

R O O F I N G C H E C K L I S T

Description of Roofing System

ROOF COVERING

- Asphalt
- Composite Shingle
- Wood
- Concrete Membrane
- Barrel Tile

- Metal
- Slate
- Plastic
- Asbestos Cement
- Other _____

- Clay
- Roll Roofing
- Built Up
- Single Ply

CHIMNEYS

- Masonry
- Other: _____
- Metal

- Metal Below Siding
- None

GUTTERS AND DOWNSPOUTS

- Aluminum
- Galvanized Steel
-
- Downspouts Discharge Above Grade
- Downspouts Discharge Below Grade

- Copper
- Wood
- Downspouts Discharge Above & Below Grade

- Plastic
- Built In At Eave

METHOD OF INSPECTION

- Walked On Roof
- Ground
- Viewed From Ladder At Eave

- Viewed With Binoculars
- Viewed From Window

Viewed From

Sloped Roofing

OBSERVATIONS

- Minor Repairs Only
- Maint. Notes
- Replacement Needed
- Maintenance Notes
- Nearing End Of Life Cycle
- Evident
- Near End Of Life - Minor
- Fair Condition
- Felt/Sheathing
- Fair Condition - Amateur Installation
- Ridge Caps
- Vulnerable Areas
- out
- Metal Roof Rusted
- Material – Low Slope
- Missing Shingles
- When Snow Gone

- Fair Condition - Uneven Wear
- Fair Condition - Premature Flaws
- Fair Condition - Moss From Shade
- Good Condition - Amateur Install
- Good Condition - Uneven Wear
- Good Cond – Typical Maintenance
- Tree Branch Trimming Needed
- Replacement Needed/Curling Shingles
- Replacement – Masonite Woodruf

- Older Roofs -
- Wood Roof
- Prior Repairs
- Remove Debris
- Exposed
- Split/Loose
- Nails backing
- Inappropriate
- Inspect Roof

COMMENTS

- Roofing Shingles
- Strip When Re-Roofing
- Flashings When Re-Roofing
- Replace Sheathing When Re-Roofing

- S/W Exposures Wear Faster

- Asbestos
- Replace

Flat Roofing

OBSERVATIONS

- Replacement Needed
- Materials
- Nearing End of Life Cycle
- Near End Of Life - Flaws
- Near End of Life - Gravel
- Near End Of Life - Ponding
- Maintenance Needed
- Fair Condition
- Evident
-

- Fair Condition - Material And Installation
- Fair Condition - Lack Of Gravel
- Fair Condition - Water Ponding
- Amateur Installation - Good Condition
- Drains Congested
- UV Protection Needed - Single Ply

- Incompatible
- Moss Build Up
- Voids In Gravel
- Seam Failure
- Typical
- Prior Repairs

COMMENTS

- Strip when Re-Roofing
- Replace Sheathing When Re-Roofing

- S/W Exposures Wear Faster
- Replace Flashings when Re-Roofing

Flashings

- Old - Replacement Needed It!
- Old - Watch It
- Install. Low Quality
- Leak - Replacement Needed
- Leakage
- Leak - Patching Needed
- Vulnerable - Watch It!
- Clearance - Siding/Roof
- Vulnerable - Prior Leak
- Plumbing Vent Flashing
- Holes – Temporary Patching

- Holes - Replacement Needed
- Rust
- Damaged
- Loose
- Caulking Needed
- Incomplete Installation
- Nail Heads Exposed

- Skylight - Watch
- Skylight -
- Skylight
- Cracked/Broken
- Lack Of
- Rubber
-

Chimneys

MASONRY

- Normal Wear And Tear
- Liner Cracked
- Masonry Re-Pointing
- Height/Clear
- Masonry Minor Spalling - Watch
- Flue
- Masonry Spall/Eventual Rebuild
- Bracing Needed
- Masonry Rebuilding Needed

- Masonry Damaged Cap – Replace or Repair
- Masonry Rain Cap/Screen Needed
- Masonry Out Of Service/Remove?
- Masonry Out Of Plumb
-

- Masonry Flue
- Masonry Insuff.
- Masonry Clean
- Masonry

METAL

- Metal Chimney Surface Rust
- Height/Clear
- Substantial Rust/Insul. Chimney
- Flue
- Metal Chimney Bracing Needed

- Metal Chimney Damage
- Metal Chimney Cap Needed
- Vermin Screen Needed

- Metal Insuff.
- Metal Clean
-

OTHER OBSERVATIONS

- Birds Nest
- Other

Gutters & Downspouts

- Cleaning Needed
- Loose/Damaged/Missing
- Leaks Minor
- Slope Insufficient
- Downsp. Needed
- Damage
- Older Steel - Eventual Replace
-

- Older Steel - Replacement
- Downspouts Insufficient Number
- Downspout Discharge near House
- Downsp. Clogged Below Grade?
- Downspouts Discharge Onto Roof

- Downsp.
- Painting Needed
- Gutters and
- Gutters Loose
- Gutters Missing

Discretionary Improvements

- Drip Edge Flashing Needed
- Cover Gutters with Mesh
- Apply Preservative

- Re-Direct Downspouts
- Rain Caps on Chimney Flues
-

- No Improvement Necessary

- No Improvements Necessary

GENERAL COMMENTS

- Normal Wear And Tear Visible
- Visible
- Older Roof Typical
- Uncommon
- Original Roof Typical
- Consult Roofer for Repairs

- Roof Design Vulnerable
- Flat Roofs Vulnerable
- Ice Dam Potential

- Ice Dams
- Material
- Other