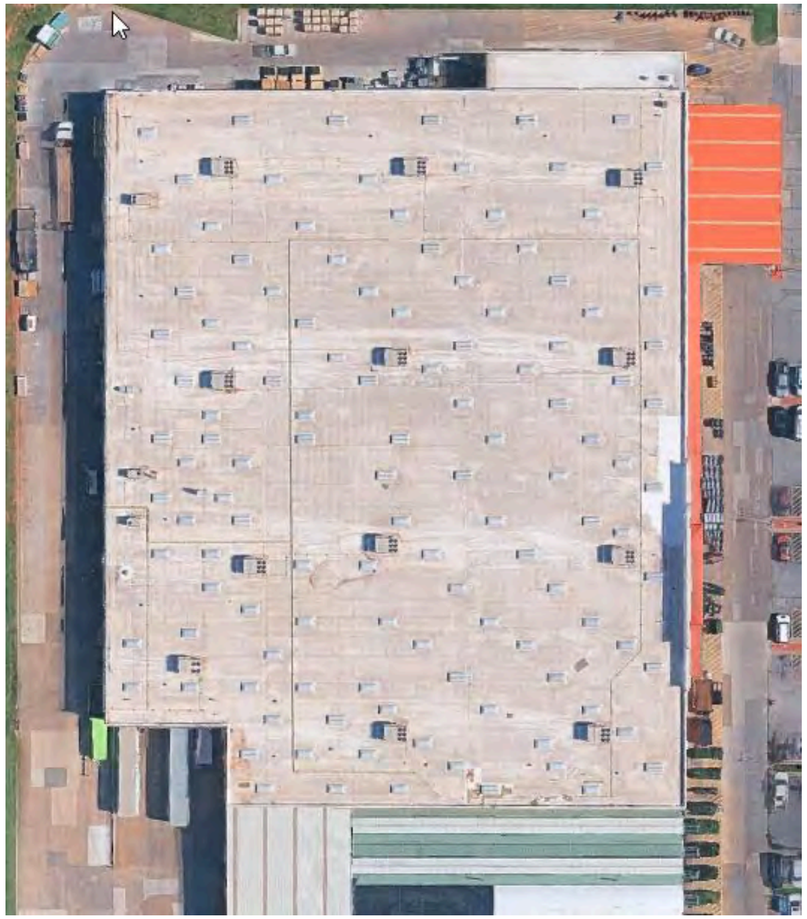
METHOD(S): **ROOF MRI**
PIN PRICK + IMPEDANCE

ROOF TYPE: TPO

INSULATION TYPE: ISO. 3 INCHES

APPROX SF: 104,000 SF

ROOF SECTIONS: 1



BIG BOX SAMPLE STREET, ANYWHERE USA

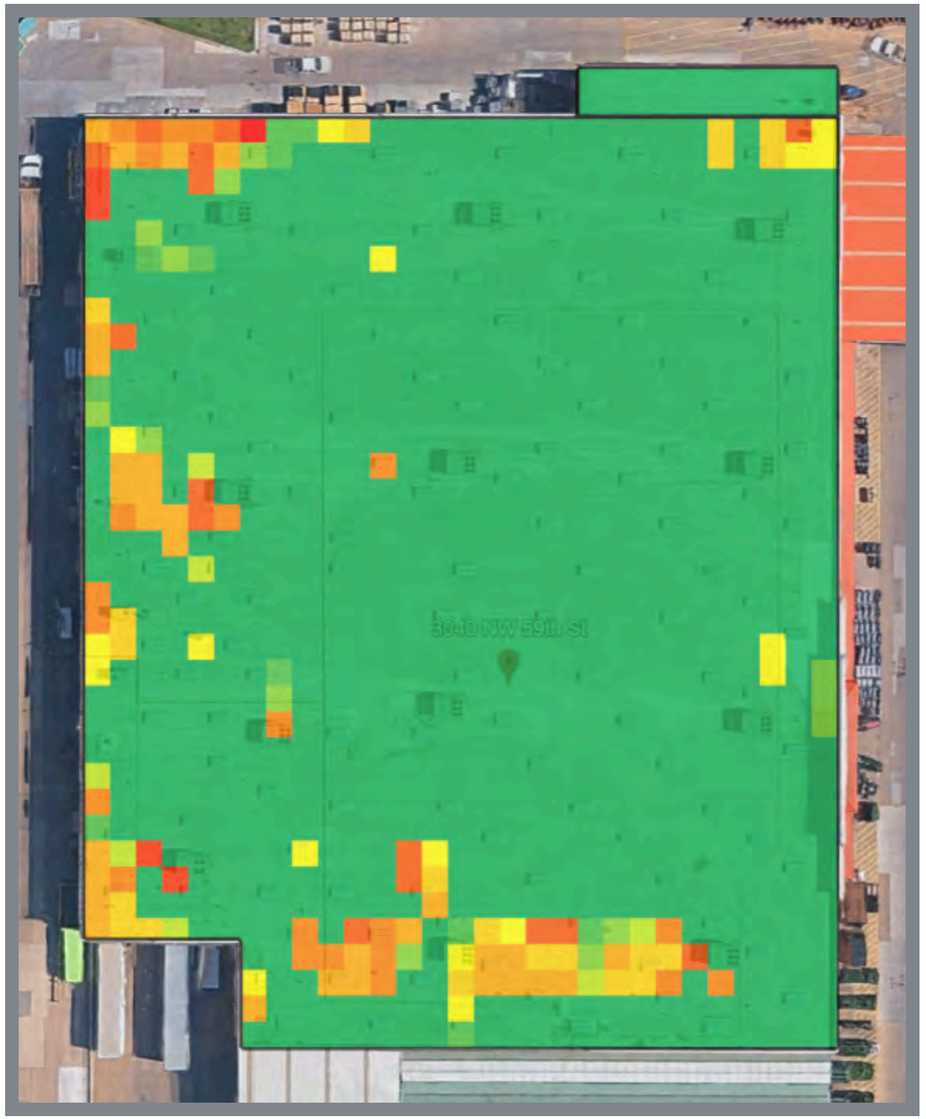
TOTAL SQUARES: 1,040 | 100SF EACH

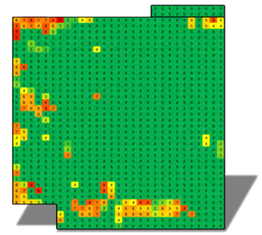
MOISTURE ANALYSIS:

WET	10,800SF	(10%)
DAMP	2,000SF	(2%)
DRY	91,200SF	(0%)
UNDETERMINED	0SF	(0%)

COMMENTS:

A scan of this 104,000 SF roof section identifies active and developing moisture conditions across portions of the insulation layer, with 10% of the scanned area classified as wet and 2% categorized as damp, bringing the combined moisture presence to 12% of the total scanned surface. The remaining 88% of the roof returned dry readings, indicating that the majority of the system is currently in stable condition. No areas were left undetermined, confirming complete scan coverage of the section. While the combined affected area represents a relatively contained percentage of the overall roof, the scale of this section means that 12,800 SF of insulation is currently carrying measurable moisture conditions that require prompt attention. A comprehensive dry-out plan is recommended to address the active wet zones and developing damp areas before further migration into the surrounding dry insulation compromises a larger portion of this extensive roofing system.





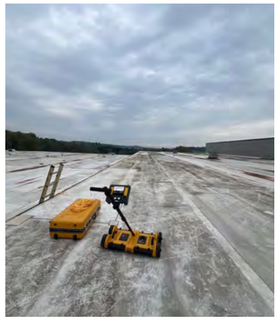
INSPECTION

METHOD(S) USED TO DETECT MOISTURE.

ROOF MRI PROCESS

Asset Roof 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.



ROOF MRI

MEETS AND EXCEEDS

EVERY ASTM NON-DESTRUCTIVE TESTING STANDARD

ASTM INTERNATIONAL

Evaluation Area	ASTM Criteria	Roof MRI Compliance	Commentary
Calibration	Instruments must be calibrated using manufacturer specifications; calibration should be repeatable and validated.	Utilizes a 4-part calibration process including REL/WME readings, pin-prick validation, and analog matching.	Exceeds ASTM baseline. Introduces redundant analog confirmation not required by ASTM.
Measurement Grid	Spatial consistency encouraged; methods should allow reproducible location tagging.	10’x10’ georeferenced grid overlay tied to satellite/aerial images and compass orientation.	Exceeds spatial documentation requirements of ASTM D6232.
Reporting	Should include location, technician, device used, calibration log, and test conditions.	Each Roof MRI Report includes: moisture classification map, technician ID, calibration photos, timestamp, compass orientation.	Fully compliant and extended. Offers digital outputs suitable for audit and legal review.
Technician Training	Recommended: documented training in methodology and interpretation of results.	Includes classroom training, rooftop training, AI-enhanced app, digital training modules, step-by-step SOPs, and certification model.	Exceeds standard with embedded digital training interface.
Environmental Controls	Must consider environmental effects (e.g., temperature, humidity) that affect measurement reliability.	Reports incorporate calibration before and during use; documentation includes environment notes when relevant.	Compliant, and introduces process resilience via in-field recalibration.
Non-Destructive Validation	Use of non-penetrating impedance tools accepted; destructive validation suggested for confirmation.	Impedance scanning validated by pin-prick spot tests (semi-destructive) and historical wet/dry insulation calibration samples.	ASTM-aligned approach with optional dual-mode validation.

LIMITS OF LIABILITY

WE KNOW IT'S BORING.
PLEASE READ IT.

ROOF MRI

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.

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