

ROOF INSPECTION REPORT

PROFESSIONAL ROOF CONDITION ASSESSMENT

PROPERTY OWNER		INSPECTION DATE	
PROPERTY ADDRESS		INSPECTOR	
CITY / STATE / ZIP		REPORT #	
OWNER PHONE		OWNER EMAIL	

EXECUTIVE SUMMARY

OVERALL ROOF CONDITION	GOOD FAIR POOR IMMEDIATE ATTENTION <i>Circle one</i>		
PRIMARY CONCERN			
ACTIVE LEAK OBSERVED	YES NO NOT DETERMINED <i>Circle one</i>		
RECOMMENDED ACTION	NO WORK REPAIR FURTHER EVALUATION REPLACEMENT <i>Circle one</i>		
WEATHER CONDITIONS	CLEAR CLOUDY RAIN SNOW WIND <i>Circle all that apply</i>	INSPECTION METHOD	VISUAL NON-INVASIVE <i>Circle all that apply</i>
ROOF ACCESS METHOD	ROOF WALK LADDER GROUND DRONE <i>Circle all that apply</i>	PROPERTY TYPE	

INSPECTION OVERVIEW / EXECUTIVE COMMENTS

INSURANCE DISCLAIMER: If you choose to file an insurance claim, you remain responsible for communicating directly with your insurance carrier. Black Ridge Roofing does not interpret insurance policies, negotiate claim settlements, represent homeowners in the claims process, or act as a public adjuster.

ROOF SYSTEM PROFILE

ROOF SYSTEM	ASPHALT SHINGLE METAL LOW-SLOPE MEMBRANE OTHER <i>Circle all that apply</i>	STORIES	
APPROX. AGE		APPROX. SIZE	
LAYERS OBSERVED	1 2 3+ NOT DETERMINED <i>Circle one</i>	DECKING	PLYWOOD OSB PLANK NOT VISIBLE <i>Circle one</i>
ROOF SLOPE	LOW-SLOPE STANDARD STEEP <i>Circle one</i>	VENTILATION	YES NO <i>Circle one</i>
GUTTERS	YES NO <i>Circle one</i>		

SECTION CONDITION RATINGS

COMPONENT	RATING - CIRCLE ONE	OBSERVATION
Roof Covering	GOOD FAIR POOR N.I.	
Ridge & Hip	GOOD FAIR POOR N.I.	
Flashings	GOOD FAIR POOR N.I.	
Penetrations	GOOD FAIR POOR N.I.	
Drainage	GOOD FAIR POOR N.I.	
Ventilation	GOOD FAIR POOR N.I.	
Fascia / Soffit	GOOD FAIR POOR N.I.	

FINDINGS SUMMARY

#	AREA	MATERIAL	OBSERVED CONDITION	PHOTO
01				
02				
03				
04				
05				
06				

Inspection limitations / inaccessible areas:

DETAILED PHOTO FINDINGS 01-03

Pair each photograph with the exact roof location, observed condition, and recommended next step.

INSPECTION PHOTO

Right-click image > Change Picture
Replacement photo keeps this frame size

FINDING 01

Finding title: _____

Location: _____

Observation:

Recommendation: MONITOR REPAIR FURTHER EVALUATION REPLACEMENT

Circle one. Notes: _____

INSPECTION PHOTO

Right-click image > Change Picture
Replacement photo keeps this frame size

FINDING 02

Finding title: _____

Location: _____

Observation:

Recommendation: MONITOR REPAIR FURTHER EVALUATION REPLACEMENT

Circle one. Notes: _____

INSPECTION PHOTO

Right-click image > Change Picture
Replacement photo keeps this frame size

FINDING 03

Finding title: _____

Location: _____

Observation:

Recommendation: MONITOR REPAIR FURTHER EVALUATION REPLACEMENT

Circle one. Notes: _____

DETAILED PHOTO FINDINGS 04-06

INSPECTION PHOTO

Right-click image > Change Picture
Replacement photo keeps this frame size

FINDING 04

Finding title: _____

Location: _____

Observation:

Recommendation: MONITOR REPAIR FURTHER EVALUATION REPLACEMENT

Circle one. Notes: _____

INSPECTION PHOTO

Right-click image > Change Picture
Replacement photo keeps this frame size

FINDING 05

Finding title: _____

Location: _____

Observation:

Recommendation: MONITOR REPAIR FURTHER EVALUATION REPLACEMENT

Circle one. Notes: _____

INSPECTION PHOTO

Right-click image > Change Picture
Replacement photo keeps this frame size

FINDING 06

Finding title: _____

Location: _____

Observation:

Recommendation: MONITOR REPAIR FURTHER EVALUATION REPLACEMENT

Circle one. Notes: _____

INSPECTION CONCLUSION

OVERALL CONDITION	GOOD FAIR POOR IMMEDIATE ATTENTION <i>Circle one</i>
PRIMARY CONCERN	
RECOMMENDED ACTION	NO WORK REPAIR FURTHER EVALUATION REPLACEMENT <i>Circle one</i>
ACTIVE LEAK OBSERVED	YES NO NOT DETERMINED <i>Circle one</i>

RECOMMENDATION / FINAL FINDINGS

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NEXT STEPS

1	Review inspection findings and photographs
2	Discuss questions with Black Ridge Roofing
3	Request a separate written estimate, if desired

BLACK RIDGE ROOFING INSPECTOR

INSPECTOR NAME	TITLE	
SIGNATURE	DATE	

Questions about your report? 410-881-ROOF | BLACKRIDGEROOF.COM | info@blackridgeroofs.com

REPORT LIMITATIONS: This report reflects visible conditions at the time of inspection. It is not a structural engineering report, code-compliance certification, roof warranty, or guarantee that concealed defects do not exist.

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