



Commercial Roofing Inspection & Leak Detection Checklist 2026

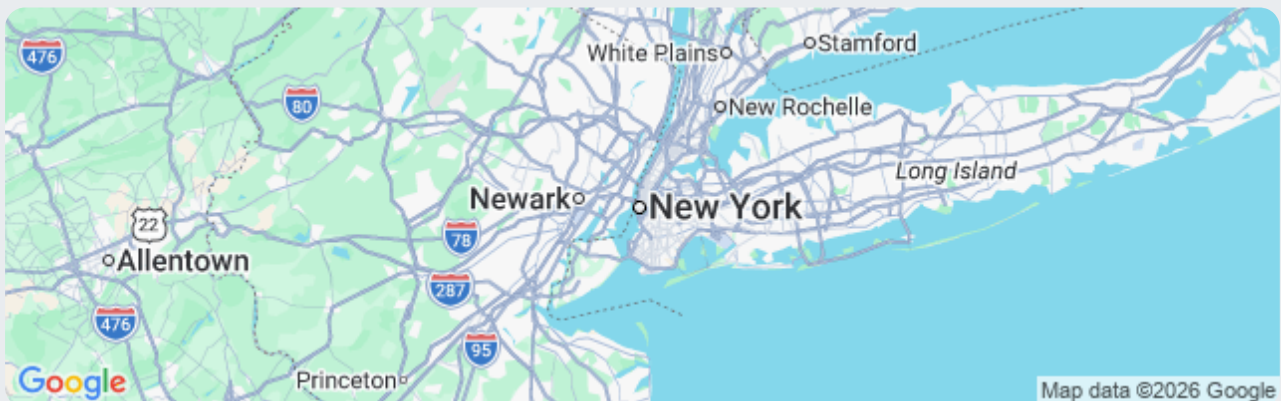
Roof Perimeter & Edge Inspection

Examination of parapet walls, coping caps, gravel stops, and edge metal for signs of corrosion, displacement, or structural damage.

Inspection Date

Inspection Area/Roof Section

 [Set My Current Location](#)



Coping Cap Condition

- ☐ Excellent
- ☐ Good
- ☐ Fair - Needs Repair
- ☐ Poor - Urgent Action Required

Observed Edge Defects

- ☐ Corrosion/Rust
- ☐ Loose/Detached Metal
- ☐ Cracked Sealant
- ☐ Debris Accumulation
- ☐ None

Detailed Observations & Notes

Write something...

Photo Documentation of Edge Defects

 Upload File

Inspector Signature

Roof Membrane & Surface Integrity

Assessment of the main roofing membrane for punctures, cracks, blisters, bubbling, or signs of UV degradation and thinning.

Membrane Condition Status

- ☐ Excellent
- ☐ Fair - Normal Wear
- ☐ Poor - Requires Immediate Repair
- ☐ Critical - Structural Failure Imminent

Observed Surface Defects

- ☐ Blistering
- ☐ Punctures/Punctured Membrane
- ☐ Cracking/Alligatoring
- ☐ Delamination
- ☐ UV Degradation/Brittle Surface
- ☐ Surface Erosion

Estimated Area of Damage (Sq. Ft.)

Enter a number...

Detailed Observations & Defect Description

Write something...

Photographic Evidence of Membrane Damage

 Upload File

Drainage & Water Runoff Systems

Inspection of scuppers, drains, gutters, and downspouts to ensure they are free of debris and functioning without blockages.

Drainage System Condition

- ☐ Clear and Functional
- ☐ Partial Blockage Detected
- ☐ Heavy Debris/Clog Present
- ☐ Structural Damage/Broken

Drain/Scupper ID Number

Write something...

Estimated Depth of Debris (inches)

Enter a number...

Identified Issues

- ☐ Leaves/Organic Matter
- ☐ Silt/Sediment Build-up
- ☐ Broken Drain Grates
- ☐ Cracked Downspout Connections

Drainage Photo Documentation

 Upload File

Maintenance Action Required

Write something...

Flashing & Penetration Seals

Detailed check of all roof penetrations including vents, skylights, pipes, and HVAC curbs for compromised sealant or cracked flashing.

Flashing Condition Status

- ☐ Intact
- ☐ Cracked/Degraded
- ☐ Missing/Damaged
- ☐ Requires Immediate Repair

Description of Observed Damage

Write something...

Affected Penetration Types

- ☐ Skylights
- ☐ Vent Pipes
- ☐ HVAC Units/Curbs
- ☐ Chimneys
- ☐ Electrical Conduits

Photo of Identified Leak or Seal Failure

 Upload File

Estimated Number of Failed Seals

Enter a number...

Inspector Verification

Seam & Joint Continuity

Verification of all heat-welded seams, adhesive bonds, or mechanically fastened edges to identify potential separation or delamination.

Seam Condition Status

- ☐ Intact & Secure
- ☐ Minor Separation Detected
- ☐ Significant Gap/Failure
- ☐ Requires Immediate Repair

Detailed Observations of Seam Disruption

Write something...

Photo Evidence of Seam Integrity

 Upload File

Estimated Number of Compromised Joints Found

Enter a number...

Inspector Verification

Structural & Support Inspection

Visual check for sagging areas, pooling water (ponding), or visible deformation in the roof deck or supporting framework.

Roof Deck Condition

- ☐ Intact
- ☐ Signs of Sagging
- ☐ Structural Damage Detected
- ☐ Corrosion/Rust Present

Observations of Structural Deficiencies

Write something...

Estimated Depth of Ponding Water (inches)

Enter a number...

Photos of Structural Issues

 Upload File

Inspector Verification

Debris & Environmental Hazards

Identification of accumulated organic matter, fallen branches, wind-blown trash, or nesting wildlife that may impede drainage.

Type of Debris Identified

- ☐ Organic Matter (Leaves/Branches)
- ☐ Wind-blown Trash/Litter
- ☐ Sediment/Silt Accumulation
- ☐ Animal/Bird Nesting Material
- ☐ Construction Remnants

Debris Description

Write something...

Debris Photo Evidence

 Upload File

Debris Severity Level

- ☐ Low (Minimal impact on drainage)
- ☐ Medium (Requires routine cleaning)
- ☐

Cleanup Completion Date

Enter date...

Leak Detection & Moisture Assessment

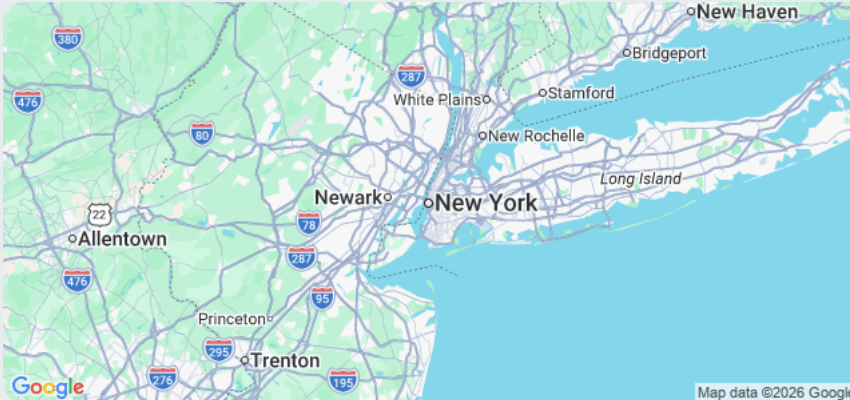
Documentation of any visible active leaks, dampness in insulation, or moisture readings from infrared/thermal imaging tests.

Inspection Date

Enter date...

Leak Detection Area/Roof Zone

 [Set My Current Location](#)



Active Leak Identified?

☐ Yes

☐ No

Estimated Moisture Percentage (%)

Enter a number...

Detailed Observations of Moisture or Water Intrusion

Write something...

Upload Moisture Detection Photos/Thermal Images

 [Upload File](#)

Inspector Verification

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✔ Finish

✎ Generate Sample Report