SAMPLE REPORT · client details removed

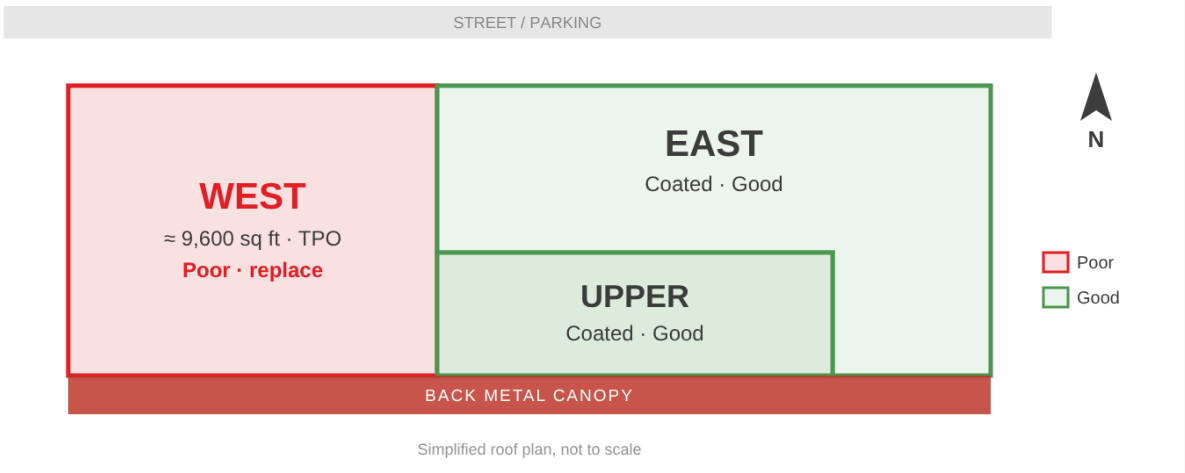
Roof Inspection Report

Prepared for Sample client (details removed)

PROPERTY	INSPECTION DATE	INSPECTOR
Commercial building, Treasure Valley, ID	November 2026	Derek Mast · (208) 251-8203



WEST SECTION CONDITION	YEARS OF LIFE LEFT	ACTIVE LEAKS
☐ Good ☐ Fair ☒ Poor	Uncertain. Replacement is recommended now, but with maintenance it may last a little longer.	☒ No ☐ Yes



Simplified roof plan, not to scale

WEST SECTION

Bottom line: The West section (about 9,600 sq ft of TPO, installed around 2009) is in poor condition. Grease from the kitchen exhaust fans is being put out onto this roof and breaking down the membrane. We recommend replacing this section.



1

WHAT'S WRONG

This TPO (about 9,600 sq ft, installed around 2009) is in poor condition. The membrane is wrinkling, grease from the exhaust fans is breaking it down, and dirt is collecting along its seams.

WHAT WE RECOMMEND

Replace the West section with a grease-resistant PVC membrane. We've sent a separate quote for this.

HOW SOON ☐ Now ☒ This year ☐ Watch it



2

WHAT'S WRONG

Grease spatter and older patches surround this HVAC unit and its electrical line. The patches are holding but are weathered.

WHAT WE RECOMMEND

Clean the grease, check each patch, and re-seal any edges that are starting to lift.

HOW SOON ☐ Now ☒ This year ☐ Watch it

EAST & UPPER SECTIONS

EAST & UPPER CONDITION	YEARS OF LIFE LEFT	ACTIVE LEAKS
☒ Good ☐ Fair ☐ Poor	About 7+ years	☒ No ☐ Yes



Bottom line: Both sections are in good condition. The coating looks fairly fresh, and we estimate 7+ years before they need to be recoated. Only a couple of small spots need light maintenance.



1

WHAT'S WRONG

Upper section: a patch over a seam has failed. The edge is torn and frayed, and the reinforcing fabric underneath is exposed to the weather.

WHAT WE RECOMMEND

Remove the failed patch and install a new patch over the seam.

HOW SOON ☒ Now ☐ This year ☐ Watch it



2

WHAT'S WRONG

East section: in a few small spots the coating has wrinkled and started to crack, mostly near penetrations and seam corners.

WHAT WE RECOMMEND

Add a bit more coating to these spots so water can't get under it.

HOW SOON ☐ Now ☒ This year ☐ Watch it

YOUR OPTIONS

Option 1 (recommended): Replace the West section with a Duro-Last 60 mil PVC membrane, built to resist grease, with a 20-year manufacturer NDL warranty. Then keep the whole roof on our annual maintenance plan going forward: a yearly inspection, cleaning drains and grease areas, re-sealing patches and seams, and an updated photo report.

Option 2: Annual maintenance only for now. We fix the failed patch, add coating to the small spots, clean the grease areas, remove the loose debris, and inspect the roof each year. This buys time on the West section, but it will still need to be replaced.

Next step: Let us know which way you'd like to go and we'll send a written proposal. Questions? Call or text Derek at (208) 251-8203.

This is a visual inspection of areas we could safely reach on the date above. Hidden conditions under the roof or inside walls may not be visible.