

# Preventative Maintenance Checklist

<b>Automated Form Number</b>	<input type="checkbox"/> Template Library-Example Template Project-Example Team-DP-PEA-0038-1
<b>Building or Area being Inspected</b>	Pines Apartments, Fullerton, California
<b>Name of Inspector/Auditor</b>	Dave Hodgson
<b>Date and Time of Inspection</b>	Tuesday, 23 April 2019

## Roofing Inspection

Inspect at least twice per year and after a severe storm

<b>Checkbox</b>	Has warranty information been reviewed?	Yes
<b>Checkbox</b>	Cleared roof drains of debris	Yes
<b>Checkbox</b>	Walked the perimeter to examine sheet metal, copings, and previously repaired sections	Yes
<b>Checkbox</b>	Any wrinkles or tearing on roof-to-wall connections and flashings (at curbs and penetrations, etc.) ?	No
<b>Checkbox</b>	For single-ply roofs, re-caulk the top of face-mounted termination bars (if needed)	NA
<b>Checkbox</b>	For bituminous roofs, check for splits in the stripping plies	NA
<b>Checkbox</b>	Any corrosion on metal roofs? May be caused by condensate from copper coils in rooftop HVAC units	No
<b>Checkbox</b>	Duct the condensating water to keep it from coming into contact with the membrane	Yes
<b>Checkbox</b>	All traffic off of the roof to avoid membrane damage?	Yes
<b>Checkbox</b>	Green roof: Are plants healthy? Weed and trim as needed	NA
<b>Checkbox</b>	Green roof: Is there proper irrigation for the survival of vegetation and protection of roof membrane against leaks and ponding?	NA
<b>Checkbox</b>	Is there a plan for a moisture survey every 5 years to detect wet insulation or leaks?	No
<b>Checkbox</b>	Rooftop solar array: Are panels dislodged by a buildup of ice or snow?	No

# How To Create A Preventive Maintenance Plan

**RD Boyd**



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