

# 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

**Lei Huang**



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