Residential Roof Inspection Form

Inspection Date:	05/29/2026	**Inspector:**	WR

Structure Information

Structure ID:		Used For:	Residential
Job No.:		Year Roof Applied:	Not Available
Structure Description:	☒ Permanent ☐ Temporary	Building Type:	☒ Single-family ☐ Apartments ☐ Multi-family ☐ Other:
Resident Key Contact Name:	Andrew Drielin	Owner/Mgr. Contact (if different):	
Structure Address:	4155 Kessler-Frederick Rd.	Owner/Mgr. Phone:	(937) 216-4625
Structure City/ST/Zip	West Milton, OH 45383	Owner/Mgr. E-Mail:	andrewdrielin@gmail.com

Roofing Company Contact Information

Roofing Contractor Company:	Rich Roofing and Services	Roofing Co. Address:	567 E. Staunton Rd.
Roofing Company Contact:	Deena	Roofing Co. City/ST/ZIP:	Troy, OH 45373
Roofing Company Phone:	937-335-ROOF (7663)	Roofing Co. E-Mail:	deena@richroofing.com

Previous Maintenance and Repair Work

(Briefly describe membrane and flashing work done, including dates and who did the work)

Date of Last Inspection: N/A **Is the Roof guaranteed?** ☒No ☐Yes - Attach copy of guarantee to this record

Has occupancy or use of the building changed since last inspection? ☐No ☐Yes - Describe: N/A

Have any changes, additions or new penetrations been made to roof since last inspection? ☐No ☐ Yes - Describe: N/A

Has there been leakage? ☒No ☐Yes - Describe Conditions: ☐Light Rain ☐Heavy Rain ☐Wind ☐Leaks Continuously

☐Other: Not Available

Were emergency repairs performed? ☒No ☐Yes - Describe:

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Code		Condition G = Good, No Action F = Fair, Monitor Periodically P = Poor, Immediate Action				
		G	F	P	Location	Action Taken
	Interior	☐	☐	☐		
	Roof Deck	☐	☐	☐		
A1	Corrosion	☒	☐	☐		
A2	Spalling (chipping or crumbling)	☒	☐	☐		
A3	Cracking	☒	☐	☐		
A4	Buckling	☒	☐	☐		
A5	Sagging	☒	☐	☐		
A6	Open Joints	☐	☐	☐		
A7	General Deck Condition	☒	☐	☐		
A8	Stains/Drips	☒	☐	☐		
A100	Other: _____	☐	☐	☐		
	Walls	☐	☐	☐		
B1	Movement	☐	☐	☐		
B2	Settling	☐	☐	☐		
B3	Cracks	☐	☐	☐		
B4	Spalling (chipping or crumbling)	☐	☐	☐		
B5	Paint Peeling	☐	☐	☐		
B6	Water Stains	☐	☐	☐		
B100	Other: _____	☐	☐	☐		
	Exterior	☐	☐	☐		
	Walls	☐	☐	☐		
C1	Deteriorated Mortar Joints	☐	☐	☐		

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		G	F	P	Location	Action Taken
C2	Settlement Cracks	☒	☐	☐		
C3	Stains	☒	☐	☐		
C4	Efflorescence	☒	☐	☐		
C5	Windows	☒	☐	☐		
C7	Fascia Displaced	☒	☐	☐		
	Metal Flashings	☒	☐	☐		
	Counter Flashing	☒	☐	☐		
E1	Loose/Missing Fasteners	☒	☐	☐		
E2	Loose/Displaced Metal	☒	☐	☐		
E3	Deformed Metal	☒	☐	☐		
E4	Corrosion	☒	☐	☐		
E6	Sealant Joints	☒	☐	☐		
E7	Punctures	☒	☐	☐		
E100	Other: _____	☐	☐	☐		
	Drains/Downspouts	☐	☐	☐		
L1	Strainers/Clamping Ring	☐	☐	☐		
L2	Clear of Debris	☒	☐	☐		
L3	Flashing	☐	☐	☐		
L4	Overall Cleanliness	☐	☐	☐		
L5	Gutter Anchors	☒	☐	☐		
L6	Drains/Downspouts	☒	☐	☐		
L7	Gutter General Condition	☒	☐	☐		
L100	Other: _____	☐	☐	☐		

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Code		Condition G = Good, No Action F = Fair, Monitor Periodically P = Poor, Immediate Action				
		G	F	P	Location	Action Taken
	Penetrations	☐	☐	☐		
	General	☐	☐	☐		
K1	Pitch Pocket Sealant	☐	☐	☐		
K2	Loose Flashing	☒	☐	☐		
K3	Drawbands	☐	☐	☐		
K100	Other: _____	☐	☐	☐		
	Conduit or Pipe	☐	☐	☐		
N1	Sagging	☐	☐	☐		
N2	Supports Moving	☐	☐	☐		
N3	Joints	☐	☐	☐		
N4	Corrosion	☐	☐	☐		
N100	Other: _____	☐	☐	☐		
	Membrane/Shingle	☒	☐	☐		
	General	☒	☐	☐		
O1	Discoloration	☒	☐	☐		
O2	Coating/Surfacing	☒	☐	☐		
O3	Cracking	☒	☐	☐		
O4	Wrinkles	☒	☐	☐		
O5	Punctures	☒	☐	☐		
O9	Delamination	☒	☐	☐		
O10	Alligatoring	☒	☐	☐		
O11	Granule Adhesion	☒	☐	☐		
O12	Standing Water	☒	☐	☐		

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		G	**F**	**P**	**Location**	**Action Taken**
O13	Vandalism	☐	☐	☐		
O14	Foot Traffic Damage	☐	☐	☐		
O17	Mechanical Damage	☐	☐	☐		
O18	Exposed Felt/Deck	☒	☐	☐		
O19	Hail Damage	☒	☐	☐		
O100	Other: approx 6 years old	☒	☐	☐		
	Miscellaneous	☐	☐	☐		
R1	Antennas	☐	☐	☐		
R2	Guy Wires	☐	☐	☐		
R3	Ice or Icicles	☐	☐	☐		
R4	Oil Deposits	☐	☐	☐		
R5	Surface Contamination	☐	☐	☐		
R6	Soft Areas	☒	☐	☐		
R7	Vandalism	☒	☐	☐		
R8	Vegetative Growth	☒	☐	☐		
R100	Other:	☐	☐	☐		
	Photographic Record	☐	☐	☐		
U1	Film/Digital Photograpy	☒	☐	☐		
U2	Video	☐	☐	☐		
U100	Other:	☐	☐	☐		

***Mark all items with the appropriate code on the roof plan grid. Keep copies of inspection forms and photographic or other evidence with the Roof Historical Record.**