

Roof Inspection

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Disclaimer

This is a limited, non-invasive visual inspection. Conditions concealed beneath roofing materials or finishes may not be visible without removal or destructive testing. Findings reflect the roof's condition as observed on the inspection date and are not a guarantee of future performance. Where further diagnostic work or exploratory removal is recommended, it will be noted in this report.

Project Information

Client Name		Property Address		
<input type="text"/>		<input type="text"/>		
City	State	ZIP	Phone	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Inspection Date	Inspector	Weather/Temp		
<input type="text"/>	<input type="text"/>	<input type="text"/>		
Roof Age (yrs)	Pitch	Layers	Structures	Access (ladder/attic)
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

System Taxonomy (select sections to complete)

I. Steep-Slope Systems

- A. Asphalt Shingles: 3-Tab, Dimensional/Architectural
- B. Metal Panels/Shingles: Classic-Rib, Standing Seam
- C. Copper Panels/Shingles: Specialty (Swoop/Barrel)
- D. Slate: Real, Synthetic
- E. Wood Cedar Shingles/Shakes
- F. Spanish Tiles

II. Low-Slope Systems

- A. PVC
- B. TPO
- C. EPDM
- D. Modified-Bitumen
- E. Built-Up Roof (Hot Tar/Felt): w/ Gravel
- F. Copper: Flat-Lock, Sheetting w/ Soldering
- G. Coatings: over Polyurethane Foam, over Metal

Select sections present

<input type="checkbox"/> Asphalt Shingles	<input type="checkbox"/> Metal	<input type="checkbox"/> Copper
<input type="checkbox"/> Low-Slope Membrane	<input type="checkbox"/> Slate (Real/Synthetic)	<input type="checkbox"/> Cedar / Spanish Tile

I.A Asphalt Shingles – Inspection Checklist

Complete only if applicable

Covering & Layout

- ☐ Starter course present; correct orientation; sealed
- ☐ Shingle overhang at eaves/rakes (1/4–3/4" target)
- ☐ Course alignment; no buckling; correct exposure
- ☐ Nail placement within nailing zone; fastener count per mfr
- ☐ Nail heads flush (not over/under-driven); no high nails
- ☐ 3-tab keyway alignment (if applicable)
- ☐ Architectural/Designer stagger pattern correct

Valleys, Sidewalls, & Transitions

- ☐ Valley type (open/closed/woven) appropriate; water path clear
- ☐ Step flashing present at sidewalls; correct step size & overlap
- ☐ Counter-flashing/terminations secure; reglet depth adequate
- ☐ Kick-out flashing at eave/wall transitions; no siding staining
- ☐ Chimney cricket/saddle where required; apron/pan flashing sound
- ☐ Dead valleys resolved with membrane/metal; back-water laps correct

Storm/Aging & Penetrations

- ☐ No Hail: No bruising, mat fracture, spalling; granule loss patterns
- ☐ No wind: no major lifted/creased tabs; broken seal strips; missing shingles
- ☐ Pipe boots intact; no split collars; UV cracking
- ☐ Skylight curbs & flashing; glazing seals
- ☐ Ridge/hip caps secure; correct exposure; no missing noted
- ☐ Gutters/downspouts clear; drip edge correctly lapped

Notes / Photos Referenced

I.B Metal Roof Systems – Classic Rib / Standing Seam / Metal Shingles

Complete only if applicable

Panels, Seams, & Fasteners

- ☐ Panel layout straight; rib alignment; panel length appropriate
- ☐ Through-fastened (classic rib): screws seated w/ intact washers; no issues noted
- ☐ Standing seam snap-lock: proper edges/flashings/boot-penetrations/caps
- ☐ Robot-seamed: proper edges/flashings/boot-penetrations/caps
- ☐ Metal shingles: interlocks engaged; fasteners concealed per mfc
- ☐ Oil-canning within tolerance; substrate flatness

Edges, Flashings, & Penetrations

- ☐ Eave/rake trims secure; hemmed edges; proper overhang
- ☐ Valley pans sized; cleats where required; water path clear
- ☐ Sidewall/headwall flashings; counter-flashing; sealant only as accessory
- ☐ Pipe flashings: EPDM/silicone boots seated; ribs accommodated
- ☐ Skylight/chimney details: curb height; pan/apron metals
- ☐ Dissimilar metals isolated; fastener types compatible

Condition & Maintenance

- ☐ Coating integrity
- ☐ No rusting noted
- ☐ Under-flashing mastic/sealant appears good
- ☐ Other, specify: _____

Notes / Photos Referenced

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I.C Copper Roof Systems – Standing, Flat-Lock, Specialty

Complete only if applicable

Fabrication & Joints

- ☐ System designed and installed to shed-water (appears leak-proof)
- ☐ Standing seam: single/double locks correct; lock height consistent
- ☐ Flat-lock panels sized; seams locked/soldered where specified
- ☐ Specialty: swoop/barrel geometry; hand-hammered seams even; riveted caps tight
- ☐ Soldering quality: pre-tin, cleanliness, continuity; no cold joints

Flashings, Edges, & Transitions

- ☐ Cleats/fasteners: copper/stainless; spacing & embedment
- ☐ Eave/rake hems; drip profiles; expansion allowances
- ☐ Step/counter-flashings integrated; reglets sound
- ☐ Chimney/apron & cricket fabrication; solder continuity
- ☐ Dissimilar metal isolation (zinc, aluminum, steel)

Condition & Maintenance

- ☐ Oxidation/patina acceptable; no pinholing
- ☐ Substrate compatibility; underlayment condition where visible
- ☐ Debris retention in valleys/behind seams

Notes / Photos Referenced

II Low-Slope Systems – PVC / TPO / EPDM / Mod-Bit / BUR

Complete only if applicable

Field Membrane

- ☐ Seam integrity: welded seams (PVC/TPO) or taped (EPDM) continuous; probe-tested
- ☐ Fish-mouths/voids absent; patches sound; no bridging at transitions
- ☐ Surface condition: chalking, cracking, shrinkage, or craze lines
- ☐ Mod-Bit/BUR: plies visible at edges; blisters/splits; alligatored areas

Perimeter, Penetrations, & Drainage

- ☐ Perimeter securement/term bars; edge metal profiles; cleats where required
- ☐ Curbs (HVAC/skylights): corner patches; weld/tape continuity; vertical heights
- ☐ Pipes/cones: target patches; sealant/boots sound
- ☐ Drains & scuppers clear; strainers present; conductors attached
- ☐ Slope/taper adequate; signs of ponding (staining, silt rings)
- ☐ BUR with gravel: surfacing coverage uniform; flood coat condition

Coatings & Overlays

- ☐ Coating adhesion; coverage; cracking/checking
- ☐ Foam (SPF) areas: UV topcoat intact; blistering; delamination
- ☐ Compatibility notes (PVC over old TPO, etc.)

Notes / Photos Referenced

I.D/E/F Slate • Cedar • Spanish Tile + Universal Checks

Complete only if applicable

Slate (Real / Synthetic)

- ☐ Slate thickness/grade; uniformity; sound on tap (real)
- ☐ Fasteners: copper/stainless; heads seated; no spalls around nails
- ☐ Synthetic slate: no major cupping/curling of tiles
- ☐ Synthetic slate: fastener count/placement per mfr; exposure/pattern

Cedar Shingles/Shakes

- ☐ Exposure by length/pitch; coursing straight; keyway spacing
- ☐ Breathable underlayment/rainscreen (where specified)
- ☐ Fasteners: corrosion-resistant; no splits from over-drives
- ☐ Moss/organic buildup; debris management plan

Spanish/Clay/Concrete Tile

- ☐ Attachment method (mechanical/foam/clips) per zone requirements
- ☐ Broken/slipped tiles; headlaps; bird-stops at eaves
- ☐ Valley metal width; counter-flashing; water path clear

Universal & Attic/Interior

- ☐ Intake/exhaust ventilation balanced; no short-circuiting
- ☐ Attic: dark nail tips, moisture staining, fungal growth
- ☐ Ceilings: active leaks, prior repairs, suspicious paint
- ☐ Gutters/downspouts sized; discharge away from foundation

Summary (Good / Watch / Fix) & Recommendations

Urgency of Any Repairs

Next Steps (maintenance / repair / replacement)

Inspector Signature

Client Acknowledgement