COMMERCIAL ROOF INSPECTION

Commercial Roof Inspection

Flat-roof surveys for property managers and facility teams: an orthomosaic roof map, an HVAC and penetration inventory, and a ponding and drainage analysis.



Diagram for this sample. A real report uses the orthomosaic map stitched from the flight photos, with every item below marked on it.

PROPERTY	*Sample single-story commercial building*
MEMBRANE	*Example: TPO (we also survey EPDM and modified bitumen)*
INCLUDES	Orthomosaic roof map, HVAC and penetration inventory, ponding and drainage analysis
DELIVERED	Within 48 hours. Multi-building portfolio pricing available.

This is a sample. It shows the format and sections of a full commercial roof inspection report. The roof map is a diagram, not a real building. The property details, notes and ratings shown in *blue italics* are examples, not findings for the roofs pictured.

Sample for illustration. CincyDroneInspections provides non-invasive aerial visual documentation of visible roof conditions. Reports are not structural engineering opinions, roofing warranties, code-compliance certifications, or guarantees of insurance claim approval. Repair, claim and certification decisions should be made by qualified roofing, inspection, engineering or insurance professionals. FAA Part 107 certified · $2M aerial liability coverage · (513) 437-1915 · cincydroneinspection.com

INVENTORY

Every unit and opening on the roof, numbered.

Each item is marked on the roof map with a close-up photo, so your HVAC vendor or roofer knows exactly where to go.

TAG	ITEM	VISIBLE CONDITION AND NOTES	PHOTO
H1	Rooftop HVAC unit	*Example: curb flashing intact, panel cover secured*	*Example: close-up 4*
H2	Rooftop HVAC unit	*Example: condensate line runs across the membrane*	*Example: close-up 5*
H3	Rooftop HVAC unit	*Example: debris against the curb*	*Example: close-up 6*
H4	Exhaust fan	*Example: no visible issues*	*Example: close-up 7*
S1	Skylight	*Example: sealant along one edge looks weathered*	*Example: close-up 8*
RH	Roof hatch	*Example: closed and latched*	*Example: close-up 9*
D1–D3	Roof drains	*Example: D1 strainer partly blocked; D2 and D3 clear*	*Example: close-ups 10–12*

Membrane checklist

- ☐ Seams and laps
- ☐ Punctures, blisters and wrinkles
- ☐ Flashing at curbs, walls and edges
- ☐ Penetration seals and pitch pans
- ☐ Coping and edge metal
- ☐ Debris and foot-traffic wear

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PONDING AND DRAINAGE

Where water sits, and why.

Ponding areas are outlined on the roof map and tied to the drain that should be clearing them. This sample shows the format, using the diagram.

AREA	LOCATION ON THE MAP	LIKELY CAUSE	SUGGESTED NEXT STEP
P1	*Example: southeast section, near drain D2*	*Example: low spot in the deck, drain partly blocked*	*Example: clear D2, re-check after the next rain*

For portfolios

01
Multi-building surveys
Every roof in a portfolio flown and reported in the same format.

02
Report history
Each building keeps its own history, so changes are easy to compare.

03
Storm response
Priority scheduling after hail and wind events.

Commercial roof inspections are quoted per building, starting at $750 for a single building, with portfolio pricing for multiple buildings. Delivered within 48 hours. Call (513) 437-1915 or visit cincydroneinspection.com/pricing.

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