

Roof inspection report

Phone	Email	License #	Report #
			Date
			Inspector

Property		
Name	Address	Phone

The roof				
Roof covering	Layers	Roof area (sq ft)	Squares	Pitch
Asphalt shingle / Tile	1 / 2 / 3			
/ Metal / Other				
Stories	Roof age, if known	Inspected from		
1 / 2 / 3		Ground / Eaves / Roof surface /		
		Ground and attic / Roof and attic		

Item	Condition	Photo #	Notes
Roof covering			
Shingles blistered, curled or split	Good / Fair / Poor / N/A		
Shingles loose or missing	Good / Fair / Poor / N/A		
Broken seals on shingles	Good / Fair / Poor / N/A		
Granule loss on shingles	Good / Fair / Poor / N/A		
Nails loose, exposed or popped	Good / Fair / Poor / N/A		
Ridge and hip shingles broken or loose	Good / Fair / Poor / N/A		
Sagging along the ridges	Good / Fair / Poor / N/A		
Moss, algae or dark streaks	Good / Fair / Poor / N/A		
Tile or metal: cracked tiles, rust, dents or loose panels	Good / Fair / Poor / N/A		
Flashing and sealant			
Flashing damaged or missing	Good / Fair / Poor / N/A		
Flashing rusty or corroded	Good / Fair / Poor / N/A		
Caulk or sealant at flashing missing or cracked	Good / Fair / Poor / N/A		
Wall and valley flashing separated from the roof	Good / Fair / Poor / N/A		
Penetrations			
Pipe boots dry-rotted or cracked	Good / Fair / Poor / N/A		
Chimney cracks, crumbling mortar, loose base flashing	Good / Fair / Poor / N/A		

Item	Condition	Photo #	Notes
Skylights: cracked glass or fog between the panes	Good / Fair / Poor / N/A		
Roof vents	Good / Fair / Poor / N/A		
Gutters, edges and walls			
Gutters and downspouts clear and attached	Good / Fair / Poor / N/A		
Shingle granules piling up in the gutters	Good / Fair / Poor / N/A		
Shingle overhang at the gutters and eaves	Good / Fair / Poor / N/A		
Fascia boards damaged or rotted	Good / Fair / Poor / N/A		
Siding above the roof	Good / Fair / Poor / N/A		
Attic and interior			
Daylight through the roof boards	Good / Fair / Poor / N/A		
Cracks in the roof sheathing	Good / Fair / Poor / N/A		
Decking sagging between rafters	Good / Fair / Poor / N/A		
Stains or water tracks around vents and chimneys	Good / Fair / Poor / N/A		
Condensation, wet insulation or mold	Good / Fair / Poor / N/A		
Soffit, intake and ridge vents open	Good / Fair / Poor / N/A		
Bathroom and kitchen fans vented outside	Good / Fair / Poor / N/A		
Ceiling stains, peeling paint or bubbling drywall	Good / Fair / Poor / N/A		

Report summary

☐ Good
 ☒ Fair
 ☐ Poor
 ☐ N/A
 ____ of 30 items checked

Active leaks seen

Overall condition

Recommendation

No / Yes

Good / Fair / Poor

No work needed / Repair / Replace the roof / Inspect again

Repairs recommended _____

Photos

	Photo 1: where	What it shows
1	_____	_____
2	_____	_____
3	_____	_____
4	_____	_____

Inspector signature

Date

Template from measuredbid.com. Checklist items from IKO's and NRCIA's published roof inspection checklists.