

Preventative Maintenance Checklist

Automated Form Number ☐ Template Library-Example Template Project-Example Team-DP-PEA-0038-1

Building or Area being Inspected Pines Apartments, Fullerton, California

Name of Inspector/Auditor Dave Hodgson

Date and Time of Inspection Tuesday, 23 April 2019

Roofing Inspection

Inspect at least twice per year and after a severe storm

Checkbox Has warranty information been reviewed? Yes

Checkbox Cleared roof drains of debris Yes

Checkbox Walked the perimeter to examine sheet metal, copings, and previously repaired sections Yes

Checkbox Any wrinkles or tearing on roof-to-wall connections and flashings (at curbs and penetrations, etc.) ? No

Checkbox For single-ply roofs, re-caulk the top of face-mounted termination bars (if needed) NA

Checkbox For bituminous roofs, check for splits in the stripping plies NA

Checkbox Any corrosion on metal roofs? May be caused by condensate from copper coils in rooftop HVAC units No

Checkbox Duct the condensating water to keep it from coming into contact with the membrane Yes

Checkbox All traffic off of the roof to avoid membrane damage? Yes

Checkbox Green roof: Are plants healthy? Weed and trim as needed NA

Checkbox Green roof: Is there proper irrigation for the survival of vegetation and protection of roof membrane against leaks and ponding? NA

Checkbox Is there a plan for a moisture survey every 5 years to detect wet insulation or leaks? No

Checkbox Rooftop solar array: Are panels dislodged by a buildup of ice or snow? No

How To Create A Preventive Maintenance Plan

Rosina Ehmann



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