



32-POINT ROOF INSPECTION

FIELD CHECKLIST | PAGE 1 OF 2

Customer: _____ Inspection date: _____

Property address: _____

Phone/email: _____ Inspector: _____

Present at inspection: _____ Weather: _____

Mark one condition for each point: G = Good M = Monitor R = Repair X = Replace N/A = Not applicable / not inspected

INSPECTION POINT		G	M	R	X	N/A	PHOTO # / NOTES
ROOF COVERING							
1	Overall condition and estimated age	☐	☐	☐	☐	☐	_____
2	Missing or displaced shingles	☐	☐	☐	☐	☐	_____
3	Cracked, torn or broken shingles	☐	☐	☐	☐	☐	_____
4	Lifted or unsealed shingles; wind damage	☐	☐	☐	☐	☐	_____
5	Hail or impact damage	☐	☐	☐	☐	☐	_____
6	Granule loss; exposed fiberglass	☐	☐	☐	☐	☐	_____
7	Blistering, curling or deterioration	☐	☐	☐	☐	☐	_____
8	Shingle layout and offsets	☐	☐	☐	☐	☐	_____
9	Exposed or improper fasteners	☐	☐	☐	☐	☐	_____
FLASHING AND VULNERABLE AREAS							
10	Valley condition and installation	☐	☐	☐	☐	☐	_____
11	Sidewall flashing	☐	☐	☐	☐	☐	_____
12	Headwall flashing	☐	☐	☐	☐	☐	_____
13	Step flashing	☐	☐	☐	☐	☐	_____
14	Kick-out flashing	☐	☐	☐	☐	☐	_____
15	Chimney and counterflashing	☐	☐	☐	☐	☐	_____
16	Skylight and flashing	☐	☐	☐	☐	☐	_____
17	Drip edge at eaves and rakes	☐	☐	☐	☐	☐	_____

ROOF PROFILE

Approx. roof area: _____ Stories / pitch: _____

Roof covering / manufacturer (if known): _____

Number of layers: _____ Approx. installation year: _____



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FIELD CHECKLIST | PAGE 2 OF 2

Customer / property: _____ Inspection date: _____

INSPECTION POINT		G	M	R	X	N/A	PHOTO # / NOTES
PENETRATIONS AND ACCESSORIES							
18	Plumbing vent boots	☐	☐	☐	☐	☐	_____
19	Furnace / water-heater flue flashing	☐	☐	☐	☐	☐	_____
20	Exhaust vents and other penetrations	☐	☐	☐	☐	☐	_____
21	Satellite / antenna / solar attachments	☐	☐	☐	☐	☐	_____
22	Ridge and hip caps	☐	☐	☐	☐	☐	_____
VENTILATION AND ATTIC							
23	Ridge / exhaust ventilation	☐	☐	☐	☐	☐	_____
24	Soffit / intake ventilation	☐	☐	☐	☐	☐	_____
25	Intake-to-exhaust ventilation balance	☐	☐	☐	☐	☐	_____
26	Attic decking: stains, leaks or moisture	☐	☐	☐	☐	☐	_____
27	Attic insulation and condensation signs	☐	☐	☐	☐	☐	_____
STRUCTURE AND DRAINAGE							
28	Decking: soft spots, sagging, deterioration	☐	☐	☐	☐	☐	_____
29	Gutters: damage, slope, debris, granules	☐	☐	☐	☐	☐	_____
30	Downspouts and drainage	☐	☐	☐	☐	☐	_____
31	Fascia and soffit condition	☐	☐	☐	☐	☐	_____
32	Interior ceilings / walls: leak evidence	☐	☐	☐	☐	☐	_____

FINDINGS & RECOMMENDATION

Ventilation: intake _____ sq. in. NFA exhaust _____ sq. in. NFA calculated need _____ sq. in. NFA

Storm damage: ☐ Observed ☐ Not observed ☐ Undetermined

Repairability: ☐ Repair feasible ☐ Further assessment ☐ Replacement advised

Overall recommendation: ☐ No action ☐ Monitor ☐ Repair ☐ Replace

Priority findings / photo references:

Proposed next step / follow-up:

Inspector signature: _____ Date: _____

Customer acknowledgment: _____ Date: _____

Acknowledgment confirms receipt of findings, not agreement with the recommendation.