



2012 Roof Inspection Checklist

Company:	Building:	Roof Section: #18
Address:	City:	Date: 02/10/12
Age (Tell If Estimated): 7 Year +/-	Deck Type: Concrete	Manufacturer: Firestone
Type of Roof Membrane: Fully adhered, EPDM		Drainage: Internal drains
Surfacing: N/A		Contractor/Installer: N/A
Insulation (if known): Polyisocyanurate (ISO)		Area: 14,625 Sq. Ft. +/-

		Conditions			Location	Description
		OK	Problem			
			Minor	Major		
1. Regular maintenance items						
1	A. Pitch pockets	✓				
2	B. Caulking	✓				
3	C. Drains clear	✓				
4	D. Debris		✓		Various	Organic debris (leaves)
2. Condition of roofing						
A. Built-up/modified bitumen						
5	a. Condition of surfacing					
6	b. Brittle					
7	c. Cracks or splits					
8	d. Ridging					
9	e. Blistering					
10	f. Other					
B. Single ply roof						
11	a. Seams	✓				
12	b. Insulation fasteners secure	✓				
13	c. Punctures	✓				
14	d. Wrinkles	✓				
15	e. Brittle	✓				
16	f. Shrinkage	✓				
17	g. Other		✓		Throughout	Asphalt BUR debris and gravel trapped under fully adhered EPDM membrane
3. General						
18	A. Ponding water	✓				
19	B. Flashing splits, tears or holes		✓		S.E. Wall and rising wall of penthouse	Existing seams and patches are weathered and open
20	C. Flashing vertical laps	✓				
21	D. Flashing termination	✓				
22	E. Flashing sagged/fallen	✓				
23	F. Metal edge	✓				
24	G. Metal flashings	✓				
25	H. Improper penetrations	✓				
26	I. Membrane holes	✓				
27	J. Patches/repairs	✓				
28	K. Drain assemblies	✓				
4. Related items						
29	A. Deck (visual)	✓				
30	B. Movement/settlement	✓				
31	C. Open mortar joints	✓				
32	D. Parapet or wall problems	✓				
33	E. Metal work problems	✓				
5. Leaks						
34	A. Observed	✓				
35	B. Reported	✓				

Comments: These approximately 7-year old Firestone, fully adhered, EPDM roof assemblies are in very good condition overall. A few minor deficiencies were noted.



Remedial: - Remove existing patches and re-patch with approved EPDM materials. - Strip-in and patch existing open seam at parapet wall. - Remove all organic debris from rooftop.
Short Term: N/A
Long Term: N/A

FINANCIAL	
Remaining Service Life -	13-15 years +/-
Current Replacement Cost -	\$102,375.00 +/-
Remedial Maintenance Required -	\$300.00 - \$500.00 +/-
Short Term Repairs -	N/A
Long Term Repairs -	N/A

REPAIR / MAINTENANCE LOG				
DATE	CONTRACTOR	LOCATION	DESCRIPTION	COST