

PROBEL

SAFETY SYSTEMS ENGINEERED FOR LIFE

Sample report created by Pro-Bel.

SAMPLE Roof Inspection Report



Property:

Building Address Here

Attention: Name of Property
Manager

Prepared By: Pro-Bel Employee

Inspection Date: Month, Day, Year

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Roof Inspection Photos



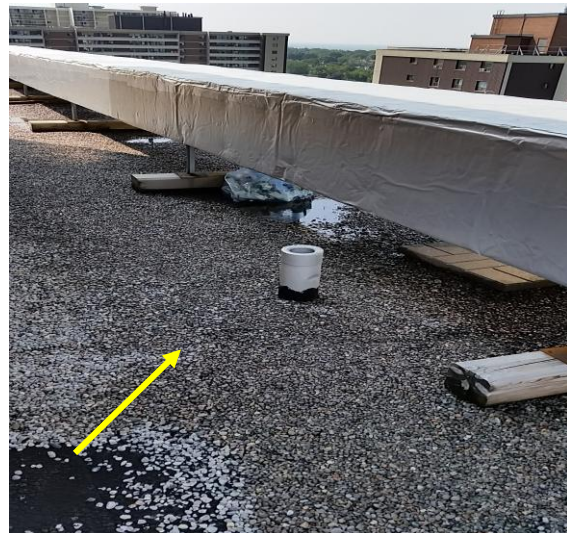
Arrow indicates a roof leak in the hallway



Blocked drains and creating ponding water



Ponding water on 35% of the roof



Bare spots and debris under the rooftop main air duct and units

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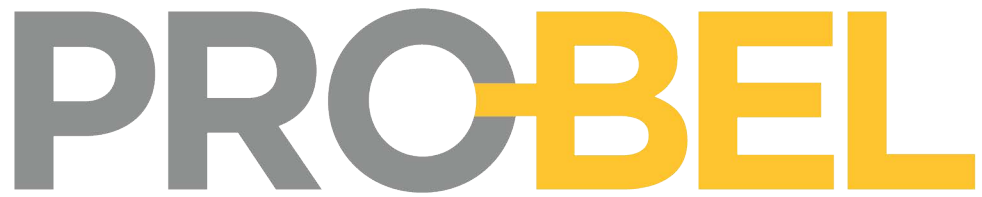
Missing and damaged air duct insulation



Ponding water and debris under roof top units



Ponding water



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Roof System Analysis

Roof Section: **Two Sections – East and West Tower**

Roof Type: **BUR**

Roof Deck: **Concrete**

Slope: **Flat**

Fastening System: **N/V**

Condition of Coating: **N/V**

General Roof System Analysis

Reported Leaks: **Yes, multiple leaks in both towers**

Condition Overall Rating: **Poor**

Proper Drainage: **Yes**

Physical Damage: **No**

Debris on Roof: **Yes**

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Roof System Description and Condition

- Flat Roof Condition: **Poor**
- Membrane Seams: **N/V**
- Coating: **N/V**
- Blisters: **Yes**
- Ridges: **Yes**
- Fishmouths: **No**
- Ponding Water: **No**
- Punctures: **No**
- Cracks: **No**
- Aligating: **No**
- Pitch Boxes: **Poor**
- Granular Loss: **No**
- Wall Details: **Poor**
- Curb Details: **Fair**
- Metal Flashing: **Fair**
- Skylight Condition: **N/A**
- Pipe Flashing: **Fair**

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Recommendations

- Find existing leaks, remove existing roof and replace with hot asphalt patches
- Clean all roof drains
- Install new insulation and waterproof around HVAC units
- Set up preventative maintenance program