

25-Year NDL Warranty

Warranty No. _____

I. TERMS and CONDITIONS

Duro-Last®, Inc., (“Duro-Last”) grants this No Dollar Limit Warranty (“Warranty”) to the owner (“Owner”) of a building containing a **Duro-Last Roofing System (“Duro-Last System”)** installed by a Duro-Last authorized Dealer/Contractor (“Contractor”), subject to the conditions and limitations contained herein. Duro-Last’s obligation during the 1st through the 25th year shall be to repair any leak in the Duro-Last System caused by any defect in a component of the Duro-Last System or by the workmanship of the Contractor, but only as the workmanship relates to the installation of the Duro-Last System itself and not as it relates to other work performed, if any. Owner acknowledges that Duro-Last is the manufacturer of the Duro-Last System, and is not responsible for compliance with any applicable building codes or regulations. Duro-Last’s obligation includes, at Duro-Last’s sole discretion, either the repair or replacement of all or any part of the Duro-Last System. Duro-Last reserves the right to determine the appropriate repair or replacement product, including the manner or method of any repairs or replacement. The foregoing shall be the only remedies to the Owner under this Warranty, provided that each of the following conditions are met:

- A. Duro-Last and Contractor have been paid in full for the Duro-Last System, its installation and any outstanding invoices issued by Duro-Last that arise after the installation;
- B. The Duro-Last System has been approved by Duro-Last following inspection by an authorized Duro-Last Quality Assurance Technical Representative (“Duro-Last QA Tech Rep”). Owner acknowledges that the Duro-Last inspection is only to determine if the Duro-Last Warranty may be issued, and is not an inspection to determine compliance with any applicable building code or regulation pertaining to the building;
- C. The Owner must exercise reasonable and diligent care in the maintenance of the Duro-Last System in accordance with the attached Care and Maintenance Guide, which can also be located at www.duro-last.com/duro-last/careandmaintenance;
- D. The Owner has notified Duro-Last within seven (7) days of the discovery of any leak, failure, emergency repairs or any other alleged Duro-Last System defect. Owner must notify Duro-Last by e-mailing ws@duro-last.com, or by certified mail, return receipt requested. If upon Duro-Last’s inspection Duro-Last determines that the reported leak, failure or defect is not covered by the Warranty, then the Owner shall be responsible for all direct expenses incurred by Duro-Last to conduct the inspection;
- E. The Owner allows Duro-Last’s QA Tech Rep(s), and/or Duro-Last Contractor(s) access to the roof including, if necessary, the removal and replacement by Owner at Owner’s expense any and all obstructions, including but not limited to: rooftop gardens, earth, soil, pavers, ballast, decks, patio and walking surface materials, photovoltaic system, and other overburden; and
- F. Duro-Last authorizes the repair and, at Duro-Last’s option, either Duro-Last’s QA Tech Rep(s), or authorized Duro-Last Contractor makes the repair.

II. LIMITATIONS and EXCLUSIONS

- A. This Warranty does not apply to a Duro-Last System installed on a single-family residence.
- B. Duro-Last shall not be liable for damages arising from defects in the design or construction of the building or roof assembly aside from the Duro-Last System. Duro-Last shall not be liable for any condensation in the roof assembly or any design defects that result in water penetrating into the building. Duro-Last shall not be liable for any damage to the building or leaks caused by inadequate or insufficient drainage and/or ponding water.
- C. Duro-Last shall not be liable for any other products aside from the Duro-Last System.
- D. Duro-Last is not liable for any Duro-Last System defect or failure nor for subsequent damages arising from Acts of God or causes outside Duro-Last’s control including, but not limited to:
 - 1) Damage caused by fire, lightning, hurricane, gale, hail, tornado, flood, earthquake, animals, insects; or
 - 2) Damage caused by accident, vandalism, intentional act, negligence or failure to use reasonable care, whether on the part of the Owner or another; or
 - 3) Damage caused by any unauthorized modification to the Duro-Last System including, but not limited to: damage caused by unauthorized components used in installation or repair, by additional equipment or structures added to or made a part of the roof, by rooftop traffic, or by chemicals not normally found in nature or the like; or
 - 4) Construction generated moisture, interior condensation and/or moisture entering the Duro-Last System through walls, copings, structural defects, HVAC Systems, or any part of the building structure, including from adjacent buildings.
 - 5) Incompatible substrates or materials not supplied by Duro-Last that come in contact with the Duro-Last membrane.
- E. Duro-Last does not warranty the watertightness of tie-ins to 1) a standing seam metal roof or 2) any other roofing system.
- F. Duro-Last does not warranty the watertightness of metal products that are located outside of the termination of the Duro-Last membrane.
- G. Duro-Last does not warranty against color change and/or pattern change and/or print change in the Duro-Last System.
- H. Duro-Last shall have no liability under any theory of law for any claims, repairs, or other damages relating to the presence of asbestos or any vapors, fumes, molds, fungi, bacteria, spores, mycotoxins, or the like on or in the Duro-Last System or in the building or in the air or water serving the building.
- I. Any change in the building’s use or purpose voids this Warranty.
- J. This Warranty is transferable to subsequent Owners upon the express written authority of Duro-Last and at Duro-Last’s sole discretion. Duro-Last reserves the right to require an inspection of the Duro-Last System prior to the transfer of this Warranty. The Owner, (under-signed below) must pay Duro-Last’s then in effect warranty transfer fee and must also pay for any non-warranty related repairs identified

Over: Continued on Back

during any pre-transfer inspection. A transfer of this Warranty shall not be effective until all outstanding Duro-Last invoices have been satisfied.

- K.** This Warranty must be signed by the Owner, the Contractor and a Duro-Last QA Tech Rep or Quality Assurance Manager. Coverage under the terms of this Warranty begins on the Effective Date. The Effective Date is determined by Duro-Last. Failure of the Owner or Contractor to sign this Warranty does not alter the Effective Date.
- L.** This Warranty shall be governed by the laws of the State of Michigan without regard to principles of conflicts of law. Duro-Last and Owner hereby agree that the Circuit Court for the County of Saginaw, State of Michigan, or the United States Federal District Court for the Eastern District of Michigan in Bay City, shall have the exclusive jurisdiction to determine any and all disputes or claims relating to this Warranty and do hereby submit themselves to the sole personal jurisdiction of those Courts.
- M.** Owner shall maintain and keep in force: property, casualty and liability insurance necessary to protect against all insurable losses. Owner agrees to waive any and all rights of subrogation against Duro-Last for losses covered by such insurance.
- N.** No claim, suit, or other proceeding arising out of or related to the Duro-Last products or these terms, including without limitation this Warranty, may be brought by the Owner or anyone else after one (1) year from the date it accrues.
- O.** Duro-Last does not waive any rights under this Warranty by refraining from exercising its rights in full in one or more instances.

THIS WARRANTY AND THE RESPONSIBILITIES AND REMEDIES STATED HEREIN ARE EXPRESSLY AGREED TO BY OWNER AND DURO-LAST AND CONSTITUTE THE SOLE WARRANTY AND REMEDIES OF THE OWNER FOR ANY ALLEGED DEFECT OR FAILURE OF THE DURO-LAST SYSTEM, WHETHER MEMBRANE, ACCESSORIES, OR CONTRACTOR WORKMANSHIP.

THERE ARE NO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE (EITHER EXPRESS OR IMPLIED IN FACT, LAW OR CUSTOM) THAT EXTEND BEYOND THE EXPRESS TERMS STATED IN THIS WARRANTY TO THE FULL EXTENT DISCLAIMER IS PERMITTED BY LAW. OWNER AND DURO-LAST TOGETHER JOINTLY DISCLAIM ANY OTHER OR FURTHER WARRANTIES EXCEPT THOSE INCLUDED IN THIS WARRANTY. IN ANY EVENT, ANY IMPLIED WARRANTY THAT MAY ARISE BY LAW IS LIMITED IN DURATION TO THE TERM HEREIN. THE REPAIR OR REPLACEMENT PROVIDED HEREIN IS EXCLUSIVE AND IN LIEU OF ALL OTHER REMEDIES. DURO-LAST WILL HAVE NO LIABILITY TO ANYONE FOR CONSEQUENTIAL, SPECIAL, INCIDENTAL, INDIRECT, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION PROPERTY DAMAGE, LOST PROFITS, LOST USE OR ANY OTHER PECUNIARY DAMAGE, WHETHER DUE TO ANY DEFECT IN THE PRODUCTS, BREACH OF THIS AGREEMENT, DELAY, NON-DELIVERY, NON-PERFORMANCE, RECALL, OR ANY OTHER REASON. ALL CLAIMS FOR NEGLIGENCE AND FOR FAILURE OF ESSENTIAL PURPOSE ARE EXPRESSLY WAIVED, RELEASED, AND EXCLUDED.

THERE ARE NO THIRD-PARTY BENEFICIARIES TO THESE TERMS. OWNER ACKNOWLEDGES THESE LIMITATIONS AND WAIVERS, DECLARES THAT THEY HAVE BEEN READ AND UNDERSTOOD, AND AGREES TO BE SO BOUND. ANY PAYMENT FOR THE DURO-LAST SYSTEM OR REGISTRATION OF THE WARRANTY WITH DURO-LAST SIGNIFIES THAT THE OWNER HAS VOLUNTARILY AND KNOWINGLY CONSENTED TO ALL TERMS.

The Contractor is not an agent of Duro-Last and does not have authority to bind Duro-Last. If any Contractor or sales representative made any statements about Duro-Last, its products, services, obligations, or warranties, those statements cannot be relied upon by Owner or any other party and cannot be attributed to Duro-Last. Furthermore, no person may change or modify any terms or conditions of this Warranty, unless in writing and signed by the authorized representative of the Owner and by a Duro-Last officer or by the Duro-Last Quality Assurance Manager.

SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO SUCH A LIMITATION MAY NOT APPLY TO YOU. THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY ALSO HAVE OTHER RIGHTS THAT VARY FROM STATE TO STATE. If any provision or individual term herein is invalid or unenforceable under any applicable law, the provision or term will be ineffective to that extent and for the duration of the illegality, but the remaining provisions and terms will be unaffected.

DURO-LAST[®], INC.
525 Morley Drive
Saginaw, MI 48601

Name of Building

Address of Building

City, State & Zip of Building

Building Designation

Effective Date

Serial No.

Signature of Duro-Last QA Tech Rep or QA Manager

Signature of Owner

Owner (printed)

Signature of Contractor

Contractor (printed)

Square Footage

Warranty No.

25 AND 30-YEAR WARRANTY REQUIREMENTS

	25-Year NDL		30-Year NDL	
Approved Membranes	Minimum of 60 mil nominal		Minimum of 80 mil nominal	
	Mechanically fastened	Adhered	Mechanically fastened	Adhered
Duro-Last®	Yes, refer to Approved Deck Types	Yes, refer to Approved Deck Types and Allowable Adhesives	N/A	N/A
Duro-Tuff®				No
Duro-Fleece®			Yes, refer to Approved Deck Types	Yes, refer to Approved Deck Types and Allowable Adhesives
Duro-Fleece Plus®			N/A	N/A
Duro-Last EV			N/A	N/A
Parapet and Flashings	Yes, minimum of 60 mil nominal		Yes, minimum of 60 mil nominal	
Other Criteria				
Cover Board ***	Yes, required		Yes, required	
Insulation	R-value per local ICC requirements, minimum of 2 layers staggered		R-value per local ICC requirements, minimum of 2 layers staggered	
Vapor Barrier	When required by a design professional		When required by a design professional	
Edge Metal and other materials	Must be purchased from Exceptional® Metals and Duro-Last		Must be purchased from Exceptional Metals and Duro-Last	
Consequential Damages	No		No	
Transfer of Warranty	Yes, inspection and fee		Yes, inspection and fee	
Contractor Level	Platinum, Elite or Master		Platinum, Elite or Master	
New Construction or Full Tear Off	Yes		Yes	
Recover	No		No	
Base Warranty Cost	\$0.23/sq. ft.		\$0.33/sq. ft.	
Hail Coverage	No		No	
High Wind	Yes, pre-approval with Letter of Intent required		Yes, pre-approval with Letter of Intent required	
High Wind Additional Costs				
55 – 72 mph	No cost		No cost	
73 – 80 mph	\$0.10/sq. ft.		\$0.12/sq. ft.	
81 – 90 mph	\$0.12/sq. ft.		\$0.14/sq. ft.	
91 – 100 mph	\$0.14/sq. ft.		\$0.16/sq. ft.	
101 – 110 mph	\$0.16/sq. ft.		\$0.18/sq. ft.	
111 – 120 mph	\$0.18/sq. ft.		\$0.20/sq. ft.	

Requirements continued on page 2.

Requirements continued from page 1.

	25-Year NDL	30-Year NDL		
Approved Deck Types for Mechanically Fastened Systems *				
Wood (5/8-inch Plywood or 1-inch Plank minimum) *	Yes, pull value of 450 lbs or greater	Yes, pull value of 450 lbs or greater		
Steel *				
Concrete (steel plates only) *				
Lightweight Insulating Concrete	No	No		
Gypsum	No	No		
Cementitious Wood Fiber	No	No		
Metal Standing Seam *	Yes, purlin attachment only (plates/fasteners or Duro-Bond® **)	Yes, purlin attachment only (plates/fasteners or Duro-Bond **)		
Approved Deck Types for Adhered Systems **				
	Mechanically fastened Insulation and/or cover board (any layers)	Adhered Insulation and/or cover board (all layers)	Mechanically fastened Insulation and/or cover board (any layers)	Adhered Insulation and/or cover board (all layers)
Wood (5/8-inch Plywood or 1-inch Plank minimum) **	Yes, pull value of 450 lbs or greater	Yes, adhesion value of 250 lbs or greater	Yes, pull value of 450 lbs or greater	Yes, adhesion value of 250 lbs or greater
Steel **				
Concrete (steel plates only) **				
Lightweight Insulating Concrete **	No		No	
Gypsum **	No		No	
Cementitious Wood Fiber **	No		No	
Metal Standing Seam **	Yes, purlin attachment only (plates/fasteners)	Yes, purlin attachment only (plates/fasteners)		
Allowable Adhesives				
SB IV Adhesive (bareback membranes)	Yes		No	
WB II Adhesive (all membranes)	Yes, system must not contain a vapor barrier		No	
Duro-Fleece CR-20 Membrane Adhesive – splatter pattern (Duro-Fleece membranes)	Yes		Yes	
Duro-Grip® CR-20 – ribbon pattern (insulations and cover boards)	Yes		Yes	
Duro-Grip Millenium Weather-Tite® Hurricane Force® PG-1 – ribbon pattern (insulations and cover boards)	Yes		Yes	
Duro-Grip Millenium Weather-Tite® One Step™ – ribbon pattern (insulations and cover boards)	Yes		Yes	

* Maximum lap spacing for mechanically fastened systems, including Duro-Bond and purlin attachment, is 60 inches on center.

** Any roll size or no-tab custom-fabricated sheet may be used for adhered systems and Duro-Bond systems.

*** Approved cover boards are DensDeck®, DensDeck Prime, Securock Gypsum-Fiber, Securock Glass-Mat, DEXcell® Glass Mat, DEXcell FA Glass Mat, DEXcell Cement, ISO IV and ISO IV HD.



Duro-Last® Roofing System

Owners Maintenance Checklist



 **DURO-LAST®**
THE WORLD'S BEST ROOF®



WELCOME

Duro-Last®, Inc. 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 a factory-controlled environment before the roofing system is delivered to the job site. 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.

25 AND 30-YEAR WARRANTY INSPECTION REQUIREMENTS

You should review your roof regularly, but in years 10, 15, 20 and 25 your roof must be inspected by Duro-Last. Call 866-284-9424 to schedule an inspection.

Plan ahead! Your roof must be inspected by Duro-Last two years prior to your warranty expiration. Make sure Duro-Last inspects your roof:

- In year 23 if you have a 25-Year Warranty
- In year 28 if you have a 30-Year Warranty

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 immediate 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.



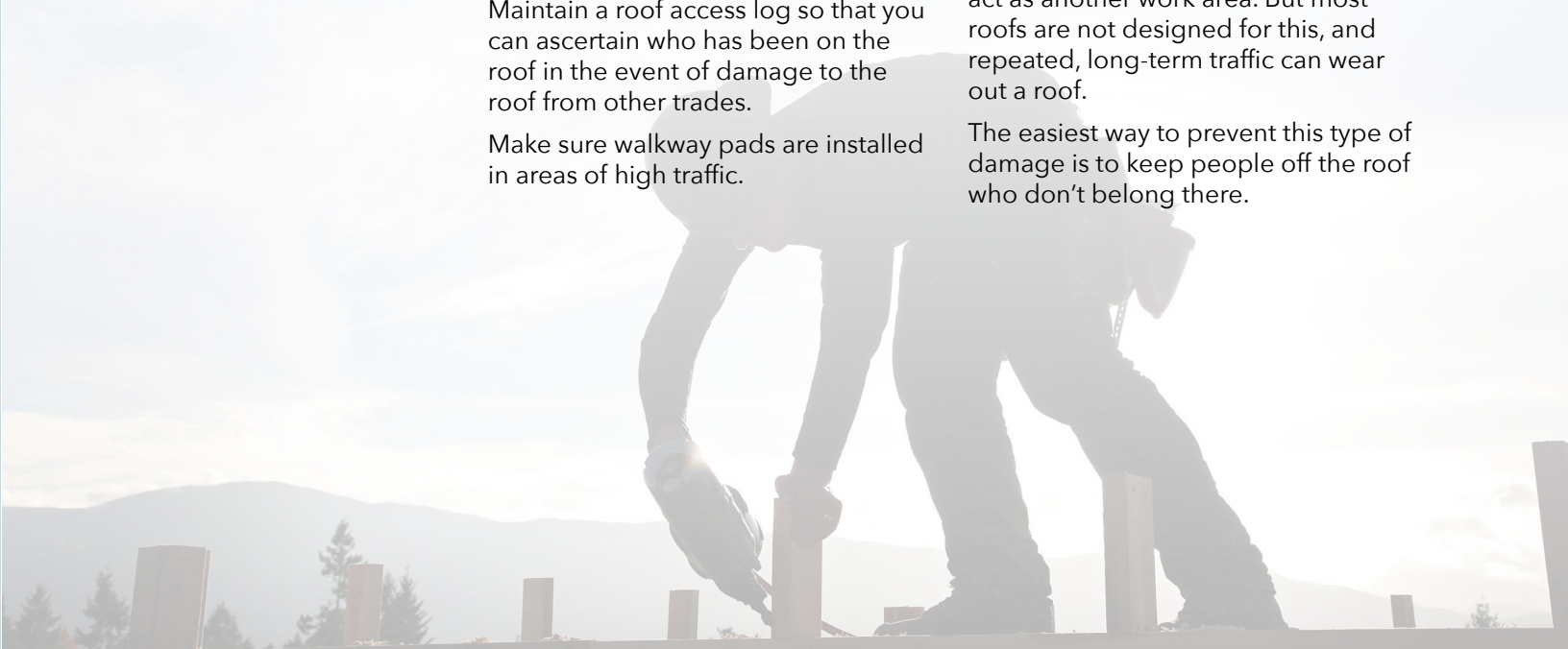


What Can You Do To Protect Your Roofing System?

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 your roof, including: <ul style="list-style-type: none">• Warranty Document• Inspection Reports• Repair and Maintenance Bills• Original Construction Drawings, Specifications and Invoices	<p>These records can be very helpful if you need to have repairs made or have additional equipment added to the roof.</p> <p>These are also helpful when it's time to reroof since you'll know what is on the roof and what's been done.</p>
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 Clean and 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 extensive ponding water from clogged drains.

WHAT?	HOW?	WHY
6. Keep Metal Flashings and Sealants In Good Condition	<p>Examine all metal flashings, counter-flashings, 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 walls and copings watertight and structurally sound 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>
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>



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
- Improper repairs and/or materials by unauthorized contractors
- Structural problems, building movement
- Hail, wind storms, heavy snow loads, 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 foot 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, and why.

Who? All inspections and maintenance must be performed by a Duro-Last authorized dealer/contractor or a Duro-Last Quality Assurance Technical Representative.

Why? It's simple; they are properly trained and can be a critical part of your team to help protect your investment instead of inadvertently causing harm. They know from experience how to perform these duties and may have a much better understanding of how to repair the roof without causing additional harm to the membrane.



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

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: _____

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

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: _____

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

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: _____

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

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: _____

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			
	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: _____



Be sure to complete your own review, but this year **the roof must be inspected by Duro-Last**. Call 866-284-9424 to schedule inspection.

10 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				
Other	Stands and bases				
	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: _____

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

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: _____

13 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: _____



14 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: _____

15 YEARS



Be sure to complete your own review, but this year **the roof must be inspected by Duro-Last**. Call 866-284-9424 to schedule 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: _____



16 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: _____

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

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: _____

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: _____



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20 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				
Other	Stands and bases				
	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: _____

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

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: _____

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

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: _____

25 YEARS



Be sure to complete your own review, but this year **the roof must be inspected by Duro-Last**. Call 866-284-9424 to schedule 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: _____



26 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: _____

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

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				
Other	Stands and bases				
	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: _____

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

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			
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	Check counter-flashings			
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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	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			
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	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	SPRING	FALL	NOTES
Exterior Walls	Signs of leaks			
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Building Address: _____ Warranty #: _____

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For more information give us a call
or visit our website today.

800-248-0280

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