



DURO-LAST® ROOFING SYSTEM

CARE AND MAINTENANCE GUIDE & OWNER CHECKLIST





Duro-Last is the world's premier manufacturer of custom-fabricated, thermoplastic single-ply roofing systems. Through the custom-fabrication process, up to 85% of seams are completed in our factory-controlled environment before the roofing system is delivered to the jobsite. By eliminating most of the on-site seaming, Duro-Last dramatically reduces the potential for leaks – and adds the advantages of a faster, quieter and easier installation, with less maintenance and reliable roof performance for years to come.

WARRANTY INSPECTION

Plan ahead! It's important to note that Duro-Last requires regular assessments to ensure the long-lasting performance of your investment. Review the guidelines below and call 866.284.9424 to schedule an inspection with a Duro-Last Quality Assurance Technical Representative when necessary. You can also contact an authorized Duro-Last contractor to provide a quote for routine care and maintenance services.



- **15-Year Warranties**

Recommended inspection by a Duro-Last Quality Assurance Technical Representative in years 10 and 13



- **20-Year Warranties**

Recommended inspection by a Duro-Last Quality Assurance Technical Representative in year 10
Required inspection by a Duro-Last Quality Assurance Technical Representative in years 15 and 18



- **25-Year Warranties**

Required inspection by a Duro-Last Quality Assurance Technical Representative in years 10, 15, 20 and 23



- **30-Year Warranties**

Required inspection by a Duro-Last Quality Assurance Technical Representative in years 10, 15, 20, 25 and 28

NOTE: Inspections completed by Duro-Last Quality Assurance Technical Representatives are subject to applicable fees, which can be confirmed at time of scheduling.

Before you begin a maintenance routine on a new roof, you should understand the

factors that can *shorten* the life of your roof investment.

What can cause problems?



Forgetting about maintenance

This is perhaps the single biggest cause of roof failure.



Trade damage

Punctures, holes, etc., caused by trades other than your roofing contractor.



Structural movement

Such as building settlement or expansion/contraction not accommodated by the roofing system.



Unintended abuse

Vandalism or accidental damage ... even a small hole can let water into the roofing system.



Not fixing problems promptly

These can lead to a much shorter roof life, e.g. if a small problem is not repaired, then a large amount of damage can be incurred.



Extreme weather

Lightning, high winds or hail.



Equipment additions or alterations

HVAC service and repair, new unit installation or removal.





What Can You Do To Protect Your Roofing System?

Here is a comprehensive list of steps that should be performed periodically to help protect your roofing system.

WHAT?	HOW?	WHY
1. Maintain Records	Keep a file of all records relating to this roof, including: <ul style="list-style-type: none">• Warranty Document• Inspection Reports• Repair and Maintenance Bills• Original Construction Drawings, Specifications and Invoices	These records can be very helpful if you need to have repairs made or have additional equipment added to the roof. These are also helpful when it's time to reroof since you'll know what is on the roof and what's been done.
2. Conduct Routine Inspections	Inspect at least twice per year; in the spring and fall using the Inspection Maintenance Checklist provided in this guide.	It's simple, in the spring you want to check for any maintenance items that can be scheduled for the roofing system, and in the fall you're checking to make sure the roof is ready to go through the winter.
3. Inspect After Severe Weather	Always inspect the roof for damage after severe weather such as hailstorms, heavy rains, high winds, etc.	Just because water is not coming in doesn't mean the roof hasn't been damaged. The sooner you repair any damage, the smaller the repair and the repair costs.
4. Repair Correctly	All roofing repairs must be performed by a Duro-Last authorized dealer/contractor, or a Duro-Last Quality Assurance Technical Representative, and made with Duro-Last materials.	Improper repairs are a common cause of roof problems and are easy to avoid.
5. Keep Roof Free of Debris	Always remove debris from roof with a push broom or plastic shovel, such as: <ul style="list-style-type: none">• Leaves, branches, dirt, rocks, bottles, etc.• Trash from other trades, etc. Keep gutters, downspouts, drains, scuppers and the surrounding roof area clean to ensure proper drainage.	Trash and debris can not only cause harm (such as punctures) to the roofing system but also can be a safety hazard; this can range from simple "trip" hazards to potentially overloading the structure with water as a result of inadequate or insufficient drainage.

WHAT?	HOW?	WHY
6. Keep Metal Flashings and Sealants In Good Condition	<p>Examine all metal flashings, counterflashings, expansion joints and pitch pockets for:</p> <ul style="list-style-type: none"> • Rust • Detachment or damage • Deteriorated sealant <p>Reattach loose metalwork, replace sealant as necessary; repair metal as necessary; and prepare and paint any rusted metal.</p>	<p>Metal components on a roof are a common point of water entry.</p>
7. Keep Masonry In Good Condition	<p>Examine masonry walls and copings for:</p> <ul style="list-style-type: none"> • Cracks at the mortar joints • Deteriorated sealants • Loose coping stones • Indications of water <p>Repair all such conditions to prevent water infiltration.</p>	<p>Water leaks from masonry are often incorrectly attributed to the roofing system. Keeping any walls and copings watertight also goes a long way to keeping the building leak free.</p>
8. Maintain Rooftop Equipment	<p>Examine rooftop equipment for any problems that may allow water infiltration, including:</p> <ul style="list-style-type: none"> • Air conditioners, vents and ductwork • Equipment stands or screens • Skylights • Satellite dishes and antennas • Solar panels and mounting equipment 	<p>Just as the roof needs maintenance, so does the equipment that's on the roof.</p> <p>Be sure to follow the manufacturer's maintenance recommendations and always check the roof after any service calls to make sure the roof hasn't been accidentally damaged.</p> <p>Additionally, it's important to ensure that only approved coil cleaners are used during routine HVAC maintenance and cleaning to prevent potential roof damage. A complete list of cleaners is available on the Duro-Last website.</p>
9. Minimize Rooftop Traffic	<p>Minimize rooftop traffic by limiting access to necessary personnel only.</p> <p>Maintain a roof access log so that you can ascertain who has been on the roof in the event of damage to the roof from other trades.</p> <p>Make sure walkway pads are installed in areas of high traffic.</p>	<p>Roofs are meant to keep water out, and if properly designed, can even act as another work area. But most roofs are not designed for this, and repeated, long-term traffic can wear out a roof.</p> <p>The easiest way to prevent this type of damage is to keep people off the roof who don't belong there.</p>
10. Clean Rooftop as Necessary	<p>Utilizing Wash Safe Roof Wash from Duro-Last can keep your rooftop free of biological growth, and a non-sudsing, non-abrasive, powdered cleanser such as Spic and Span® or Simple Green® can keep your rooftop clean of dirt and environmental debris. Solvent-based cleaners cannot be used.</p> <p>If using a power washer, do not exceed a max PSI of 1,000, and the usage of a wide tip nozzle with a maintained minimum of 12" distance between nozzle and roof is required.</p>	<p>Incorporating roof washing into your routine maintenance plan can help maintain the appearance of your roofing system as well as solar reflectivity on white membranes.</p> <p>NOTE: Use caution when utilizing a power washer during cleaning. Damage caused by power washing is not covered under the terms of the Duro-Last Warranty.</p>

What's Typically Not Covered?

Why are certain things not covered by the manufacturer's warranty?

Because they are out of the manufacturer's control. Certainly, there are things that you can do to protect against damage from these causes. If you would like to know more about a specific issue, give us a call.

Items typically not covered by warranty:

- Lack of routine maintenance
- Drains that are clogged, broken or not functioning properly, leading to inadequate or insufficient drainage
- Gutters and downspouts that are broken or not functioning properly, leading to inadequate or insufficient drainage
- Improper repairs and/or materials by unauthorized contractors
- Damage caused by animals and insects
- Structural problems, building movement
- Hail, wind storms, heavy snow loads, hurricanes, tornados, etc.
- Contamination of the membrane by harmful chemicals, such as oil and solvents
- Damage caused by other trades, (e.g., improperly installed new equipment)
- Excessive traffic on the roof
- Vandalism; impact from falling objects



Providing Quality Care for Your Roof

The following pages provide a guide for maintaining your roof. Consider who should do the work as it relates to the inspection recommendations and requirements for your warranty.

Who?

- Building owners and/or owner representatives may complete the annual Spring and Fall evaluations, and fill out the checklist for the corresponding year.
- Authorized Duro-Last contractors may be hired to complete the annual Spring and Fall evaluations if preferred. We recommend hiring the authorized contractor that installed your roofing system, as they are most familiar with your roof.
- It is required that a Duro-Last Quality Assurance Technical Representative inspect your roof during certain years for certain warranties. Refer to the inspection recommendations and requirements outlined on page 2 of this document to identify if and when your roof requires an inspection by Duro-Last.



What Should You Look For When You're On The Roof?

- ✓ Check rooftop for environmental contamination and clean as necessary
- ✓ Check rooftop for signs of damage and remove any debris
- ✓ Check roof field for damage or deficiencies
- ✓ Check the field of the roof for any soft areas
- ✓ Check penetrations for watertight seals and re-caulk as necessary
- ✓ Inspect curb flashings for signs of movement
- ✓ Check curb flashings and counter flashings for watertight integrity
- ✓ Inspect drains and remove any debris to allow for maximum flow
- ✓ Ensure walkway-pads remain securely welded to the rooftop
- ✓ Check stands and bases of all HVAC units to ensure proper support
- ✓ Check rooftop HVAC units and verify that all doors are secure
- ✓ Check rooftop HVAC units to ensure all pipes and connections are secure
- ✓ Check scuppers for any obstructions and remove debris
- ✓ Check all gutters and downspouts and clean out any debris
- ✓ Check expansion joints for signs of excessive movement and leaks
- ✓ Check all perimeter edging for signs of straining
- ✓ Check roof edging for signs of leaks and missing mortar
- ✓ Check edge metal for rusted metal and paint as needed
- ✓ Check the underside of the roof deck for signs of leaks
- ✓ Check interior walls and ceiling for signs of leaks
- ✓ Check exterior walls for signs of leaks
- ✓ Check exterior walls for cracks or missing mortar

✓ REMINDER: Check all gutters and downspouts and clean out any debris.

1 YEAR

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

2 YEARS

 REMINDER: Check stands and bases of all HVAC units to ensure proper support.

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

✓ REMINDER: Check penetrations for watertight seals and re-caulk as necessary.

3 YEARS

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

4 YEARS

✓ REMINDER: Check roof edging for signs of leaks and missing mortar.

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

✓ REMINDER: Check curb flashings and counter flashings for watertight integrity.

5 YEARS

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

6 YEARS

✓ REMINDER: Check rooftop for signs of damage and remove any debris.

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

✓ REMINDER: Check the underside of the roof deck for signs of leaks.

7 YEARS

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

8 YEARS

✓ REMINDER: Check exterior walls for cracks or missing mortar.

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

✓ REMINDER: Check the field of the roof for any soft areas.

9 YEARS

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
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	Drains and strainers-attached			
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Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

10 YEARS

If you have a 25- or 30-Year Warranty, **your roof must be inspected by Duro-Last in year 10.** It is recommended that 15- and 20-Year Warranties also be inspected by Duro-Last in year 10. Call 866.284.9424 to schedule an inspection.



WHERE TO LOOK	INSPECTION / ACTION ITEMS	DURO-LAST INSPECTION	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks				
	Staining				
	Cracks or missing mortar				
Interior Walls	Signs of leaks				
Ceiling	Signs of leaks				
Interior Roof Deck	Signs of leaks				
	Deterioration				
	Biological growth				
Roof Edges	Deterioration				
Edging	Signs of leaks				
	Staining				
	Missing mortar				
	Check attachment				
	Paint any rusted metal				
	Re-caulk as necessary				
Expansion Joints	Signs of leaks				
	Excessive movement				
	Deterioration				
Field of Roof	Soft areas				
	Damage or deficiencies				
	Check attachment				
Penetrations	Check all pitch pans				
	Inspect all penetrations				
	Re-caulk as necessary				
	Check terminations				
Drainage System	Clean out scuppers				
	Clean out gutters and downspouts				
	Drains and strainers-attached				
	Make sure drains are working				
Curb Flashings	Check attachment				
	Check counter-flashings				
	Inspect for signs of movement				
HVAC Units	Check ductwork				
	Verify that doors are secure				
	Pipes				
	Sheet metal				
	Stands and bases				
Other	Surface contamination				
	Vandalism/Damage				
	Overburden				
	Roof needs cleaning				
	Walkway-Pads				

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

✓ REMINDER: Check rooftop HVAC units and verify that all doors are secure.

11 YEARS

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

12 YEARS

✓ REMINDER: Check scuppers for any obstructions and remove debris.

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____



If you have a 15-Year Warranty, it is recommended that Duro-Last inspects your roof in year 13. Call 866.284.9424 to schedule an inspection.

13 YEARS

WHERE TO LOOK	INSPECTION / ACTION ITEMS	DURO-LAST INSPECTION	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks				
	Staining				
	Cracks or missing mortar				
Interior Walls	Signs of leaks				
Ceiling	Signs of leaks				
Interior Roof Deck	Signs of leaks				
	Deterioration				
	Biological growth				
Roof Edges	Deterioration				
Edging	Signs of leaks				
	Staining				
	Missing mortar				
	Check attachment				
	Paint any rusted metal				
	Re-caulk as necessary				
Expansion Joints	Signs of leaks				
	Excessive movement				
	Deterioration				
Field of Roof	Soft areas				
	Damage or deficiencies				
	Check attachment				
Penetrations	Check all pitch pans				
	Inspect all penetrations				
	Re-caulk as necessary				
	Check terminations				
Drainage System	Clean out scuppers				
	Clean out gutters and downspouts				
	Drains and strainers-attached				
	Make sure drains are working				
Curb Flashings	Check attachment				
	Check counter-flashings				
	Inspect for signs of movement				
HVAC Units	Check ductwork				
	Verify that doors are secure				
	Pipes				
	Sheet metal				
	Stands and bases				
Other	Surface contamination				
	Vandalism/Damage				
	Overburden				
	Roof needs cleaning				
	Walkway-Pads				

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

14 YEARS

✓ REMINDER: Inspect curb flashings for signs of movement.

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____



If you have a 20-, 25- or 30-Year Warranty, **your roof must be inspected by Duro-Last in year 15.** Call 866.284.9424 to schedule an inspection.

15 YEARS

WHERE TO LOOK	INSPECTION / ACTION ITEMS	DURO-LAST INSPECTION	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks				
	Staining				
	Cracks or missing mortar				
Interior Walls	Signs of leaks				
Ceiling	Signs of leaks				
Interior Roof Deck	Signs of leaks				
	Deterioration				
	Biological growth				
Roof Edges	Deterioration				
Edging	Signs of leaks				
	Staining				
	Missing mortar				
	Check attachment				
	Paint any rusted metal				
	Re-caulk as necessary				
Expansion Joints	Signs of leaks				
	Excessive movement				
	Deterioration				
Field of Roof	Soft areas				
	Damage or deficiencies				
	Check attachment				
Penetrations	Check all pitch pans				
	Inspect all penetrations				
	Re-caulk as necessary				
	Check terminations				
Drainage System	Clean out scuppers				
	Clean out gutters and downspouts				
	Drains and strainers-attached				
	Make sure drains are working				
Curb Flashings	Check attachment				
	Check counter-flashings				
	Inspect for signs of movement				
HVAC Units	Check ductwork				
	Verify that doors are secure				
	Pipes				
	Sheet metal				
	Stands and bases				
Other	Surface contamination				
	Vandalism/Damage				
	Overburden				
	Roof needs cleaning				
	Walkway-Pads				

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

16 YEARS

✓ REMINDER: Check rooftop for environmental contamination and clean as necessary.

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

✓ REMINDER: Check expansion joints for signs of excessive movement and leaks.

17 YEARS

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

18 YEARS

If you have a 20-Year Warranty, **your roof must be inspected by Duro-Last in year 18.** Call 866.284.9424 to schedule an inspection.



WHERE TO LOOK	INSPECTION / ACTION ITEMS	DURO-LAST INSPECTION	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks				
	Staining				
	Cracks or missing mortar				
Interior Walls	Signs of leaks				
Ceiling	Signs of leaks				
Interior Roof Deck	Signs of leaks				
	Deterioration				
	Biological growth				
Roof Edges	Deterioration				
Edging	Signs of leaks				
	Staining				
	Missing mortar				
	Check attachment				
	Paint any rusted metal				
	Re-caulk as necessary				
Expansion Joints	Signs of leaks				
	Excessive movement				
	Deterioration				
Field of Roof	Soft areas				
	Damage or deficiencies				
	Check attachment				
Penetrations	Check all pitch pans				
	Inspect all penetrations				
	Re-caulk as necessary				
	Check terminations				
Drainage System	Clean out scuppers				
	Clean out gutters and downspouts				
	Drains and strainers-attached				
	Make sure drains are working				
Curb Flashings	Check attachment				
	Check counter-flashings				
	Inspect for signs of movement				
HVAC Units	Check ductwork				
	Verify that doors are secure				
	Pipes				
	Sheet metal				
	Stands and bases				
Other	Surface contamination				
	Vandalism/Damage				
	Overburden				
	Roof needs cleaning				
	Walkway-Pads				

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

✓ REMINDER: Check interior walls and ceiling for signs of leaks.

19 YEARS

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

20 YEARS

If you have a 25- or 30-Year Warranty, **your roof must be inspected by Duro-Last in year 20.** Call 866.284.9424 to schedule an inspection.



WHERE TO LOOK	INSPECTION / ACTION ITEMS	DURO-LAST INSPECTION	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks				
	Staining				
	Cracks or missing mortar				
Interior Walls	Signs of leaks				
Ceiling	Signs of leaks				
Interior Roof Deck	Signs of leaks				
	Deterioration				
	Biological growth				
Roof Edges	Deterioration				
Edging	Signs of leaks				
	Staining				
	Missing mortar				
	Check attachment				
	Paint any rusted metal				
	Re-caulk as necessary				
Expansion Joints	Signs of leaks				
	Excessive movement				
	Deterioration				
Field of Roof	Soft areas				
	Damage or deficiencies				
	Check attachment				
Penetrations	Check all pitch pans				
	Inspect all penetrations				
	Re-caulk as necessary				
	Check terminations				
Drainage System	Clean out scuppers				
	Clean out gutters and downspouts				
	Drains and strainers-attached				
	Make sure drains are working				
Curb Flashings	Check attachment				
	Check counter-flashings				
	Inspect for signs of movement				
HVAC Units	Check ductwork				
	Verify that doors are secure				
	Pipes				
	Sheet metal				
	Stands and bases				
Other	Surface contamination				
	Vandalism/Damage				
	Overburden				
	Roof needs cleaning				
	Walkway-Pads				

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

✓ REMINDER: Check edge metal for rusted metal and paint as needed.

21 YEARS

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

22 YEARS

✓ REMINDER: Check rooftop HVAC units to ensure all pipes and connections are secure.

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____



If you have a 25-Year Warranty, **your roof must be inspected by Duro-Last in year 23.** Call 866.284.9424 to schedule an inspection.

23 YEARS

WHERE TO LOOK	INSPECTION / ACTION ITEMS	DURO-LAST INSPECTION	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks				
	Staining				
	Cracks or missing mortar				
Interior Walls	Signs of leaks				
Ceiling	Signs of leaks				
Interior Roof Deck	Signs of leaks				
	Deterioration				
	Biological growth				
Roof Edges	Deterioration				
Edging	Signs of leaks				
	Staining				
	Missing mortar				
	Check attachment				
	Paint any rusted metal				
	Re-caulk as necessary				
Expansion Joints	Signs of leaks				
	Excessive movement				
	Deterioration				
Field of Roof	Soft areas				
	Damage or deficiencies				
	Check attachment				
Penetrations	Check all pitch pans				
	Inspect all penetrations				
	Re-caulk as necessary				
	Check terminations				
Drainage System	Clean out scuppers				
	Clean out gutters and downspouts				
	Drains and strainers-attached				
	Make sure drains are working				
Curb Flashings	Check attachment				
	Check counter-flashings				
	Inspect for signs of movement				
HVAC Units	Check ductwork				
	Verify that doors are secure				
	Pipes				
	Sheet metal				
	Stands and bases				
Other	Surface contamination				
	Vandalism/Damage				
	Overburden				
	Roof needs cleaning				
	Walkway-Pads				

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

24 YEARS

✓ REMINDER: Inspect drains and remove any debris to allow for maximum flow.

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____



If you have a 30-Year Warranty, **your roof must be inspected by Duro-Last in year 25.** Call 866.284.9424 to schedule an inspection.

25 YEARS

WHERE TO LOOK	INSPECTION / ACTION ITEMS	DURO-LAST INSPECTION	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks				
	Staining				
	Cracks or missing mortar				
Interior Walls	Signs of leaks				
Ceiling	Signs of leaks				
Interior Roof Deck	Signs of leaks				
	Deterioration				
	Biological growth				
Roof Edges	Deterioration				
Edging	Signs of leaks				
	Staining				
	Missing mortar				
	Check attachment				
	Paint any rusted metal				
	Re-caulk as necessary				
Expansion Joints	Signs of leaks				
	Excessive movement				
	Deterioration				
Field of Roof	Soft areas				
	Damage or deficiencies				
	Check attachment				
Penetrations	Check all pitch pans				
	Inspect all penetrations				
	Re-caulk as necessary				
	Check terminations				
Drainage System	Clean out scuppers				
	Clean out gutters and downspouts				
	Drains and strainers-attached				
	Make sure drains are working				
Curb Flashings	Check attachment				
	Check counter-flashings				
	Inspect for signs of movement				
HVAC Units	Check ductwork				
	Verify that doors are secure				
	Pipes				
	Sheet metal				
	Stands and bases				
Other	Surface contamination				
	Vandalism/Damage				
	Overburden				
	Roof needs cleaning				
	Walkway-Pads				

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

26 YEARS

✓ REMINDER: Ensure walkway-pads remain securely welded to the rooftop.

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

✓ REMINDER: Check all perimeter edging for signs of straining.

27 YEARS

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

28 YEARS

If you have a 30-Year Warranty, **your roof must be inspected by Duro-Last in year 28.** Call 866.284.9424 to schedule an inspection.



WHERE TO LOOK	INSPECTION / ACTION ITEMS	DURO-LAST INSPECTION	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks				
	Staining				
	Cracks or missing mortar				
Interior Walls	Signs of leaks				
Ceiling	Signs of leaks				
Interior Roof Deck	Signs of leaks				
	Deterioration				
	Biological growth				
Roof Edges	Deterioration				
Edging	Signs of leaks				
	Staining				
	Missing mortar				
	Check attachment				
	Paint any rusted metal				
	Re-caulk as necessary				
Expansion Joints	Signs of leaks				
	Excessive movement				
	Deterioration				
Field of Roof	Soft areas				
	Damage or deficiencies				
	Check attachment				
Penetrations	Check all pitch pans				
	Inspect all penetrations				
	Re-caulk as necessary				
	Check terminations				
Drainage System	Clean out scuppers				
	Clean out gutters and downspouts				
	Drains and strainers-attached				
	Make sure drains are working				
Curb Flashings	Check attachment				
	Check counter-flashings				
	Inspect for signs of movement				
HVAC Units	Check ductwork				
	Verify that doors are secure				
	Pipes				
	Sheet metal				
	Stands and bases				
Other	Surface contamination				
	Vandalism/Damage				
	Overburden				
	Roof needs cleaning				
	Walkway-Pads				

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

✓ REMINDER: Check exterior walls for signs of leaks.

29 YEARS

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

30 YEARS

✓ REMINDER: Check roof field for damage or deficiencies.

WHERE TO LOOK	INSPECTION / ACTION ITEMS	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
	Staining			
	Cracks or missing mortar			
Interior Walls	Signs of leaks			
Ceiling	Signs of leaks			
Interior Roof Deck	Signs of leaks			
	Deterioration			
	Biological growth			
Roof Edges	Deterioration			
Edging	Signs of leaks			
	Staining			
	Missing mortar			
	Check attachment			
	Paint any rusted metal			
	Re-caulk as necessary			
Expansion Joints	Signs of leaks			
	Excessive movement			
	Deterioration			
Field of Roof	Soft areas			
	Damage or deficiencies			
	Check attachment			
Penetrations	Check all pitch pans			
	Inspect all penetrations			
	Re-caulk as necessary			
	Check terminations			
Drainage System	Clean out scuppers			
	Clean out gutters and downspouts			
	Drains and strainers-attached			
	Make sure drains are working			
Curb Flashings	Check attachment			
	Check counter-flashings			
	Inspect for signs of movement			
HVAC Units	Check ductwork			
	Verify that doors are secure			
	Pipes			
	Sheet metal			
	Stands and bases			
Other	Surface contamination			
	Vandalism/Damage			
	Overburden			
	Roof needs cleaning			
	Walkway-Pads			

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____

WHERE TO LOOK	INSPECTION / ACTION ITEMS	DURO-LAST INSPECTION	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks				
	Staining				
	Cracks or missing mortar				
Interior Walls	Signs of leaks				
Ceiling	Signs of leaks				
Interior Roof Deck	Signs of leaks				
	Deterioration				
	Biological growth				
Roof Edges	Deterioration				
Edging	Signs of leaks				
	Staining				
	Missing mortar				
	Check attachment				
	Paint any rusted metal				
	Re-caulk as necessary				
Expansion Joints	Signs of leaks				
	Excessive movement				
	Deterioration				
Field of Roof	Soft areas				
	Damage or deficiencies				
	Check attachment				
Penetrations	Check all pitch pans				
	Inspect all penetrations				
	Re-caulk as necessary				
	Check terminations				
Drainage System	Clean out scuppers				
	Clean out gutters and downspouts				
	Drains and strainers-attached				
	Make sure drains are working				
Curb Flashings	Check attachment				
	Check counter-flashings				
	Inspect for signs of movement				
HVAC Units	Check ductwork				
	Verify that doors are secure				
	Pipes				
	Sheet metal				
	Stands and bases				
Other	Surface contamination				
	Vandalism/Damage				
	Overburden				
	Roof needs cleaning				
	Walkway-Pads				

Building Address: _____ Warranty #: _____

Spring Inspection By: _____ Spring Inspection Date: _____

Fall Inspection By: _____ Fall Inspection Date: _____



For more information, give us a call or
visit our website: **800.248.0280**

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