

METAL ROOF INSPECTION CHECKLIST

Inspection Date: _____

Inspector's Name: _____

Company Name: _____

Project Address: _____

Roof Installation Date: _____

Roof Type/Material: _____

Exterior Surface Inspection

Roof Panels

- Condition of Panels (No visible damage, scratches, or deformation)
- Proper Alignment of Panels (Straight and uniform appearance)
- Presence of Rust/Corrosion (Check for early signs of rust)
- Panel Paint/Coating Condition (No chipping or peeling)
- Fastener Tightness (Fasteners not loose or overtightened)
- Fastener Compatibility (Check material compatibility of fasteners with the metal panels)
- Signs of Leaks or Moisture Penetration
- Loose or Missing Panels (Ensure all panels are secure)

Roof Flashing

- Properly Installed Flashing (Secured with no gaps)
- Flashing Condition (No rust or damage)
- Correct Flashing Around Protrusions (Chimneys, vents, etc.)
- Signs of Water Infiltration Around Flashing

Roof Structure & Support System

Structural Integrity

- Roof Deck Condition (No signs of rot, warping, or weakening)
- No Visible Sagging in Roof Lines
- Trusses and Rafters (Check for cracks, splits, or warping)
- Load-Bearing Capacity of the Roof (No signs of overload or compromise)

Underlayment Inspection

- Underlayment Integrity (Check for tears, gaps, or deterioration)
- Proper Installation (Underlayment correctly installed without exposure)

Ventilation System

- Proper Ventilation System Installed (Ridge vents, soffit vents, etc.)
- Vents Free from Obstruction (Ensure air circulation)
- No Leaks or Water Intrusion Around Vents

Roof Components & Accessories

Gutters and Downspouts

- Gutters Securely Attached (No loose sections or detachment from the roof)
- Gutters Clean and Free of Debris
- Proper Slope/Drainage (Gutters correctly pitched to prevent pooling)
- Downspouts Properly Directed (Ensure water is directed away from the foundation)

Roof Edge and Fascia

- Roof Edges (No rust, damage, or detachment)
- Fascia Condition (No signs of rot, mold, or deterioration)

Skylights, Chimneys, and Other Penetrations

- Seals Around Penetrations (Ensure all seals are intact)
- Flashing and Sealing Materials Secure
- No Visible Signs of Leaks or Damage

Roof Drainage and Water Management

Drainage System Efficiency

- No Pooling of Water on Roof Surface
- Roof Slope (Proper drainage toward gutters/drain pipes)

Inspection of Valleys and Low Spots

- Valleys Free from Debris
- No Signs of Water Accumulation

Signs of Wear or Potential Future Problems

General Wear & Tear

- Check for Any Dents or Punctures
- Surface Scratches (That Could Lead to Corrosion)
- Panel Overlaps Properly Sealed and Secure

Expansion and Contraction

- Any Buckling or Warping of Panels (Indicates improper expansion/contraction)
- Adequate Spacing Between Panels to Allow for Expansion
- Visible Issues with Fasteners (Loose or Popped Fasteners)

Safety Concerns

Roof Safety

- Roof Free of Hazardous Conditions (Loose panels, sharp edges)
- Safety Features in Place (Guardrails, fall protection, etc., if needed)

Lightning Protection

- Metal Roof Properly Grounded (Check the condition of lightning rods, if applicable)

Maintenance Recommendations

- Roof Requires Immediate Repairs (If Yes, List Specific Areas and Urgency Level)
- Suggested Timeline for Next Inspection:
- Recommended Maintenance Tasks (Cleaning, sealant application, etc.)

Final Remarks & Conclusion

- General Comments/Notes:
- Overall Condition of Roof (Good, Fair, Poor):
- Recommended Repairs or Improvements:

Inspector's Signature: _____

Date: _____