



Commercial Roof Inspection Checklist

The following are the primary things to look for when inspecting your roof.



1	Dirt and debris on roof or in drains/gutters	<input type="checkbox"/>	Clear debris with a leaf blower or power washer.
2	Visible weather or impact damage	<input type="checkbox"/>	Document damage with photos and/or video. Contact a roofing professional.
3	Pooling water (ponding) or water stains	<input type="checkbox"/>	Clear any obstructions from drains. Contact a roofing professional if ponding still remains longer than 48 hours.
4	Flashing	<input type="checkbox"/>	Note damaged or improperly installed sections. Contact a roofing professional.
5	Penetrations, skylights, and vents	<input type="checkbox"/>	Note damages in the seal around the protrusion. Contact a roofing professional.
6	Equipment anchoring	<input type="checkbox"/>	Correct any loosening or damaged anchors.
7	Vegetation growth	<input type="checkbox"/>	Remove vegetation and note any damages. Contact a roofing professional if roof damage.
8	Mold and mildew growth	<input type="checkbox"/>	Remove and treat to prevent regrowth.
9	Signs of vandalism	<input type="checkbox"/>	Document damages and report to authorities. Contact a roofing professional as required.
10	Color fading or chalking	<input type="checkbox"/>	Call a roofing professional to evaluate the roof.
11	Alligatoring or shrinkage	<input type="checkbox"/>	Call a roofing professional for repairs.
12	Damaged seams or seals	<input type="checkbox"/>	Call a roofing professional for repairs.
13	Animal infestation or damage	<input type="checkbox"/>	Call animal control then a roofing professional for repairs as required.
14	Sagging or blistering	<input type="checkbox"/>	Call a roofing professional for repairs.
15	Corrosion of metal components	<input type="checkbox"/>	Call a roofing professional for repairs.
16	Damage from foot traffic	<input type="checkbox"/>	Limit foot traffic and contact a roofing professional for repairs.
17	Firmness/stability	<input type="checkbox"/>	This may indicate a failing deck/support system. Have a roofing professional inspect.
18	Downspouts	<input type="checkbox"/>	Clean or replace if clogged or damaged.
19	Signs of leaks on external walls	<input type="checkbox"/>	Inspect the edges of the roof. Contact roofing professional.
20	Signs of leaks on internal walls and/or ceiling	<input type="checkbox"/>	These indicate the general area of a problem in the roofing system. Contact roofing professional.

Note 1: The notes you take from multiple roof inspections should be shared with your roofing professional. Your notes may provide valuable insight into the issues you are experiencing.

Note 2: Repairing damages on your own may void the warranties covering both workmanship and materials. You can avoid such problems by contacting a roofing professional or purchasing a commercial roofing maintenance program from a trusted commercial roofing company.

Note 3: A roofing professional can be either a certified roof inspector or a licensed roofing contractor certified by the manufacturer of your roof. A certified roof inspector can provide an independent assessment and report with recommendations and budget estimate for repairs that is free of a conflict of interest.