

Commercial Roof Inspection Checklist

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