YOUR LOGO

Your business name

Phone Email

License number

ROOF INSPECTION REPORT

REPORT NUMBER

INSPECTION DATE

Time on site | Weather at inspection | Inspector

REASON FOR INSPECTION tick one

☐ Annual or seasonal check ☐ After a storm ☐ Leak reported ☐ Home sale ☐ Insurance ☐ Before a quote
☐ Other

PROPERTY AND OWNER

Owner name | Property address | Phone and email

Building type
☐ House ☐ Townhouse ☐ Commercial ☐ Other

Stories | Year roof installed, and how you know

ROOF SYSTEM

Roof shape
☐ Gable ☐ Hip ☐ Flat or low slope ☐ Mixed

Pitch | Roof area squares, measured or estimated

Covering
☐ 3-tab asphalt ☐ Architectural asphalt ☐ Metal ☐ Tile ☐ Slate ☐ Wood ☐ Membrane (EPDM, TPO, modified bitumen)

Layers

Ventilation
☐ Ridge vent ☐ Box vents ☐ Turbine ☐ Soffit intake
☐ Gable vents

Gutters

HOW IT WAS INSPECTED

☐ Walked the roof ☐ From a ladder at the eaves ☐ From the ground ☐ Drone

Attic entered
☐ Yes ☐ No

Not inspected, and why

ROOF SURFACE

ITEM	RATING	NOTES	PHOTO #
Missing or lifted shingles			
Creased or torn shingles (wind)			
Granule loss			
Hail or impact marks			
Cracking, curling or cupping			
Moss, algae or debris			
Nail pops or exposed fasteners			
Ridge and hip caps			
Valleys			
Drip edge and starter course			

FLASHING AND PENETRATIONS

ITEM	RATING	NOTES	PHOTO #
Chimney flashing and counterflashing			
Chimney crown and masonry			
Step flashing at walls			
Skylights			
Plumbing vent boots			
Exhaust vents (bath, kitchen)			
Other mounts (satellite, solar, antenna)			

VENTILATION

ITEM	RATING	NOTES	PHOTO #
Intake (soffit) vents clear			
Exhaust (ridge, box, turbine)			

EDGES AND DRAINAGE

ITEM	RATING	NOTES	PHOTO #
Gutters attached, clear and sloped			
Downspouts drain away from the house			
Fascia			
Soffit			
Signs of ice dams			

DECK AND STRUCTURE

ITEM	RATING	NOTES	PHOTO #
Ridge line straight, no sag			
Soft spots underfoot			

ATTIC AND INSIDE

ITEM	RATING	NOTES	PHOTO #
Daylight through the deck			
Water stains on deck or rafters			
Wet or matted insulation			
Mold or mildew			
Bath fans vent outside, not into the attic			
Ceiling stains in the rooms below			

FINDINGS

Overall roof condition

☐ Good ☐ Fair ☐ Poor

Active leak found

☐ Yes ☐ No

Estimated remaining life

ROOF INSPECTION REPORT

REPORT NUMBER _____

RECOMMENDATIONS

#	WHAT TO DO	WHEN: NOW	WHEN: WITHIN 12 MONTHS	WHEN: WATCH	PHOTO #
1		☐	☐	☐	
2		☐	☐	☐	
3		☐	☐	☐	
4		☐	☐	☐	
5		☐	☐	☐	
6		☐	☐	☐	

Prices for this work ☐ On the attached estimate, number _____ ☐ To follow

FLORIDA ROOFS ONLY: THE 25% RULE

Share of the roof section damaged or to be repaired in the last 12 months: _____ %

Roof built, repaired or replaced to the 2007 Florida Building Code or later: ☐ Yes ☐ No ☐ Unknown

(confirm the current test with the local building official)

PHOTO LOG

PHOTO #	WHERE	WHAT IT SHOWS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

WHAT THIS REPORT IS, AND ISN'T

This is a visual inspection of the parts that could be seen and reached safely on the date above. It is not a warranty or a certification of the roof, and hidden parts (flashing under the shingles, the deck under sound shingles) were not opened up.

SIGNATURES

Inspector _____ Date _____ Owner, report received _____ Date _____