



Oregon Roof Consulting and Inspection

No-Nonsense Roofing Advice for Property Owners: Affordable ~ Thorough ~ Versatile ~ Capable

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OREGON ROOF CONSULTING - ROOF INSPECTION FORM

General Roof Conditions:

NA = Not Applicable

Item	Remarks
Debris on Roof	
Physical Damage	
Structural Deformation	
Drainage	
Gutters and Downspouts	
Overall Access	
Other	

Sloped Roof:

Item	Remarks
Roof Material / # of layers	
Condition of Surface	
Deformed Edges	
Shingles Buckled; Curled; Missing	
Granule Loss	

Signs of Previous Repairs

Ventilation

Flashing

Chimneys

Skylights

Solar Panels

Fasteners

Soffit / Fascia

Fall Arrest Anchors

TV or Radio Antenna

Other

Final Remarks

Exterior Wall Surfaces:

Item	Remarks
Deformed Finish	
Surface deterioration	
Staining	
Damaged / Missing Siding	
Other	
Final Remarks	

Flat / Membrane Roof:

Item	Remarks
Condition of Coating	
Granular Loss	
Punctures	
Cracks / Alligating	
Blisters / Fishmouths	
Ponding	
Protrusions	
Drains / Scuppers	
Other	
Final Remarks	

Interior Ceiling Conditions:

Item	Remarks
Cracks	
Water Staining	
Water Leaks	
Seasonal Change	

Signs of Previous Ceiling Repairs

Other

Final Remarks

Interior Wall Surfaces:

Item	Remarks
Cracks	
Water Staining	
Water Leaks	
Deformed Finish	
Seasonal Change	
Window Leaks	
Door / Window Alignment	
Signs of Previous Repairs	
Other	
Final Remarks	

OCCUPANT / OWNER RESPONSIBILITIES

Immediately note any signs of damage, staining, leaking, degradation, structural anomalies, or envelope movement, especially after extreme weather conditions.

GLOSSARY OF ROOFING TERMS USED IN THIS CHECKLIST

1. **Alligatoring:** Shrinkage cracking on flat roof resembling alligator hide.
2. **Asphalt:** A highly viscous hydrocarbon produced from the residuum left after the distillation of petroleum; used as a waterproofing agent of a built up roof. Also the primary component of most composition shingles.
3. **Ballast:** An anchoring material (such as rock, gravel, pavers) used to resist wind uplift forces of roof membrane.
4. **Bitumen:** A generic term for asphalt or coal tar pitch roofing.
5. **Bird Block:** The vents between rafters at overhangs.
6. **Blister:** A spongy raised portion of roofing membrane as a result of pressure of entrapped air or water vapor.
7. **Built-up Roofing (BUR):** A continuous, semi-flexible roof covering consisting of laminations or plies of saturated or coated felts alternated with layers of bitumen.
8. **Cant Strip:** A continuous strip of triangular cross section, fitted into the angle formed by the structural deck and a wall or other vertical surface, and used as a gradual transition for base flashing and horizontal roof membrane.
9. **CDX:** 8'X4' plywood sheets typically 4-ply, sometimes 5-ply.
10. **Coil Nails:** Cartridges for air or electrical powered nail guns.
11. **Counter Flashing:** Metal pieces between bricks that come down and overlap roof deck flashing that are sandwiched within the roofing.
12. **Cowboy:** Marginally skilled poorly trained roofer.
13. **Crack:** A break in a roofing membrane as a result of flexing, often occurring at a ridge or a seam.
14. **Cupping:** Curling / raising of composition shingles.
15. **Curb:** A wood frame around a skylight opening that the skylight unit is fitted upon. Metal flashing is then wrapped around the curb or 'frame'.
16. **Dead Valley:** A flat section on a pitched roof where multiple sections meet. These are infrequent but when encountered require special attention. These should be covered with sheet metal and not membrane.
17. **Drip Edge:** Bottom edge of roof leading into gutter.
18. **Eaves:** The protective overhang at the lower edge of a sloped roof.
19. **Expansion Joints:** A deliberate separation of two roof areas to allow expansion and contraction movements of the parts.
20. **Fascia:** The finish member covering the edges or eaves of a flat or sloping roof or roof overhang.
21. **Fishmouths:** An opening of the lapped edge of applied felt in built up roofing due to adhesion failure.

22. **Flashing:** Connecting devices that seal membrane joints, drains, gravel stops and other places where membrane is interrupted. Base flashing forms the upturned edges of the watertight membrane. Cap or counter-flashing shields the exposed edges and joints of the base flashing. Perimeter and valley metal components of a sloped roof also are called flashing as are individual pieces that are placed at a sidewall, skylight, or chimney. Pipe jacks are also called pipe flashings.
23. **Gravel Stop:** Flanged device, normally metallic, designed to prevent loose aggregate from washing off the roof. It also provides a finished edge detail for built-up roof assembly.
24. **High Risk Roof:** A roof that is high, steep, or has difficult access.
25. **Hip:** Point / apex where two sections / faces meet.
26. **No-Caulk Flange:** Cheap neoprene/rubber pipe jacks that don't last.
27. **OSB (Oriented Strand Board):** Inferior plywood substitute.
28. **Overlay:** Installing roofing over existing roof. BAD idea.
29. **Parapet:** The part of the wall entirely above the roof.
30. **Ponding:** The collection of water at in shallow points on the roof.
31. **Power Mast:** Post that penetrates roof holding electricity wires.
32. **PVC:** A generic term for single-ply plastic sheet membrane (poly vinyl chloride), seams are fused by solvent or hot air welding techniques.
33. **Rake Edge:** The side edges of a right angle roof. Also called 'Gables.'
34. **Ridge:** Top of roof or 'peak.' Term also describes hips.
35. **Slope:** The ratio between the rise and the horizontal span.
36. **Soffit:** The finish on the underside of a roof overhang.
37. **Starter Course:** Strip of material used prior to the installation of the first course of exposed roofing material.
38. **Step Flashing:** Pieces of metal used at sidewalls and sides of chimneys or skylights. Usually bent at a 90 degree angle.
39. **Torchdown:** Method of applying flat roof membranes using a propane torch.
40. **Valley:** Joint or 'trough' where two roof sections meet.