



Inspection

Andys Roofing Co., Inc.
 2161 Adams Avenue
 San Leandro, California 94577
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Project: - Sample Project

Roof Inspection Report #1

28/28	11	10	7	0
Items Inspected	Pass	Fail	N/A	Neutral

TYPE: Site Survey	STATUS: Open
TRADE: Roofing	LOCATION:
SPEC SECTION:	LINKED DRAWINGS:

DESCRIPTION:
 This is a sample checklist we use to determine what repairs are necessary on your existing roof.

ATTACHMENTS:

INSPECTION DETAILS

INSPECTION DATE: 1/1/2020	DUE DATE:
ASSIGNEE:	RESPONSIBLE CONTRACTOR: Andy's Roofing Co., Inc.
POINT OF CONTACT:	

Parapet Walls

1.1	Check for signs of leaks or cracks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Details:	Pass	Fail	N/A

Activity: 1 Response Change, 0 Attachments, 0 Photos, 1 Comment, 0 Observation

JD Engquist left a comment:
 No noticeable signs of leaks or cracks at the parapet walls.

JD Engquist responded with: Pass

Summary: 1 0 0 0
 Pass Fail N/A Neutral

Roof Edges

2.1	Check for signs of leaks or cracks.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Details:	Pass	Fail	N/A

Activity: 1 Response Changes, 0 Attachments, 0 Photos, 1 Comment, 0 Observations
JD Engquist left a comment: Roof turns up at short parapet wall with coping. No roof edges.
JD Engquist responded with: N/A

Summary: 0 0 1 0
 Pass Fail N/A Neutral

Fascia/Coping

3.1	Check for signs of leaks. Details:	<input checked="" type="checkbox"/> Pass	<input type="checkbox"/> Fail	<input type="checkbox"/> N/A
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Activity: 1 Response Change, 0 Attachments, 0 Photos, 1 Comment, 0 Observation

JD Engquist responded with: Pass

JD Engquist left a comment:
No signs of current leaks observed.

3.2	Check attachment of sheet metal. Details:	<input type="checkbox"/> Pass	<input checked="" type="checkbox"/> Fail	<input type="checkbox"/> N/A
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Activity: 1 Response Change, 0 Attachments, 1 Photos, 1 Comment, 0 Observation

JD Engquist added 1 photo



[IMG_3332_zoomed.jpg](#)

JD Engquist left a comment:
90% of coping screws are missing neoprene washers. We recommend reattaching these screws with neoprene washers

JD Engquist responded with: Fail

3.3	Are there any areas of missing caulking? Details:	<input checked="" type="checkbox"/> Pass	<input type="checkbox"/> Fail	<input type="checkbox"/> N/A
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Activity: 1 Response Change, 0 Attachments, 0 Photos, 1 Comment, 0 Observation
JD Engquist left a comment: Caulking at coping is properly installed.
JD Engquist responded with: Pass

Summary: 2 1 0 0
 Pass Fail N/A Neutral

Expansion Joints

4.1	Check for signs of leaks. Details:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Pass	Fail	N/A

Activity: 1 Response Change, 0 Attachments, 0 Photos, 1 Comment, 0 Observation
JD Engquist left a comment: No expansion joints on roof.
JD Engquist responded with: N/A

4.2	Check for signs of deterioration. Details:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Pass	Fail	N/A

Activity: 1 Response Change, 0 Attachments, 0 Photos, 1 Comment, 0 Observation
JD Engquist left a comment: No expansion joints on roof.
JD Engquist responded with: N/A

Summary: 0 0 2 0
 Pass Fail N/A Neutral

Field of Roof

5.1	Check for signs of leaks. Details:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Pass	Fail	N/A

Activity: 1 Response Change, 0 Attachments, 0 Photos, 1 Comment, 0 Observation
JD Engquist left a comment: No visible signs of leaks and customer did not report any current leaks.
JD Engquist responded with: Pass

5.2	Is there any obvious damage to the roof? Details:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Pass	Fail	N/A

Activity: 1 Response Change, 0 Attachments, 1 Photos, 1 Comment, 0 Observation

JD Engquist left a comment:
1 (ea) pin hole found in roof membrane. Recommend patching.

JD Engquist added 1 photo



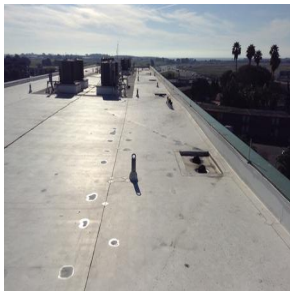
[IMG_3351.JPG](#)

JD Engquist responded with: Fail

5.3	Check for signs of ponding or improper drainage. Details:	<input checked="" type="checkbox"/> Pass	<input type="checkbox"/> Fail	<input type="checkbox"/> N/A
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Activity: 1 Response Change, 0 Attachments, 2 Photos, 1 Comment, 0 Observation

JD Engquist added 2 photos



[IMG_3368.JPG](#)



[IMG_3367.JPG](#)

JD Engquist left a comment:
Roof drainage appears to be good. No signs on ponding water.

JD Engquist responded with: Pass

5.4	Check for any debris or loose fasteners. Details:	<input checked="" type="checkbox"/> Pass	<input type="checkbox"/> Fail	<input type="checkbox"/> N/A
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Activity: 1 Response Change, 0 Attachments, 0 Photos, 1 Comment, 0 Observation

JD Engquist responded with: Pass

JD Engquist left a comment:
No loose fasteners found.

5.5	Does the roof need to be cleaned? Details:	<input type="checkbox"/> Pass	<input checked="" type="checkbox"/> Fail	<input type="checkbox"/> N/A
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Activity: 1 Response Change, 0 Attachments, 1 Photos, 1 Comment, 0 Observation

JD Engquist added 1 photo



[IMG_3333.JPG](#)

JD Engquist responded with: Fail

JD Engquist left a comment:

Bird droppings on coping and on field of roof should be cleaned regularly to avoid build up.

5.6

Are walk pads needed?

Details:

Pass

Fail

N/A

Activity: 1 Response Change, 0 Attachments, 1 Photos, 1 Comment, 0 Observation

JD Engquist added 1 photo



[IMG_3378.JPG](#)

JD Engquist responded with: Fail

JD Engquist left a comment:

Roof has walk pads placed in appropriate areas. Some walk pads are peeling up from roof. Recommend re-welding or replacing these walk pads to prevent tripping.

Summary:	3	3	0	0
	Pass	Fail	N/A	Neutral

Penetrations

6.1

Inspect all penetration flashings and note any missing or loose drawbands.

Details:

Pass

Fail

N/A

Activity: 1 Response Change, 0 Attachments, 2 Photos, 1 Comment, 0 Observation

JD Engquist added 2 photos



[IMG_3379.JPG](#)



[IMG_3361.JPG](#)

JD Engquist left a comment:
Some drawbands are loose. Recommend re-caulking and tightening them.

JD Engquist responded with: Fail

6.2 Is more caulking needed at any penetrations?
Details:

Pass
 Fail
 N/A

Activity: 1 Response Change, 0 Attachments, 3 Photos, 1 Comment, 0 Observation

JD Engquist added 3 photos



[IMG_3372.JPG](#)



[IMG_3362.JPG](#)



[IMG_3352.JPG](#)

JD Engquist responded with: Fail

JD Engquist left a comment:
Caulking is either missing or cracking at 85 roof penetrations. Recommend resealing these ASAP to prevent leaks.

Summary: 0 2 0 0
 Pass Fail N/A Neutral

Drainage Systems


7.1 Check all gutters for cracks or missing sealant.
Details:

Pass
 Fail
 N/A

Activity: 1 Response Change, 0 Attachments, 0 Photos, 1 Comment, 0 Observation

JD Engquist responded with: N/A

JD Engquist left a comment:
No gutters on building.

7.2	Check all downspouts for cracks or missing sealant. Details:	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail	<input checked="" type="checkbox"/> N/A
Activity: 1 Response Change, 0 Attachments, 0 Photos, 1 Comment, 0 Observation				
JD Engquist responded with: N/A				
JD Engquist left a comment: Building does not have external downspouts.				
7.3	Check all scuppers for cracks or missing sealant. Details:	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail	<input checked="" type="checkbox"/> N/A
Activity: 1 Response Change, 0 Attachments, 0 Photos, 1 Comment, 0 Observation				
JD Engquist left a comment: Building does not have scuppers.				
JD Engquist responded with: N/A				
7.4	Check all drains for cracks or missing sealant. Details:	<input type="checkbox"/> Pass	<input checked="" type="checkbox"/> Fail	<input type="checkbox"/> N/A
Activity: 1 Response Change, 0 Attachments, 0 Photos, 1 Comment, 0 Observation				
JD Engquist responded with: Fail				
JD Engquist left a comment: The sealant around all drains appeared dry and brittle. We recommend re-sealing them to prevent leaks.				
7.5	Check that all drains are properly tightened and secured. Details:	<input checked="" type="checkbox"/> Pass	<input type="checkbox"/> Fail	<input type="checkbox"/> N/A
Activity: 1 Response Change, 0 Attachments, 1 Photos, 1 Comment, 0 Observation				
JD Engquist added 1 photo				
				
IMG_3347.JPG				
JD Engquist responded with: Pass				
JD Engquist left a comment: Drain bolts appeared to be fastened securely.				

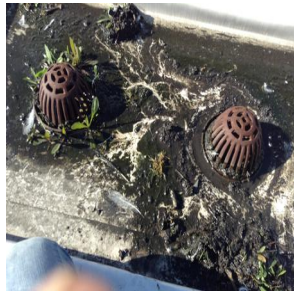
7.6	Check for proper water flow at all drainage systems. Details:	<input type="checkbox"/> Pass	<input checked="" type="checkbox"/> Fail	<input type="checkbox"/> N/A
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Activity: 1 Response Change, 0 Attachments, 2 Photos, 1 Comment, 0 Observation

JD Engquist added 2 photos



[IMG_3336.JPG](#)



[IMG_3348.JPG](#)

JD Engquist left a comment:
 All drains should be cleared of debris and cleaned regularly. Dirt build up is starting to form.

JD Engquist responded with: Fail

Summary: 1 2 3 0
 Pass Fail N/A Neutral

Base Flashing

8.1	Check for signs of leaks at all base flashings. Details:	<input checked="" type="checkbox"/> Pass	<input type="checkbox"/> Fail	<input type="checkbox"/> N/A
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Activity: 1 Response Change, 0 Attachments, 0 Photos, 1 Comment, 0 Observation

JD Engquist left a comment:
 No major signs of leaks observed at base flashings.

JD Engquist responded with: Pass

8.2	Report loose attachment of any base flashings. Details:	<input type="checkbox"/> Pass	<input checked="" type="checkbox"/> Fail	<input type="checkbox"/> N/A
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Activity: 1 Response Change, 0 Attachments, 2 Photos, 1 Comment, 0 Observation

JD Engquist added 2 photos



[IMG_3379.JPG](#)



[IMG_3365.JPG](#)

JD Engquist left a comment:
We found 2 loose patching welds. We recommend re-welding these to prevent leaks.

JD Engquist responded with: Fail

8.3	Check for signs of leaks at all counterflashing. Details:	<input checked="" type="checkbox"/> Pass	<input type="checkbox"/> Fail	<input type="checkbox"/> N/A
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Activity: 1 Response Change, 0 Attachments, 0 Photos, 1 Comment, 0 Observation

JD Engquist left a comment:
No visible signs of leaks at counterflashing.

JD Engquist responded with: Pass

8.4	Is all counterflashing properly sealed and secured? Details:	<input checked="" type="checkbox"/> Pass	<input type="checkbox"/> Fail	<input type="checkbox"/> N/A
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Activity: 1 Response Change, 0 Attachments, 0 Photos, 1 Comment, 0 Observation

JD Engquist left a comment:
Counterflashing appears to be properly sealed and secured.

JD Engquist responded with: Pass

Summary: 3 1 0 0
 Pass Fail N/A Neutral

HVAC Units

9.1	Check for signs of leaks at all HVAC units. Details:	<input type="checkbox"/> Pass	<input checked="" type="checkbox"/> Fail	<input type="checkbox"/> N/A
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Activity: 1 Response Change, 0 Attachments, 2 Photos, 1 Comment, 0 Observation

JD Engquist added 2 photos



[IMG_3371.JPG](#)



[IMG_3370.JPG](#)

JD Engquist left a comment:
No visible signs of current leaks. Some bolts are missing and need replacement to prevent future leaks.

JD Engquist responded with: Fail

9.2	Is all ductwork properly sealed? Details:	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail	<input checked="" type="checkbox"/> N/A
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Activity: 1 Response Change, 0 Attachments, 0 Photos, 1 Comment, 0 Observation

JD Engquist left a comment:
No ductwork present.

JD Engquist responded with: N/A

9.3	Are all condensation lines routed properly to drains? Details:	<input checked="" type="checkbox"/> Pass	<input type="checkbox"/> Fail	<input type="checkbox"/> N/A
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Activity: 1 Response Change, 0 Attachments, 0 Photos, 1 Comment, 0 Observation

JD Engquist responded with: Pass

JD Engquist left a comment:
Condensation lines appear to be routed to internal disposal system.

Summary: 1 1 1 0
 Pass Fail N/A Neutral