



# ROOF INSPECTION CHECKLIST

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## Blisters

Are a spongy raised portion of a roof membrane. Result from the buildup of gasses entrapped in the membrane system, most commonly air and/or water vapor. Usually evolve from non-laminated membrane plies



## Membrane Tenting

As an EPDM membrane ages, it can shrink and pull towards the center of the roof. This puts pressure on the seams that hold the roof together, causing tears that can cause leaks. This typically happens at vertical surfaces:

- Parapet walls
- Mechanical units
- Plumbing stacks



## Alligatoring or Glazed Flashing

The loss of volatile oils and the oxidation brought about by solar radiation; produces a pattern of cracks similar to an alligators hide. Extended exposure to UV rays causes the flashing to split.



## Ponding Water

Ponding water shortens the life of conventional roof systems because the standing water breaks down the asphalt or adhesive that holds the seams of the membrane sheets together.

- Ponding water can cause deterioration of roof coating and membrane
- Build up of debris leads to clogged drains, leading to ponding water
- Evidence of ponding water resulting from a drain set too high
- Ponding water will accelerate the degradation of your roof



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## Failed Flashings

Vertical flashing seams can tear, or become detached, because the seams have aged and cannot withstand the expansion and contraction of the roof deck, or were installed improperly.



## Wrinkling

Wrinkling can occur due to improper installation, weather conditions, or a movement of a building structure. Also, because wrinkles are raised above the surface of the roof, they are more prone to damage and will eventually fatigue and crack if not repaired.



## Open/Split Seams

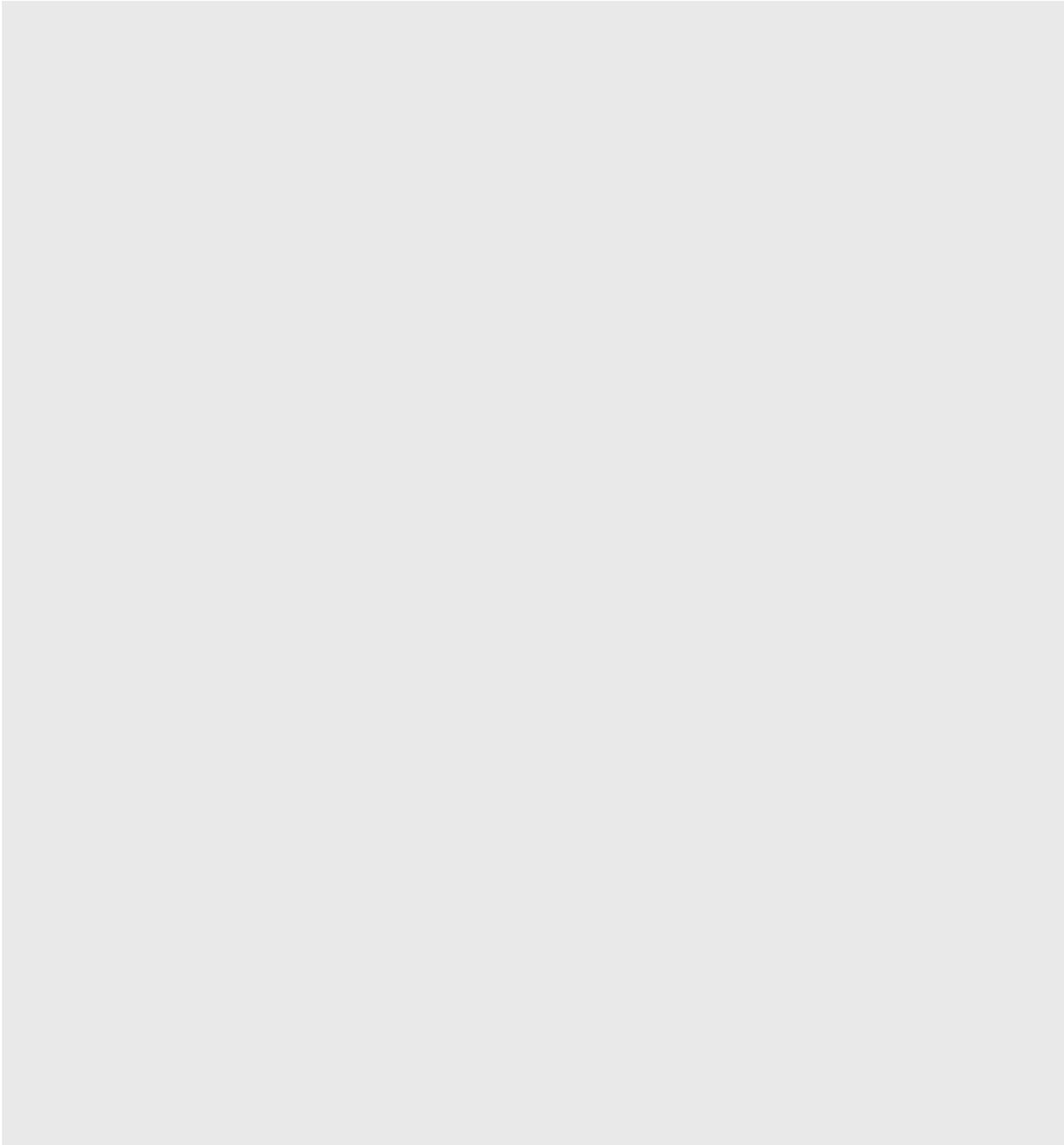
Where a patch repair was attempted



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## NOTES ON THE ROOF INSPECTION

Add details about what the inspection uncovered.

A large, empty gray rectangular area intended for handwritten or typed notes regarding the roof inspection findings.