

Roof inspection report

For the inspector, filled in at the ladder. About eight minutes.

Questions marked * need an answer.

1. Client or property owner *

2. Property address *

Street address

Address line 2

City or suburb

State or region

Postcode or ZIP

3. Inspection date *

Date

4. Inspector *

5. Company and licence number

6. How was the roof inspected? *

- | | | |
|--|---|--------------------------------|
| ☐ Walked the roof | ☐ From a ladder at the eaves | ☐ Drone |
| ☐ From the ground | ☐ From the attic or roof space | |

7. Roof covering *

- | | | |
|--|----------------------------------|---|
| ☐ Asphalt shingle | ☐ Metal | ☐ Concrete or clay tile |
| ☐ Slate | ☐ Wood shake | ☐ Built-up (tar and gravel) |
| ☐ Modified bitumen | ☐ EPDM | ☐ TPO or PVC |
| ☐ Other | | |

8. Roof age in years

Your best estimate if it cannot be verified.

9. Last replacement or major repair

Year, and full or partial.

10. Roof area

In squares (100 sq ft) or square metres.

11. Warranty

Manufacturer and expiry date, or "none".

12. Is there more than one roof or roof section? *

☐ Yes ☐ No

13. Describe the other roofs or sections *

Only if "Is there more than one roof or roof section?" is Yes.

Where each is, its covering and age, and how its condition differs.

14. Rate each part of the roof *

	Good	Fair	Poor
Covering: cracked, curled, blistered, split or missing; granule loss	☐	☐	☐
Gutters, downspouts and drains; ponding	☐	☐	☐
Vents, pipes, skylights and rooftop units	☐	☐	☐
Flashings	☐	☐	☐
Roof edge: fascia, soffit, drip edge	☐	☐	☐
Soft spots or sagging deck	☐	☐	☐
Debris	☐	☐	☐
Chimney	☐	☐	☐
Hail or wind damage	☐	☐	☐

15. Any signs of leaks? *

☐ None seen ☐ In the attic or under the deck ☐ On interior ceilings or walls
☐ Reported by the owner

16. Photos *

One photo, or a PDF with a photo of each slope and each defect.
Attach this separately and write what you attached below.

17. Findings *

Only if "Rate each part of the roof" is fair or poor.

What you found, where on the roof, and which photo shows it.

18. Overall condition *

☐ Good

☐ Fair

☐ Poor

19. Estimated remaining useful life *

☐ Under 2 years

☐ 2 to 5 years

☐ 5 to 10 years

☐ More than 10 years

20. Recommended repairs *

21. Estimated cost

What this inspection covers: a visual inspection of the parts rated above, on the date above, from the places listed. It is not a warranty, and it cannot see inside the roof structure.

22. Certification *

☐ I personally inspected this roof, and the statements above are true and correct.

23. Inspector's signature *

Signature

Date