



**FOR GENERAL PURPOSES:
ROOF INSPECTION
CHECKLIST;**

STRUCTURE

Exterior and Interior Walls

- Condition of Joints
- Settlement of Cracks
- Deterioration
- Water Stains/efflorescence
- Physical Damage
- Spalling

Exterior and Interior Roof deck

- Deflection
- Securement to supports
- Expansion/Contraction
- Structural deterioration/rusting
- Water stains
- Physical damage
- Attachment of felts/insulation
- New Equipment
- Alterations

Roof Sketch

Roof Sketch Symbols

- P> Photographs
- O Roof Drains
- X Mechanical Damage
- CB Coating Blister
- UC Uncured Coating
- DT Detail Problem
- CC Coating Crack
- EX Excessive Ponding
- LM Low Millage
- P Pinholes

S# Slit Number

? Other (Explain Below)

GENERAL ROOF CONDITION

Visual Observation

_____ General Condition

_____ Evidence of Ponding

_____ Granules

_____ Physical Damage

_____ New Equipment

_____ Vents

_____ Coating Blisters

_____ BUR Blisters

_____ Cracks

_____ Mechanical Damage

_____ Leaves

_____ Debris

_____ Chemicals

_____ Grease

_____ Tree sap

Condition of Surfacing

___ Bare spots in gravel or coating

___ Alligatoring/Cracking

___ Slippage

___ Coating, peeling

Membrane Condition

___ Blisters

___ Splits

___ Ridges/cigars

___ Fishmouths

___ Non adhered (delamination)

___ Open laps

___ Punctures

___ Securement to substrate

___ Fasteners

___ Membrane slippage

Perimeter

Base Flashings

___ Punctures or tears

___ Deterioration

___ Blisters

- ___ Open laps
- ___ Attachment
- ___ Wrinkles or ridges

Counter Flashing

- ___ Open laps
- ___ Punctures
- ___ Attachment
- ___ Rusting
- ___ Fasteners
- ___ Sealants/caulking

Coping

- ___ Cracks
- ___ Fractures
- ___ Punctures
- ___ Attachments
- ___ Rusting
- ___ Drainage
- ___ Fasteners
- ___ Sealants/caulking

Gravel Stops and Fascia

- ___ Securement
- ___ Rusting
- ___ Fasteners
- ___ Punctures
- ___ Open laps
- ___ Splits in stripping at metal
- ___ Deterioration of stripping
- ___ Bare spots in stripping

Parapet Wall

- ___ General Condition
- ___ Condition of Joints

Penetrations

Flashing of Equipment, Skylight,

- ___ Roof Hatch or Smoke Vent
- ___ Punctures or tears
- ___ Deterioration
- ___ Blisters
- ___ Open laps
- ___ Attachment
- ___ Wrinkles or ridges

Counterflashing

Physical damage

Sealant/caulking

Drainage

Equipment

Equipment covers

Discharge of contaminants

Heavy foot traffic

Vents, Pipes, Supports, Antennas, Ladder

Flashing

Attachments

Pitch Pans

Condition of sealer

Attachment

Roof Accessories

Expansion Joint Covers

Open joints

Deteriorated bellows

Punctures/splits

Rusting

Fasteners or attachment

Drains, Scuppers, Gutters,

and Downspouts

Debris

Drainage

Pen taps

Attachment

Rusting

Flashing condition

Pipe/Conduit Supports

Condition

Attachment

Walkways

Attachmnet

Deterioration

Location