

Roof inspection report template

Version 1. Written from InterNACHI's Home Inspection Standards of Practice, roof section. Complete one form for each roof inspected.

Property and inspection

Property address

Inspection date

Inspector and company

The roof is inspected from ground level or the eaves. Its general structure is inspected from readily accessible panels, doors or stairs. Walking the roof surface is not required.

Roof covering

Result

☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Roof covering type

Findings and where

Gutters and downspouts

Result

☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Findings and where

Vents, flashing, skylights, chimney and other penetrations

Result

☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Findings and where

General structure of the roof

Result

☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Findings and where

Active roof leaks

Result

☐ None observed ☐ Active leak observed ☐ Not inspected

Where the leak is observed

Limits and signature

The inspector is not required to walk on any roof surface, predict service life, or inspect underground downspout diverter drainage pipes. The inspection is not technically exhaustive and does not identify concealed or latent defects.

Inspector signature

Date signed