

# 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

**Victor M. Corman**



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ver a thousand miles on a motorcycle just before christmas 1989 that was how keanu reeves went to see his friend river phoenix riding his motorcycle from canada all the way down the eastern united states until he reached gainesville florida his cargo the treatment for a movie called my own private idaho by director gus van sant

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