Roof Inspection Report

Prepared for **Sample client (details removed)**

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



OVERALL CONDITION	YEARS OF LIFE LEFT	ACTIVE LEAKS
☐ Good ☐ Fair ☒ **Poor**	**None. Replace now**	☐ No ☒ **Yes**

Bottom line: This TPO roof is at the end of its life and is actively leaking. The membrane is brittle and cracking, old repairs have failed, and water ponds in several areas. It needs to be replaced now.



1

WHAT'S WRONG

Water sits in large low areas along the parapet instead of draining. The dark and red staining shows it stays for long periods, which wears the membrane faster and adds weight to the roof.

WHAT WE RECOMMEND

Correct the drainage with tapered insulation or added drains when the roof is replaced.

HOW SOON ☒ **Now** ☐ This year ☐ Watch it



2

WHAT'S WRONG

This is one of many holes through the membrane across the roof. Water can get straight into the roof system at each one.

WHAT WE RECOMMEND

Patch the holes now as a temporary fix until the roof is replaced.

HOW SOON ☒ Now ☐ This year ☐ Watch it



3

WHAT'S WRONG

There are many failed repairs across the roof. This one appears to be a core sample cut that someone covered with duct tape. The tape has worn away and it is now an open hole.

WHAT WE RECOMMEND

Patch properly now as a temporary fix. Replacement is the permanent solution.

HOW SOON ☒ Now ☐ This year ☐ Watch it



4

WHAT'S WRONG

The TPO is cracking near the termination bar. This shows the membrane has become brittle with age and is at the end of its life. Cracking like this cannot be reliably repaired.

WHAT WE RECOMMEND

Replace the membrane.

HOW SOON ☒ Now ☐ This year ☐ Watch it



5

WHAT'S WRONG

The sealant around this rusted pipe has dried out and cracked, leaving a gap where water can get in. Some penetrations on the roof are not flashed properly.

WHAT WE RECOMMEND

Reseal now as a temporary fix. Install proper flashings at all penetrations with the new roof.

HOW SOON ☒ Now ☐ This year ☐ Watch it



6

WHAT'S WRONG

At this wall corner the flashing was patched with black mastic that is now cracked and peeling, and debris is collecting at the base. Sealant at other parapet corners is cracked the same way.

WHAT WE RECOMMEND

Clean out the debris and reseal now. Install new wall flashings with the new roof.

HOW SOON ☒ Now ☐ This year ☐ Watch it

YOUR OPTIONS

Option 1 – Replace (recommended): Install a new membrane roof system with corrected drainage and new flashings at the walls and penetrations. Membrane systems typically carry a 20-year warranty, with 15 to 25 years available.

Option 2 – Temporary repairs: Patch the holes and the failed repairs, and reseal the penetrations and corners to slow the leaks until the roof is replaced. This buys a little time but does not fix the aged membrane.

Option 3 – Annual maintenance plan: Once the new roof is on, a yearly inspection, cleaning, sealant touch-up and updated photo report to keep it in good shape. Other buildings can be included.

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.