QUESTIONS TO ASK A ROOF INSPECTOR

This is a checklist of questions to ask before commissioning a commercial roof inspection. It is written for a building owner or facilities manager choosing between quotes.

Ask them all of the same questions and write the answers down. The differences between inspectors show up in the answers far more clearly than in the fees.

ABOUT THEM

ASK	WHAT A GOOD ANSWER SOUNDS LIKE
☐ How many roofs of this system do you inspect a year?	A number, not a reassurance
☐ Can you show work on a similar building type?	Named examples, ideally nearby
☐ What training do you hold on this system?	Manufacturer training, named
☐ Do you carry professional indemnity insurance?	Yes, with a figure
☐ Who will actually attend?	A named person, not the company
☐ What would you do outside your experience?	Say so, and recommend a specialist

ABOUT THE SCOPE

ASK	WHAT A GOOD ANSWER SOUNDS LIKE
☐ How long will you spend on the roof?	A figure proportionate to the roof area
☐ Do you go inside the building?	Yes, including plant rooms, or a clear no
☐ Will you speak to the occupants?	Yes, and ask what they have seen
☐ Are low level and adjoining roofs included?	Named, rather than assumed
☐ What would trigger a moisture survey recommendation?	Specific conditions, not a general answer

ASK	WHAT A GOOD ANSWER SOUNDS LIKE
☐ What is specifically excluded?	A list, given without hesitation
☐ What happens if an area cannot be accessed?	Recorded as a limitation, with a return visit offered

ABOUT THE DELIVERABLE

ASK	WHAT A GOOD ANSWER SOUNDS LIKE
☐ Can I see a sample report?	Yes, anonymized if necessary
☐ Are findings located on a numbered plan?	Yes, with the numbering explained
☐ How many photographs per finding?	At least two, wide and close
☐ Is there a rating scale, and is it defined?	Yes, defined in the document
☐ Will recommendations carry timescales?	Yes, against each finding
☐ Are indicative costs included?	Yes or no, with the basis stated
☐ How long until I receive it?	A date, not a period

ABOUT INDEPENDENCE

ASK	WHY IT MATTERS
☐ Will you also quote for the remedial work?	The two roles pull in different directions
☐ Is this inspection free?	Free usually means it is a sales activity
☐ Who else sees the report?	Relevant if it may be used in a transaction
☐ Would you inspect work done by another contractor?	Tests whether they are willing to be independent

ABOUT THE PRICE

ASK	WHY IT MATTERS
☐ What is included in the fee?	Roof, interior, report, and any return visit
☐ What costs extra?	Moisture survey, drone, core sampling, second visit
☐ Is the fee by area or by day?	Changes the incentive on time spent
☐ What does a follow up visit cost?	Useful to know before you need one

WHAT TO DO WITH IT

1. **Ask everybody the same questions.** And write the answers next to the fees.
2. **Ask for a sample report.** Five minutes beats any description.
3. **Ask how long they will spend on the roof.** The most revealing question on this page.
4. **Decide whether you want independence.** It matters most before a large spend.
5. **Agree the deliverable before the visit.** It cannot be added afterwards.

Want the reasoning behind this? Read what inspections cost and why and what the service includes.

Walked by _____ Date _____ Roof _____