



ROOFING MAINTENANCE INSPECTION REPORT

Building Name: ABC Sample Company **Inspected on:** 05/17/2006

Address: 1234 Mainstreet, Sometown, ID 83605 **Inspected by:** B. Morris

Type of Roof: Modified Torch & Metal

Description of Overall Appearance of Roof: Metal roof is in good condition. Modified roof is in fair condition (flashings and seams are showing signs of age & stress).

SINGLE PLY / MODIFIED / B.U.R. ROOF INSPECTION CRITERIA:

#1	Roof Detail	Corrective Action/Recommendations	Rating ²
1	Walkpads	3 more rooftop units need pads installed for HVAC protection	F
2	Laps inspected	Resealed 40 LnFt. with mastic webbing	F
3	Corners flashed	4 corners resealed (fair/poor condition)	F
4	Roof drains or scuppers: bolts, leads, & gravel guards	Drains were cleaned and scuppers resealed	F
	All Items lap sealed		G
5	Counter flash & T-bar	Resealed 120 LnFt.	F
	Vents		G
6	Pitch pans: pourable & sealer	Filled 1 pitch pan	F
	Fastener heads sealed		G
	Bridging Eliminated		N/A
	Wrinkles & fishmouths repaired		N/A
7	Base flashings and/or perimeter strips installed	30 LnFt. sealed (temporary 30' needs to be replaced)	P
8	Pipe boots: clamped & calked, lead flashings	Resealed 27 pipes	F

¹ Numbers entered in this column will correspond with numbers noted on roof drawing on page 3 of this report

² Legend: **E**=Excellent; **G**=Good; **F**=Fair; **P**=Poor; **NA**=Not Applicable

	Membranes stretched tight		G
9	Roof cleaned	Heavy debris on roof (trees need to be trimmed)	P
	Other: _____		
	Other: _____		
	Other: _____		

METAL ROOF INSPECTION CRITERIA:

# ³	Roof Detail	Corrective Action/Recommendations	Rating ⁴
	Valleys		G
	Trim		G
	Joints caulked		G
10	Counter flashing sealed	Resealed 50'	G
11	Gutters & downspouts	Cleaned and Flushed 200' of gutters & downspouts	G
12	Coping cap & drive lock	Resealed as needed	G
	Other: _____		
	Other: _____		
	Other: _____		

NOTES / ADDITIONAL COMMENTS:

Metal roof - normal maintenance items completed

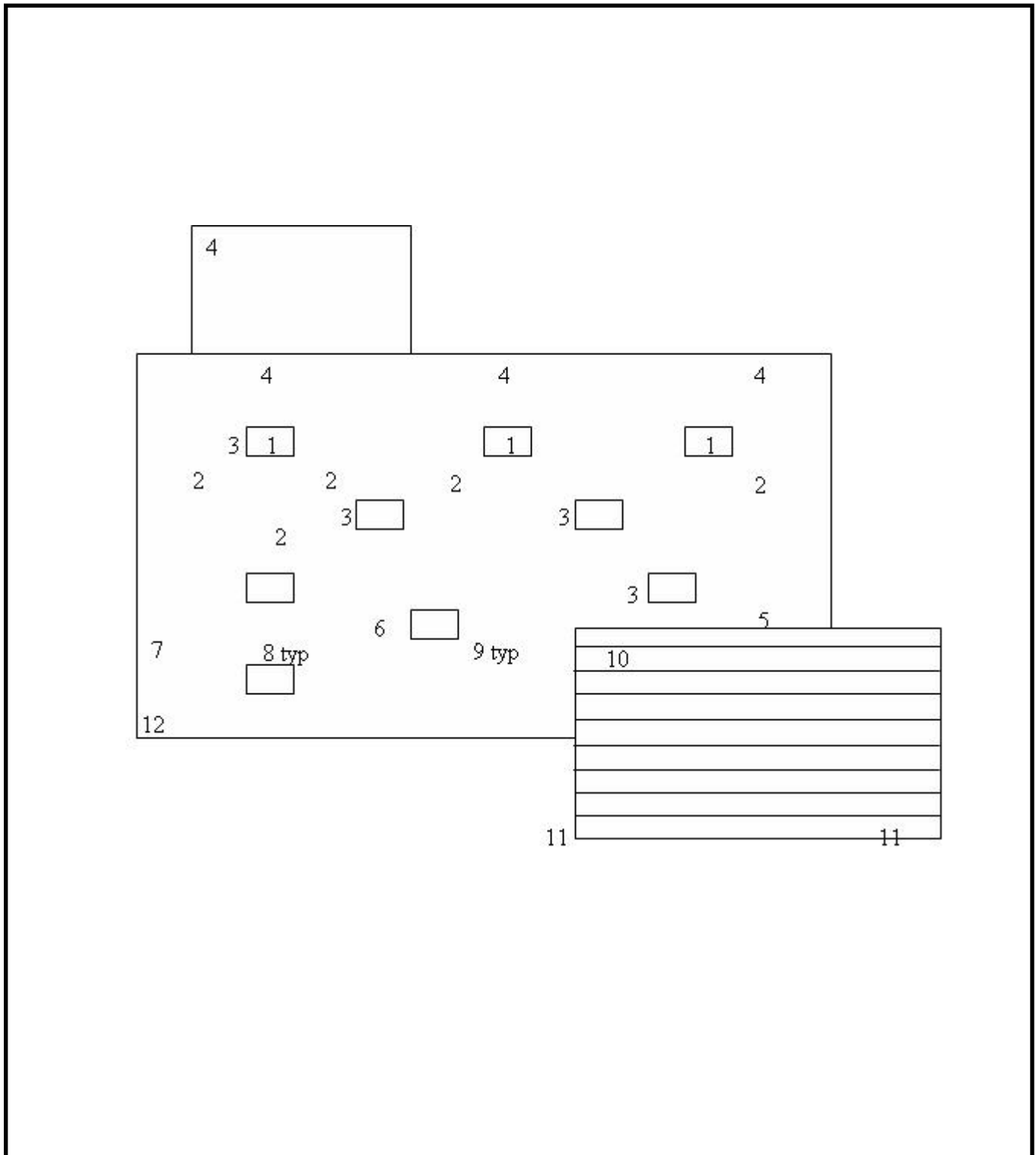
Modified roof - Need to install 6 walkpads by 3 HVAC units because roof is sustaining damage when mechanical maintenance is done. 30 LnFt. of wall flashing needs to be replaced as soon as possible.

Has been temporarily sealed, but it will not last through the fall and winter.

³ Numbers entered in this column will correspond with numbers noted on roof drawing on page 3 of this report

⁴ Legend: **E**=Excellent; **G**=Good; **F**=Fair; **P**=Poor; **NA**=Not Applicable

ROOF DRAWING:



Notes: _____

