

Roof Inspection Checklist

A roof inspection checklist covering shingles, flashing, gutters and interior signs of damage.

Before You Start (Safety)

- ☐ Inspect from the ground with binoculars whenever possible
- ☐ Use a stable ladder on firm, level ground with a spotter
 - Never inspect a wet, icy or steep roof yourself
- ☐ Choose a dry, calm, daylight day for the inspection
- ☐ Hire a licensed roofer to climb steep, high or damaged roofs
- ☐ Keep a notepad or phone to photograph problem areas

Shingles & Roof Surface

- ☐ Look for missing, cracked, curling or buckling shingles
- ☐ Check for bald spots where granules have worn away
- ☐ Note any sagging or uneven areas in the roofline
- ☐ Look for moss, algae or dark streaks that trap moisture
- ☐ Check ridge caps and hip shingles for damage
- ☐ Watch for lifted shingles after high winds

Flashing & Penetrations

- ☐ Inspect flashing around chimneys for rust, gaps or lifting
- ☐ Check flashing and boots around vent pipes and skylights
- ☐ Look at valleys where roof planes meet for debris and wear
- ☐ Confirm sealant around penetrations is intact, not cracked
- ☐ Check the chimney cap, crown and mortar for damage

Gutters & Drainage

- ☐ Clear leaves and debris from gutters and downspouts
- ☐ Check gutters for granules washed off the shingles
 - Lots of granules can signal aging shingles
- ☐ Confirm gutters are secure and sloped toward downspouts
- ☐ Make sure downspouts carry water away from the foundation
- ☐ Look for sagging or separating gutter sections

Attic & Interior Signs

- ☐ Check the attic for daylight coming through the roof deck
- ☐ Look for water stains, dampness or mold on rafters and decking
- ☐ Check that insulation is dry and not compressed by leaks
- ☐ Confirm attic ventilation is unblocked to prevent moisture
- ☐ Inspect ceilings and upper walls indoors for water stains

After Storms

- ☐ Look for impact dents or cracks from hail
- ☐ Check for shingles lifted or torn off by wind
- ☐ Clear fallen branches and debris from the roof and gutters

- ☐ Inspect the attic for new leaks within a day or two of the storm
- ☐ Document damage with photos before filing an insurance claim