

# **Commercial Roof Inspection Checklist**

*An introduction to total roof peace of mind, keeping up with your commercial roof system to maximize performance and value*

## **Parapet walls & Cap Flashings**

Inspect parapet walls, cap metal, all wall flashings, rig let, term bar sealants, wall seams, welds and drip metal (if applicable). Detailed inspection and noting and conditions as the roof ages to determine what preventative maintenance is needed.

## **Skylights & flashings**

Inspect all Skylights and curb mounts, check domes for corrosion and or condensations, any worn seals that need replacement, cracks on dome or severe flashing wear.

## **Units and pipe penetrations**

Inspect all units on the roof for any movement wear and tear on the roof, all units are closely inspected to verify that all seams and sealants are performing, pipes and units are often the most likely to cause leaks so we field test seams and visually verify all roof mounts to pre determine any preventative maintenance.

## **Field Seams & Field**

Field Seams are inspected and probed to catch any cold wells or failing glued seams before the roof comes apart, tpo is the most typical roof and the seams would be the strongest areas of the roof but can have air pockets that pop the welds at any time, epdm seams are the most watched seams as the product ages it shrinks and the seams will become the weakest part. As long as the seams are visible we can determine weather or not to repair. Field inspecting is a walkthrough of the entire roof to find any discrepancies in the field that would need immediate attention.

## **Drains, Scoupers and Gutters**

The Drainage system is the most important part of any roof, not only are we keeping the water out of the building we want to be able to make sure the water can get off the building. We inspect all drains and make sure the covers are properly secured, no scoupers are blocked by roof debris and gutters are allowing for water to flow off of the roof.

**KNOCKOUT  
ROOFING**